

CHAPTER THREE: HOUSING

The housing element provides Hart County's officials with an inventory of the existing housing stock; an assessment of its adequacy and suitability for serving current and future population and economic development needs; a determination of future housing needs; and an implementation strategy for the adequate provision of housing for all sectors of the population.

3.1 Types of Housing Units

The types of housing units in Hart County for the years 1970, 1980, 1990, and 2000 are presented in Table 3.1.

Table 3-1: Total Housing Units by Type – Hart County

	1980		1990		2000	
	Units	%	Units	%	Units	%
<i>Total</i>	<i>7,527</i>	<i>100.0%</i>	<i>8,942</i>	<i>100.0%</i>	<i>11,111</i>	<i>100.0%</i>
Single Units (detached)	5,959	79.2%	6,391	71.5%	7,596	68.4%
Single Units (attached)	78	1.0%	84	0.9%	75	0.7%
Multi-Family						
Double Units	275	3.7%	189	2.1%	224	2.0%
3 - 9 Units	189	2.5%	154	1.7%	229	2.1%
10 - 19 Units	23	0.3%	44	0.5%	11	0.1%
20 - 49 Units	6	0.1%	0	0.0%	16	0.1%
50+ Units	0	0.0%	0	0.0%	18	0.2%
Manufactured	981	13.0%	2,080	23.3%	2,851	25.7%
All Other	3	0.0%	76	0.8%	91	0.8%

Source: U.S. Bureau of Census, 1980-2000.

Table 3-2: Housing Trends – Hart County

	Total Units			% Change	
	1980	1990	2000	'80-90	'90 - 00
<i>Total</i>	<i>7,527</i>	<i>8,942</i>	<i>11,111</i>	18.8%	24.3%
Single Units (detached)	5,959	6,391	7,596	7.2%	18.9%
Single Units (attached)	78	84	75	7.7%	-10.7%
Multi-Family					
Double Units	275	189	224	-31.3%	18.5%
3 - 9 Units	189	154	229	-18.5%	48.7%
10 - 19 Units	23	44	11	91.3%	-75.0%
20 - 49 Units	6	0	16	-	-
50+ Units	0	0	18	-	-
Manufactured	981	2,080	2,851	112.0%	37.1%
All Other	3	76	91	2433.3%	19.7%

Source: U.S. Bureau of Census, 1980-2000.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Detached single-family residences comprise the vast majority of Hart County's housing stock. In 1980, detached residences comprised 79.2 percent of total units. Many of these were constructed during the 1970s, when many detached dwelling units were built around Lake Hartwell. This percentage declined in 1990, to 71 percent. By 2000, single detached homes comprised 68 percent, indicating a steady decline in the last two decades as a percent of the overall housing stock. However, actual numbers of units increased over these decades.

Inspection of table 3.2 shows that single units and manufactured housing experienced continued growth in the number of units in the 1990-2000 period. In addition multi-family dwellings increased over this time period especially in the 3-9 unit category. The 20-50 units category also increased.

With the aging of the population it is expected that more multi-unit housing will be of need as the aging population seeks retirement communities. In addition the multi-unit housing is expected to increase surrounding the lake as lake property becomes more expensive and lower cost alternatives are sought by those seeking lake property. In addition, there has been an increased demand for multi-unit lake housing due to the lower maintenance needs of multi-unit housing.

Another finding from data in Tables 3.1 & 3.2 is that the number of "manufactured housing and trailers" more than doubled during the 1980s. During the 1990s, manufactured housing increased by 37 percent another large increase that exceeded the overall average growth in housing units. Manufactured housing have increased from just 8.4% of total housing stock in 1970 to over 25 percent of total housing stock in 2000. While manufactured housing are affordable housing, this type of housing in general does not appreciate in value as does a traditional site built housing. The data may indicate a need for more entry-level site built housing.

3.2 Age of Housing Units

Tables 3.3 and 3.4 present data on the age of the housing units. In 1970, Hart County had a significantly higher percentage of units constructed in 1939 or earlier, than did Georgia as whole. Over the past two decades, however, the number and percentage of these oldest housing units have both declined significantly. Hart County's percentage of total units constructed in 1939 or earlier was only slightly higher (8.6%) than for Georgia's housing stock (8.1%) in 1990.

Between 1990 and 2000, a significant decrease in the housing units built in 1970-79 was observed. An explanation of the 1970-79 may be the trend of replacement of older manufactured housing with newer manufactured housing or conventional framed housing. This is compounded by the fact that manufactured housing older than 1976 are not allowed to be relocated within Hart County nor are they allowed to be brought into the County from other areas.

Another explanation for the decrease in the 1970 units is that the manufactured housing that were placed around the lake are being removed and replace with newer manufactured homes or site built homes.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

The decrease in older housing units beyond 1970 is the replacement of these structures with newer structures or demolition of older units.

Table 3-3: Age of Housing Units (Percentage share)

Year Built	1990		2000		% Change in Number of Units	
	Georgia	Hart County	Georgia	Hart County	Georgia	Hart County
1999 - 2000	N/A		4.0%	4.3%	20.3%	21.8%
1995 - 1998	N/A		12.6%	13.3%	64.3%	68.1%
1990 - 1994	N/A		11.3%	11.7%	57.7%	60.1%
1980 - 1989	32.1%	28.3%	22.0%	22.6%	-19.6%	-1.0%
1970 - 1979	24.5%	28.4%	18.6%	16.7%	-5.8%	-31.3%
1960 - 1969	17.2%	15.9%	12.7%	13.5%	-5.9%	-2.4%
1950 - 1959	11.7%	12.6%	8.6%	7.6%	-4.0%	-13.1%
1940 - 1949	6.4%	6.1%	4.4%	4.4%	-3.9%	-2.8%
<1940	8.1%	8.6%	5.9%	5.9%	-3.1%	-5.6%

Source: U.S. Census.

Table 3-4: Age of Housing Units - Hart County

Year Built	1990		2000		Change from '90-00	
	Units	%	Units	%	Units	%
Total	8,942	100.0%	11,111	100.0%	2,169	100.0%
1999 - 2000	N/A	N/A	473	4.3%	473	21.8%
1995 - 1998	N/A	N/A	1,478	13.3%	1,478	68.1%
1990 - 1994	N/A	N/A	1,303	11.7%	1,303	60.1%
1980 - 1989	2,532	28.3%	2,511	22.6%	-21	-1.0%
1970 - 1979	2,538	28.4%	1,860	16.7%	-678	-31.3%
1960 - 1969	1,425	15.9%	1,504	13.5%	79	3.6%
1950 - 1959	1,127	12.6%	843	7.6%	-284	-13.1%
1940 - 1949	548	6.1%	488	4.4%	-60	-2.8%
<1940	772	8.6%	651	5.9%	-121	-5.6%

Source: U.S. Census

3.3 Condition of Housing Units

Certain census statistics provide indicators of internal housing conditions. Housing units lacking complete plumbing facilities are commonly considered "substandard." Apparently, units lacking complete plumbing facilities have declined remarkably in total number and percentage of total housing stock from 1970 to 1990, as indicated in Table 3.5.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Hart County's percentage of total units in 1990 lacking complete plumbing was only slightly higher than the state percentage (1.5% to 1.1%, respectively). However, between 1990 and 2000, the reduction leveled off, showing no increase or decrease in the percentage of housing units in Hart County that lacked complete plumbing facilities, while during the same decade, Georgia's percentage of homes lacking complete plumbing facilities actually *rose* 0.4%.

During the same decade, the percentage of homes without complete kitchen facilities rose by 0.6 percent, while the State's percentage rose by 0.5 percent. In 2000, Hart County and Georgia had exactly the same percentages of housing that had complete plumbing and kitchen facilities, at 98.5 percent. With respect to this measure, then, Hart County is not considered to have a substandard housing problem.

Table 3-5: Year-round Housing Units with Incomplete Plumbing

Facilities	1990		2000		Change from '90-00	
	Hart County	Georgia	Hart County	Georgia	Hart County	Georgia
Complete Plumbing	98.5%	98.9%	98.5%	98.5%	0.0%	-0.4%
Incomplete Plumbing	1.5%	1.1%	1.5%	1.5%	0.0%	0.4%
Complete kitchen	99.2%	99.1%	98.6%	98.6%	-0.6%	-0.5%
Incomplete kitchen	0.8%	0.9%	1.4%	1.4%	0.6%	0.5%

Source: U.S. Census

Another measure of substandard housing conditions available from the census is overcrowding, or units with more than one person per room. (see Table 3.7) The last three decades have seen a steady decrease in overcrowding in Hart County. Although Hart County had 256 "overcrowded" units in 1990, the percentage of total units that are overcrowded (3.4%) was less than the corresponding figure for the state's housing stock (4%).

In 2000, both the number and rate of overcrowded units decreased in Hart County, from 256 (3.4%) to 181 (2.0%), while the State of Georgia's number of overcrowded units rose to 145,235 (4.8%). Overcrowding, therefore, is not considered to be a problem in Hart County. This data mirrors the decreasing average household size as presented in other chapters.

Table 3-6: Housing Trends - Hart County

Category	1990		2000		Change from 1990-2000	
	Units	%	Units	%	Units	%
Total Housing Units	8,942		11,111		2,169	
Complete Plumbing	8,806	98.5%	10,946	98.5%	2,140	98.7%
Incomplete Plumbing	136	1.5%	165	1.5%	29	1.3%
Complete Kitchen	8,872	99.2%	10,958	98.6%	2,086	96.2%
Incomplete Kitchen	70	0.8%	153	1.4%	83	3.8%

Source: U.S. Census.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 3-7: Housing Units with Occupancy > 1 Persons per Room

	1970		1980		1990		2000	
	Units	%	Units	%	Units	%	Units	%
Hart County	632	13.2%	-	6.5%	256	3.4%	181	2.0%
Georgia	148,737	10.9%	99,423	5.3%	95,828	4.0%	145,235	4.8%

Source: U.S. Census.

3.4. Occupancy and Vacancy of Housing Units.

In 1970, Hart County had 4,985 housing units, of which 4,772 were occupied (95.7%). This relatively high occupancy was before the construction of substantial numbers of seasonal residences along Lake Hartwell.

Table 3.8 indicates the total number of occupied housing units by type of unit for Hart County in 1980 and 1990. Total occupancy of housing units in Hart County has steadily decreased from 1980 through 2000. In 2000, 82 percent of housing units were occupied. However, as seen in Table 3.10, 60 percent of vacant units are used seasonally. This is to be expected with second homes surrounding the lake.

Table 3-8: Occupied Housing Units by Type

	1980		1990		2000		Change from '90- 00	
	Units	%	Units	%	Units	%	Units	%
Single Family, Detached	5,080	80.8%	5,349	71.7%	6156	67.6%	807	-4.1%
Single Family, Attached	72	1.1%	78	1.1%	66	0.7%	-12	-0.4%
Multi-Family	402	6.4%	368	4.9%	472	5.2%	104	0.3%
Manufactured	732	11.7%	1,664	22.3%	2412	26.5%	748	4.2%
Total Occupied	6,286	100%	7,459	100%	9106	100%	1,647	0.0%

Sources: U.S. Census.

As indicated in Table 3.9, single-family detached dwellings constituted more than two-thirds (71.8 percent) of all vacant units in the county in 2000. This is a significant finding in that the vast majority of these vacant units are likely to be seasonal, recreational and "second" homes around Lake Hartwell.

Assuming that 1,000 units in Hart County are occupied during summer months (at two persons per unit average), Hart County would have a seasonal population increase of about 2,000 persons above the total resident population. The relatively high total vacancy rate in 1980 and 1990 in Hart County is attributed to this significant number of seasonal units around Lake Hartwell as shown in table 3.10 where 60% of the vacant units were listed in the "held for occasional use" category

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 3-9: Vacant Housing Units by Type

	1980		1990		2000		Change from '90- 00	
	Units	%	Units	%	Units	%	Units	%
Single Family, Detached	879	71.8%	1,042	70.3%	1,440	71.8%	398	1.5%
Single Family, Attached	6	0.5%	6	0.4%	9	0.4%	3	0.05%
Multi-Family	91	7.4%	19	1.3%	26	1.3%	7	0.00%
Manufactured	249	20.3%	416	28.1%	439	21.9%	23	-6.2%
Boat, R.V., etc.	NA	-	NA	-	91	4.5%	-	-
Total Vacant	1,225	100%	1,483	100%	2,005	100%	522	
% of Total Units	-	16.3%	-	16.6%		18.0%		1.4%

Sources: U.S. Census

This point is further substantiated by data in Table 3.10. Nearly two-thirds of all vacant units in the county in 1980 and 1990 were held for occasional (seasonal use).

Table 3-10: Conditions of Vacancy – Hart County

Condition	1980		1990		2000	
	Units	%	Units	%	Units	%
For Sale	59	4.8%	90	6.1%	174	8.7%
For Rent	113	9.2%	109	7.3%	96	4.8%
Rented or Sold, Not Occupied	N/A		87	5.9%	56	2.8%
Held for Occasional Use	789	64.4%	924	62.3%	1206	60.1%
For Migrant Workers	N/A		N/A		0	0.0%
Other Vacant**	264	21.6%	273	18.4%	473	23.6%
Total Vacant	1,225	100%	1,483	100%	2,005	100%

*In 1990 this was defined as for "seasonal, recreational or occasional use."

**Those units not falling into any of the other categories; examples include janitor's residences and units held for personal reasons of the owner.

Source: U.S. Census.

3.5 Tenure of Housing Units

This section provides data regarding the number of owner-occupied units and renter-occupied units. In 1970, there was generally a 70%-30% mix of owner to renter occupied units in Hart County. This percentage mix changed to a 80%-20% mix in 1980, 1990, and 2000, generally, as indicated in Table 3.11. Hart County's "owner to renter ratio" is substantially higher than the ratio for Georgia's total housing stock. This means that more Hart County residents own the property they live in rather than renting. This data may also indicate a lack of rental housing.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 3-11: Occupancy Characteristics

Tenure	1970		1980		1990		2000	
	Units	%	Units	%	Units	%	Units	%
Owner-Occupied	3,377	70.8%	4,982	79.3%	5,918	79.3%	7,361	80.8%
Renter-Occupied	1,395	29.2%	1,304	20.7%	1,541	20.7%	1,745	19.2%
Total Occupied	4,772	100%	6,286	100%	7,459	100%	9,106	100%
Owner/Renter Ratio Hart County	2.4:1	-	3.8:1	-	3.8:1	-	4.2:1	-
Owner/Renter Ratio Georgia	1.6:1	-	1.9:1	-	1.9:1	-	2.1:1	-

Source: U.S. Census

3.6. Cost of Housing Units.

Table 3-12 provides the median value of specified owner-occupied housing units in Georgia, Hart County, and census subdivisions of the county. The median housing value in Hart County has been consistently less than the median State value. However the change in median value from 1990 to 2000 has exceeded the change in value of Georgia. This may indicate that the value gap as compared to the Georgia average is narrowing.

The median values in the Reed creek census area (Northeast) are higher than the median values of the other Hart County census divisions. This is obviously due to the high value of the housing units around the lake. These median values are also higher than the Georgia average.

The lowest population change is in the Southeastern section of the county (Hartwell CCD). The median value of housing in this census tract is also the lowest value in the County.

Table 3-12: Median Value of Owner-Occupied Housing Units (In Dollars)

	1970	1980	1990	2000	Change in Value '90-00
Georgia	\$14,600	\$32,700	\$71,300	\$111,200	56.0%
Hart County	\$10,300	\$30,800	\$51,700	\$89,900	73.9%
Bowersville CCD	N/A	N/A	N/A	\$88,400	N/A
Hartwell CCD	N/A	N/A	N/A	\$81,700	N/A
Reed Creek CCD	N/A	N/A	N/A	\$128,500	N/A
Royston CCD	N/A	N/A	N/A	\$89,700	N/A

Source: U.S. Census

Table 3-13 shows the mean contract monthly rent for renter-occupied units. As with homeowner unit values, monthly rents have remained lower in the county than in the state. Hart County's monthly rent average was only about one-half of Georgia's in 1990.

The change in rental rates from 1990-2000 (73.9%) exceeded the State average (56%). This may also indicate a higher demand for rental units and/or a lack of sufficient rental units. However, as rents increase in Hart County, more rental units will likely be available.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 3-13: Mean Monthly Rent of Renter-Occupied Units (In Dollars)

	1970	1980	1990	2000	Change in Value '90-00
Georgia	\$65	\$103	\$344	\$505	46.8%
Hart County	\$39	\$80	\$173	\$295	70.5%
Bowersville CCD	N/A	N/A	N/A	\$311	N/A
Hartwell CCD	N/A	N/A	N/A	\$308	N/A
Reed Creek CCD	N/A	N/A	N/A	\$290	N/A
Royston CCD	N/A	N/A	N/A	\$207	N/A

Source: U.S. Census

3.7 Projected Housing Needs

The number of households Hart County must plan for depends on the demand for each type of housing unit, which in turn depends on the number and average size of households. Based on analyses used in *Chapter One: Population*, Hart County is projected for significant increases in the number of households, based largely on a declining household size and an increase in overall population through in-migration.

Table 3-14 provides projected housing units needed to house the total population in Hart County from 2000 to the year 2025 using a projection for decreasing average household size presented in the population chapter. This is to provide a fair approximation of the potential change the area can expect under dynamic growth scenarios for which the County must be prepared. For these projections a vacancy rate ranging from 13% - 17% was used, due to the notable numbers of seasonal units. Tables 3-14 and 3-15 provide estimates of necessary housing units, according to the projections by the Georgia Mountains Regional Development Center.

Table 3-14: Projected Housing Needs – Hart County

	Persons per Household	Total Number of Households
2000	2.47	9,106
2005	2.36*	10,399*
2010	2.25*	11,586*
2015	2.14*	13,282*
2020	2.03*	15,154*
2025	1.92*	17,984*

* Projections based on GA DCA projection model using US Census Data

Source: U.S. Census

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 3-15: Projected housing Units by Type - Hart County

	2000	2005	2010	2015	2020	2025
TOTAL Units	11,111	12,454*	13,777*	15,858*	18,467*	22,955*
Single Units - Detached	7,596	8,300	9,120	10,641	12,576	15,839
Single Units – Attached	75	77	79	84	90	104
Double Units	224	219	212	214	217	235
3 to 9 Units	229	248	266	297	338	410
10 to 19 Units	11	8	5	2	0	0
20 to 49 Units	16	20	22	28	33	43
50 + Units	18	24	29	37	45	60
Manufactured	2,851	3,441	3,899	4,377	4,949	5,968
All Other	91	117	144	180	225	295

** Projections based on GA DCA projection model using US Census Data*

Source: U.S. Census

It is anticipated that single-family detached dwellings will continue to comprise the vast majority of Hart County's housing stock in future years as presented in Table 3-15. This percentage is likely to increase over time. As the county experiences more suburban development it will feel a subsequent increase in commercial activity and other uses conducive to conventional housing construction. While manufactured and seasonal units will remain strong, traditional single-family detached housing could grow more prominent than it is today.

The number of multi-family units is projected to increase however the data presented in this table is based on projections utilizing past data trends. The past trend with multi-family housing is most likely not going to be a good indicator of multi-family housing trends in the planning period. As stated earlier it is anticipated that the number of multi-family housing units will increase in the planning period.

Observation of the data trends projected forward in this table for manufactured housing indicates that manufactured housing may continue to comprise 20% or more of Hart County's total housing stock in future years. However if more affordable entry-level housing becomes available this trend may decline and less manufactured housing will be present over the planning period than is presented in this table.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

3.8 Summary Assessment

There will be housing needs for the elderly population over this planning period. In addition there is a need for more affordable entry-level housing options other than manufactured housing. There may also be a need over the planning period for more rental housing. An additional observation is that there will most likely be more multi-family housing available in Hart County especially around the lake.

Most likely economic forces will come into play to meet the housing needs of Hart County. The conclusions of the data presented in this section do not reveal the need for housing programs sponsored by the county.

The housing data however is important in planning for growth in the County and in infrastructure planning on where critical infrastructure may be needed.

CHAPTER FOUR: ECONOMIC DEVELOPMENT ELEMENT

The economic development element provides an inventory and evaluation of a community's economic base, labor force characteristics, local economic development opportunities and resources. Analysis of this information can determine how economic sectors are growing or declining and identify those sectors that should be targeted for development in order to complement or diversify the local economic base. Assessments are also made to determine the compatibility of available jobs and wage levels versus the skills, education levels and commuting patterns of area residents. These analyses, in coordination with other Plan elements, can help identify the issues and opportunities that must be addressed so that local economic development resources can be maximized in fostering the type of economic development desired.

Regional Context

As discussed in the Population Element (Chapter 1), Hart County lies within one of the fastest growing areas of the United States. Abundant water, recreation opportunities, picturesque scenery, and the high quality of life enjoyed by Hart County residents all contribute in attracting new industry to the county. The County's location at the intersection of I-85 and Georgia State Highway 77 is a prime for economic growth due to the accessibility to and from several major metropolitan cities. Atlanta, GA is approximately 100 miles southwest from the new Gateway Industrial Park at this key intersection, while Birmingham (AL), Chattanooga (TN), Charlotte (NC), Greenville (SC) and Savannah (GA) are just some of the major cities between 45 and 250 miles of Hartwell (see Map 4.1).

Map 4-1: Hart County Regional Context/ Interstate 85 Corridor



SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

4.1 Economic Base

Economic base analyses are used to identify the local significance of each industrial sector by examining the employment and wages paid by various industrial sectors. Economic base studies can direct recruitment toward businesses that compliment existing industry or require the skills of residents currently exporting labor to other regions. This information is basic, but vital, for more effective decisions concerning the health of the local economy.

The primary measure of an industry's value to a local economy is the number of people it employs. An economy grows stronger as it increases any form of gainful employment in the local population, redistributing wealth and encouraging economic growth.

Table 4-1: Employment by Industry Sector

Category	Hart County			2000			
	1980	1990	2000	Franklin	Elbert	Madison	Georgia
Total Employed Civilian Population	7,682	9,091	10,409	9,007	8,733	12,498	3,839,756
Manufacturing	49.2%	43.9%	30.5%	25.4%	30.4%	19.6%	14.8%
Educational, health and social services	10.5%	11.4%	16.5%	17.8%	16.8%	19.0%	17.6%
Retail Trade	11.5%	13.2%	10.5%	12.1%	11.5%	11.9%	12.0%
Construction	7.5%	6.1%	8.0%	8.0%	6.5%	11.4%	7.9%
Arts, entertainment, recreation, accommodation and food services	3.5%	0.5%	5.5%	6.4%	4.7%	4.6%	7.1%
Other Services	2.1%	5.6%	5.3%	4.1%	4.4%	6.1%	4.7%
Transportation, warehousing, and utilities	2.9%	4.5%	4.6%	4.7%	4.0%	4.9%	6.0%
Agri., Forestry, Fishing, hunting & mining	3.8%	4.9%	4.4%	4.9%	3.7%	3.1%	1.4%
Prof., scientific, management, administrative, and waste management services	2.1%	2.6%	3.8%	3.9%	3.6%	5.2%	9.4%
Finance, Insurance, & Real Estate	2.4%	2.2%	3.4%	4.6%	2.9%	3.8%	6.5%
Public Administration	2.3%	2.8%	3.4%	3.8%	5.0%	4.0%	5.0%
Wholesale Trade	2.3%	2.3%	2.1%	3.0%	5.2%	4.8%	3.9%
Information	-	-	1.8%	1.4%	1.3%	1.5%	3.5%

Source: US Census Bureau

Similar to the conclusions made within the 1995 Hart County Comprehensive Plan, county labor force participants are still majority blue collar despite a continual decrease in the margin between blue and white-collar workers. Especially when compared to the State and the nation. Employment opportunities in the service sector should continue to increase with an increase in the retirement population as well as the increased tourism due to the lake. Hart County had in 1990 three to four times the percentage of total workers in precision production occupations than did the state and nation and continues to have a significantly higher percentage in 2000. Overall however it appears Hart County's economy has made some transition to a service base like those for the nation and State.

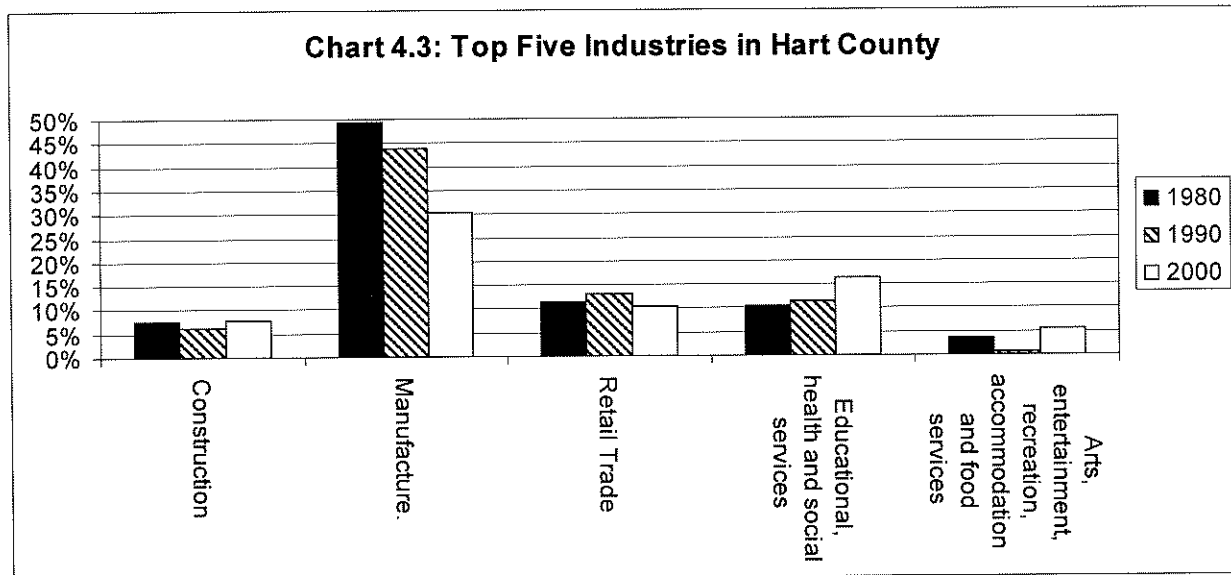
Once the most dominant aspect of local employment, Hart County has experienced a steady decline in manufacturing related employment since 1970. However, this trend is typical of national conditions and mirrors those of neighboring communities. It does bear monitoring that

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Hart County remains reliant on manufacturing such that greater than 30% of the employment base lies within this sector, compared to 14.8% statewide. This alone doesn't imply concern but does suggest local officials monitor the economic vitality of the manufacturing businesses within the County. Should this trend continue it may suggest the County must reevaluate economic development programs and directions, as well as examine trends in wages for other industrial sectors to ensure quality employment options for county residents.

The other note taken from this data is those industry sectors where Hart County may be lacking employment opportunities compared to other communities. Compared to neighboring counties, the volume of Hart County employment that remains within the manufacturing sector appears to be at the expense of the Education and Health Services and Wholesale and Retail Trade sectors. The differences in the trade industries could be considered positive if wages remain high, as those sectors often feature employment at lower wage levels. This could also indicate a shortage of retail commerce within Hart County, as well as a shortage of service industry professionals for education and health care. If consumer opportunities in those sectors are considered inadequate this data would confirm that it might be due to an overall lack of appropriate local businesses.

The fastest growing segments of the economy have been in educational, health, and social services (despite strong growth) as well as arts, entertainment, recreation, accommodation and food services. Retail trade and service employment has increased significantly for Hart County's working residents over the past two decades



SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Earned Wages

A second measure of an industry's value to a local economy is the amount of earnings produced and then distributed among the employees as weekly wages. These are funds brought into the local economy and are indicative of an industry's financial investment in the community. Industries that can support higher wages yield more disposable income that can be reinvested elsewhere in the local economy. By contrast, industries with lower wages can become liabilities by leaving households dependent on additional sources of income.

Table 4-2: Weekly Wages

	2000	2005				
	Hart	Hart	Elbert	Franklin	Madison	Georgia
Avg. – All Industries	\$501	\$541	\$510	\$534	\$507	\$752
Total – All industries	\$3,969,924	\$3,678,259	\$3,604,680	\$4,152,384	\$1,904,799	\$2.96B
(% of Total Wages)						
Total Government	13.0%	18.2%	22.6%	13.4%	32.1%	15.5%
Total Goods Producing	*56.0%	42.9%	45.0%	38.0%	34.7%	18.5%
Total Service Producing	*31.0%	38.8%	32.3%	48.6%	33.0%	65.9%
Select Goods Producing						
Manufacturing	52.4%	35.6%	38.9%	31.2%	18.5%	12.4%
Construction		5.8%	2.2%	4.4%	14.8%	5.4%
Agri., Forestry, Fishing, hunting & mining	0.4%	0.3%	0.8%		0.7%	0.4%
Select Service Producing						
Transportation, warehousing, and utilities	6.1%		1.3%	10.2%	2.5%	4.2%
Educational, health and social services		9.6%	4.9%	10.0%	4.6%	8.8%
Other Services		8.4%	2.0%	6.4%	7.4%	9.4%
Retail Trade	7.4%	7.2%	6.6%	9.6%	7.3%	7.4%
Information		3.0%	1.1%	0.3%	1.0%	4.9%
Finance, Insurance & Real Estate	2.2%	2.6%	3.3%	2.3%	3.4%	6.5%
Arts, entertainment, recreation, accommodation and food services		2.3%	2.2%	2.8%	1.4%	3.1%
Wholesale Trade	1.7%	2.1%	9.6%	4.6%	1.7%	8.1%
Public Administration		2.0%	0.2%	1.4%	1.1%	5.2%
Prof., scientific, management, administrative, and waste mgmt. services		1.5%	1.0%	0.9%	2.7%	8.1%

Source: Georgia County Guide 2007

* = GMRDC Estimate

A review of the wage rates paid by various industrial sectors reinforces the value of the Manufacturing businesses. Even as that sector's share of employment decreases the wage levels offered are comparably high and thus responsible for a great deal of income for Hart County residents.

Compared to other communities Hart County appears balanced in terms of economic diversity. Overall Goods Production remains the strongest economic generator within Hart County, to a

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

greater degree than the State average and most neighboring counties. Many figures in Table 4-2 are on par with those for the State, with most differences accounted for when adjusting for differences between Hart County's rural nature and metropolitan Atlanta's influence on Georgia's overall numbers. As with employment figures Hart County exhibits low wage earnings for the Professional, Scientific, Management and Waste Management sector, but this is expected given the area's rural character and sparse population.

It is evident the county is progressing towards a service based economy, however, in light of the strong increase in earnings distributed by the Government and Service sectors. While not close to those numbers for the State, which are anchored by volumes of white-collar professionals, Hart County's Service industries are responsible for almost as much of the County's total earned wages as the Goods Producing industries. The downside to this is that those Service industries also account for a higher percentage share of the total employment (47.3% to 34.4% in 2005), meaning the average wages paid through those industries was most likely lower. This is also evidenced in the County's total wages, which has decreased between 2000 and 2005 despite an increase in the number of employed civilians.

Lower wages do not necessarily equate to poorer economic conditions, but more often than not that is the general case. Lower wage levels force households to seek out cheaper lifestyles and/or feature 2nd or 3rd wage earners. The trend must be monitored to ensure the wage levels remain high enough to provide area household with financial security plus disposable income to spur further economic growth within the community. Thus, it's in Hart County's best interest to pursue industries that feature higher wage levels than currently offered.

Average wages, the number of establishments, number of jobs, and rank in the State is shown in Table 4-3. The number of establishments has grown 30% in ten years however the number of jobs has only grown 2%, indicating the types of jobs created have been with small businesses. This could be a positive indicator in that larger employers are prone to yielding undue influence on the local economy: One large employer cutting massive amounts of jobs has a large impact on the unemployment rate and financial health of area households. Conversely, smaller businesses generally indicate a more diversified and flexible economy.

Table 4-3: Overall Wage Data - Hart County

Wages	Establishments	Jobs	Avg. Yearly Wage*	Rank (in Ga.)
1993	340	6,907	\$24,177	55
1994	346	6,725	\$25,101	49
1995	354	6,575	\$26,015	40
1996	359	6,531	\$24,763	60
1997	370	6,615	\$26,200	47
1998	370	7,018	\$27,435	44
1999	396	7,574	\$27,567	46
2000	410	7,923	\$27,874	38
2001	418	7,561	\$27,233	46
2002	444	7,092	\$27,445	50
2003	443	7,043	\$26,684	60

Source: Stats Indiana (demographics of federal statistics from US Bureau of Labor Statistics)

**=Adjusted for inflation*

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 4.4 shows the distribution of jobs by category with the average wage, number of jobs, number of establishments, and the percent of the total of jobs in Hart County for 2003. The data presented in this table supports earlier discussion identifying the higher paying sectors as Professional/Technical Services, Information and Utilities, sectors conventionally focused on modern technology and commercial production services. The data also confirms the lowest paying sectors are conventionally hourly rate positions that are reserved for second wage earners, teenagers or as second jobs.

Table 4-4: Hart County Wages by Industry - 2003

Industry	Establishments	Jobs	Avg. Wage	% in County
Total 2003	443	7,043	\$26,684	100
Professional /Technical	1	57	\$50,942	0.8
Information	8	113	\$48,305	1.6
Utilities	4	169	\$44,708	2.4
Transportation/Warehousing	3	35	\$37,379	0.5
Manufacturing	35	2,174	\$33,776	30.9
Finance, Insurance	24	129	\$32,990	1.8
Private	407	5,862	\$26,627	83.2
Education Services	11	602	\$26,180	8.5
Public Administration	11	130	\$26,033	1.8
Construction	71	382	\$20,877	5.4
Waste Management	16	265	\$18,329	3.8
Real Estate	6	23	\$15,950	0.3
Retail Trade	84	875	\$15,353	12.4
Other	31	113	\$14,613	1.6
Arts/ Recreation	7	121	\$14,008	1.7
Food Service	26	393	\$8,119	5.6

Source: Stats Indiana (demographics of federal statistics from US Bureau of Labor Statistics)

Overall the trends show positive indicators for Finance/Insurance, Professional, Transportation, and Information (no data on 1990), areas where Hart County has seen a growth in the number of higher paying sector jobs. Manufacturing is the only higher paying sector that has been losing jobs in the past decade. This information will be critical when addressing the types of jobs the County desires to encourage.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

4.2 Labor Force Characteristics

Information concerning the skills and abilities of the labor force provides a strong indication of the economic potential of a region. Occupational characteristics highlight the strengths and weaknesses of the available labor pool, offering guidance as to the employment needs and limitations. An analysis of occupational employment, balanced by information concerning work location and commuting patterns, can be used to determine the assets of the existing labor force as well as to highlight which skills should be brought into the area. This type of analysis can then be used in conjunction with the economic base study to direct activities for improving the local economic conditions.

Employment by Occupation

The occupational information reveals the kinds of skills & experience present in the local labor force, and provides an indication of how successfully that force can fill the labor needs of particular industrial sectors. Such information can also help explain commuting patterns, education needs, and possible changes in demands for consumer goods and services.

Table 4-5: Employment by Occupation - 2000

	Elbert	Franklin	Hart	Madison	Georgia
Employed Civilian Population	8,733	9,007	10,409	12,498	3,839,756
Management, Professional & Related	20.4%	24.0%	24.6%	21.9%	32.7%
Production, Transportation, Material Moving	32.3%	25.1%	23.9%	22.7%	15.7%
Sales & Office	23.4%	22.6%	23.2%	25.5%	26.8%
Construction, Extraction, Maintenance	11.3%	11.6%	14.0%	17.3%	10.8%
Service	11.5%	15.1%	13.2%	11.7%	13.4%
Farming, Fishing, Forestry	1.1%	1.7%	1.1%	0.8%	0.6%

Source: US Census

Mirroring the characteristics and trends implied in the economic base analyses, Hart County exhibits comparably high figures for blue-collar occupational skills. Most notably among the Construction, Extraction, Maintenance and Service categories where either neighboring communities or the State as a whole exhibit lower shares of employees. This is balanced with comparably high shares of employees within the Management, Professional & Related category, and the overall picture is not as polarized as the statistics show for the State.

This does support the concept that Hart County's economy is shifting towards a Service Base, and the labor force is adjusting. This does not suggest the trend is directed or positive, however, and should the share of employees within the Service and Sales & Office categories continue to grow combined with the trends outlined above, that would indicate a general decline in the overall economic value of local industries.

Part of the trends within the labor force may be the result of/indicate issues with education levels. Table 4-6 shows the education of the labor force in the Hart County area and provides some insight into the correlation between education levels, occupational skills and earned wages. This data shows that the percent of the population in the labor force that did not graduate high school is basically the same for all age groups with the exception of 65+. The same is observed for the high school graduates. Higher paying job opportunities, even in manufacturing, are

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

requiring more than a high school education. For the 69% of the labor force at a high school or lower education level, the job opportunities in higher paying jobs are limited. This data may also be interpreted that those Hart area citizens that have more than a high school education are forced to move out of the area to find gainful employment opportunities.

Table 4-6: Educational Attainment by Age Group, Hart County Area* - 2000

	Age Group					
	Total	18-24	25-34	35-44	45-65	65+
Not HS Grad.	30.7%	29.9%	21.4%	23.1%	29.6%	49.8%
HS Graduate	38.7%	39%	39.8%	43.5%	41.3%	28%
Some College/ Assoc. Deg.	20.3%	28.2%	25.3%	21.8%	18.7%	12.2%
Bachelors Degree	6.5%	2.7%	10%	6.8%	5.5%	6.6%
Graduate/ Prof. Degree	3.8%	0.1%	3.6%	4.8%	4.9%	3.4%

Source: Ga. Department of Labor

** = Hart, Elbert, Franklin and Madison Counties*

The percentage of the labor force that has some college and/or associates degree is higher in the younger population ranges. This is a positive indicator where today's higher paying job opportunities are requiring some advanced education. This data could be showing that there are opportunities for higher paying jobs in the Hart area for those residents that obtain some advanced education, and that younger workers are recognizing the need for a higher education.

The percentage of the labor force with a bachelor's degree is highest in the 25-34 Age Group. This could be indicative that some jobs that require this level of education are available for more experienced workers in the Hart area such as management level jobs or the growing health care sector. Similar observations and conclusions could be drawn about the more advance graduate and professional level degrees.

Unemployment Levels

Another lead indicator of an economy's strength is the measure of its unemployment levels. Trends in this area reflect the stability and prosperity of local industries, as well as the results of past economic development strategies. Unemployment levels also represent a measure of the poverty level within the area and potential deficiencies in the redistribution of wealth.

While Hart County's unemployment rate has remained traditionally above the unemployment rate for the United States and for Georgia, a comparison with surrounding Georgia counties has mixed results. A large part of this is due to notion that Hart County is not considered a regional center for employment or commerce, and therefore is more susceptible to outside trends and influences. Unemployment levels will stabilize at a figure comparable to that for the State as the County grows in overall population and as the nearby metropolitan expansions introduce more and more suburban activities to the Hart county area.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

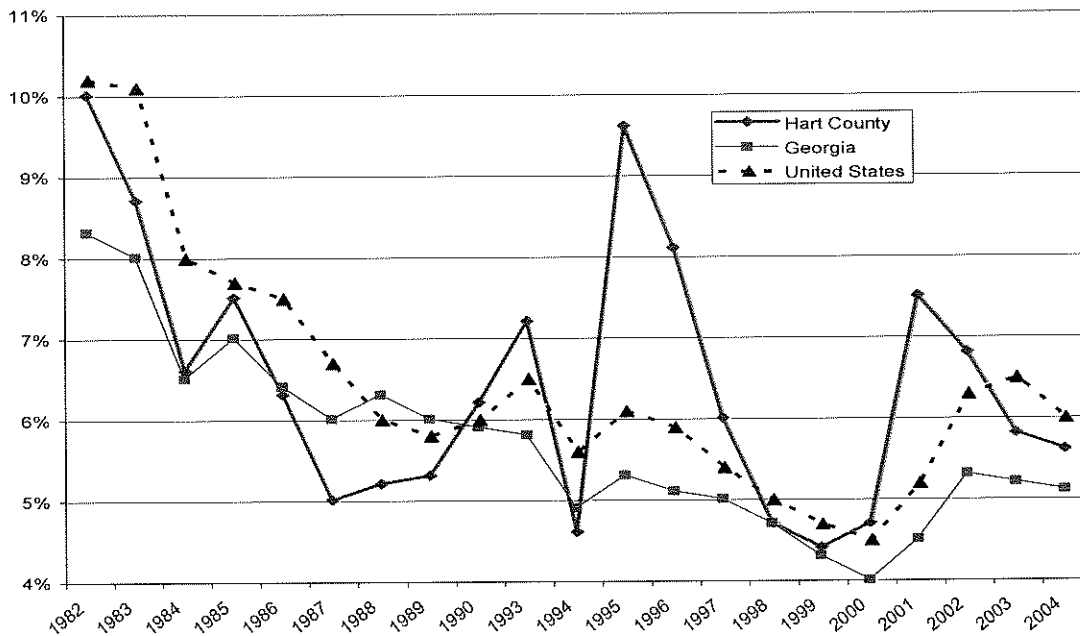
Table 4-7: Unemployment Rates

	1990	1995	2000	2001	2002	2003	2004
United States	5.5%	5.6%	4.0%	4.7%	5.8%	6.0%	5.5%
Georgia	5.4%	4.8%	3.5%	4.0%	4.8%	4.7%	4.6%
Hart County	5.7%	9.1%	4.2%	7.0%	6.3%	5.3%	5.1%
Franklin	7.6%	5.4%	3.3%	5.1%	4.5%	4.5%	4.2%
Elbert County	7.8%	8.0%	7.4%	7.1%	6.6%	6.6%	5.8%
Madison County	6.6%	3.6%	2.7%	3.8%	3.7%	3.7%	3.7%

Source: US Department of Labor

A review of Hart County's unemployment rates reveals noticeable spikes that mark the changes to the local economy and signal the movement towards suburbanization and a more service based economy. These spikes parallel significant plant closures in Hart County: A few hundred jobs lost from a plant closure has a significant impact on the Hart County unemployment rate because of the relative small workforce. The recent announcement (2005) of three plant closures in Hart County may drive the Hart County unemployment rate into the double digits in 2006. Combined with the other economic indicators, the fact that periodic spikes in unemployment have been the apparent norm in Hart County indicates a drastic need to analyze and reformulate the economic development strategy of the County to stabilize the local economy and work force opportunities.

Figure 4.1: Hart County Historical Unemployment Rate



SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Commuting Patterns

One significant struggle with accommodating both residential and industrial needs lies in the effective use of regional infrastructure. The rapid development of modern transportation and infrastructure improvements has led to drastic changes in the commute to work and the unemployment patterns discussed above. The same modes of transit that may easily bring people and commerce into an area can just as easily take them away. This creates a governmental concern over the commuting patterns and increased interdependence among communities. An imbalance between needs for employment and availability of employees can lead to increases in commuting, leading to a disparity in the provision of governmental services.

The data presented in Table 4-8 shows the historical commuting patterns for *residents living in* Hart County. This data shows that the percentage of the work force of Hart County residents working in Hart County increased from 1980 to 1990 but then dropped in 2000. The largest out of county commute is to Franklin County. The percentage and number of Hart County working residents commuting to Franklin County increased from 1990 to 2000. This indicates that more job opportunities were available in Franklin County than in Hart County during this period. The percentage of Hart County working residents commuting to Anderson SC decreased from 1980 to 1990 apparently due to the increase in local job opportunities as evidenced in the Hart County employed percentage of 1990.

Table 4-8: Commuting Patterns of Hart County Residents

Destination	1980	1990	2000	
			%	Total
Hart Co. GA	60.0%	71.3%	65.9%	6,768
Franklin Co. GA	14.0%	12.5%	16.2%	1,669
Elbert Co. GA	4.0%	3.3%	3.6%	371
Anderson Co. SC	7.0%	3.9%	3.4%	346
Clarke Co. GA	2.0%	3.0%	2.6%	272
Stephens Co. GA	2.0%	1.0%	2.0%	210
Other (each less than 1%)	12%	4.2%	6.2%	639

Source: US Bureau of Census

Table 4-9 shows the commuting data for *people working in* Hart County. The 2000 data indicates that 76% of the workers in Hart County reside in Hart County, a percentage that has steadily decreased in the past two decades. This leads to the conclusion that a higher percentage of Hart County residents must commute out of county for employment and further reinforces that less local employment opportunities are available for Hart County residents. However it is also important to look at the numbers and other factors behind these percentages. The number of Hart County residents that worked within Hart County has increased from 4,525 employees in 1980 to 6,768 employees in 2000. Therefore the number of employment opportunities has steadily increased over the past two decades. This shows that jobs are being produced in Hart County, yet they are either not at the right quantity or the right type of job to keep pace with the needs of the Hart County residents.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 4-9: Commuting Patterns of Hart County Employees

Destination	1980	1990	2000	
			%	Total
Hart Co. GA	84%	81.9%	76.0%	6,768
Elbert Co. GA	3%	6.2%	7.9%	700
Franklin Co. GA	7%	6.3%	7.2%	638
Anderson Co. SC	2%	1.8%	2.9%	262
Madison Co. GA	1%	1.2%	1.2%	106
Stephens Co. GA	1%	0.8%	1.1%	101
Other (each less than 1%)	2%	1.8%	3.7%	329

Source: US Bureau of Census

Another factor to consider is that many people may be choosing to live in Hart County due to the lake and other quality of life factors while retaining employment outside the county. Given its close proximity to the metropolitan areas discussed earlier, Hart County may be evolving into a “bedroom” community for places like Anderson, SC and Athens, GA. This needs to be monitored as these MSA areas grow and become more of an influence to Hart County.

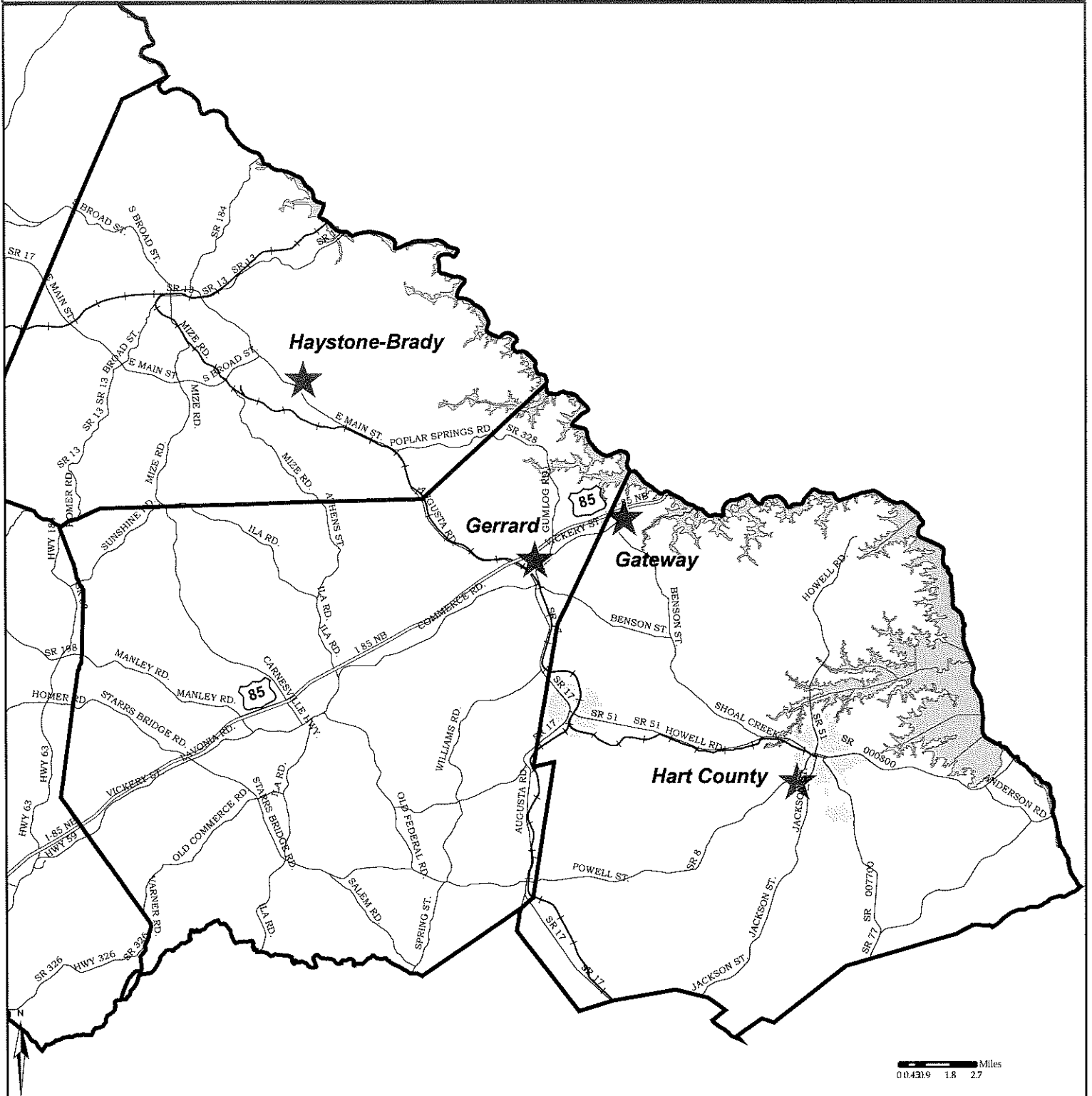
4.3 Economic Development Resources

Many communities employ a number of methods to encourage and strengthen local business and economic conditions. Economic development resources can take the form of development agencies, government programs, or special features within an education system that foster desired business environments. These resources are created/maintained as a means of supporting the local economy, and as such become strong factors in the analysis of regional economic development patterns.

Post-Secondary Education and Training Facilities

- Hart County is served by two technical colleges in adjacent counties: North Georgia Tech and Athens Tech. The Gateway Industrial Park (see Map 4.2) is served by North Georgia Tech’s newest campus south of Toccoa, Ga. Athens Tech has several satellite campuses near Hart County. The technical colleges “Quick Start” training program has been a very important incentive that Hart County has used to recruit and retain new and existing businesses into the County.
- The Hart County High School has vocational programs and regularly works with the local Chamber and Development Authorities to devise curricula appropriate to the skill-sets demanded of employers today.
- Hart County recently added a large addition to the Hart County library in Hartwell GA to house the Hart County literacy center that provides some job training and retraining programs.

Map 4-2 Hart County Developed Industrial Sites



Legend

<ul style="list-style-type: none"> Industrial Parks Interstates Major Roads 	<ul style="list-style-type: none"> Railroads Municipalities Lakes
---	---

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

- Hart County is also in close proximity to other colleges and universities including Clemson University (SC), Anderson College (SC), the University of Georgia, Main Campus (Athens, GA), Truet McConnell College, Emanuel College (Franklin Springs GA), Toccoa Falls College (Toccoa, GA).

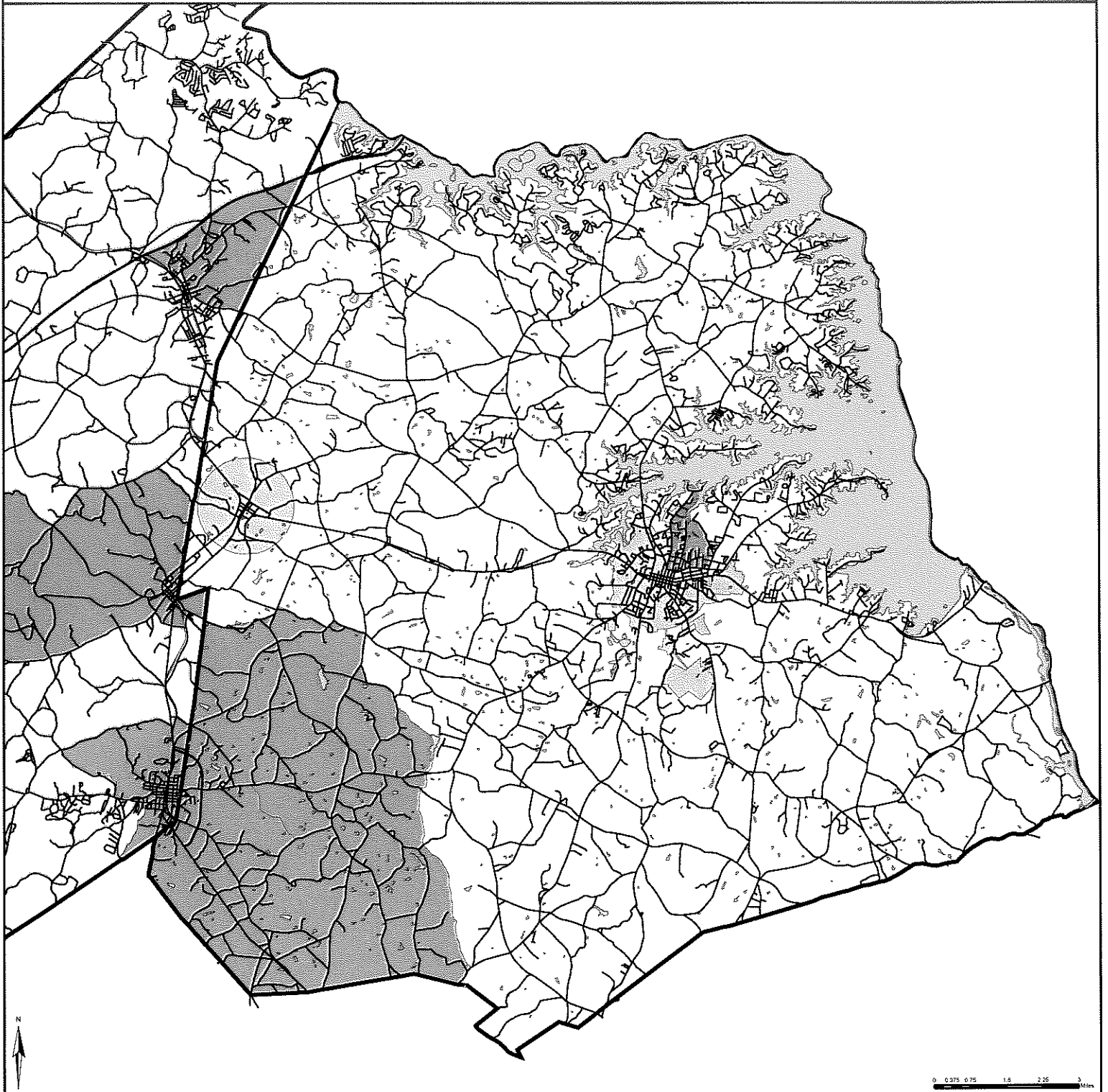
Other Resources and Programs

Hart County has pursued incentives and developed other assets that are important tools in recruiting and retaining industry. Recently Hart County has secured an Employment Incentive Program grant that provided several hundreds of thousands of dollars for establishing a revolving loan fund. The proceeds were initially awarded to a local company for expanding their business and retaining jobs. As this money is paid back to Hart County, with interest, the money will be loaned to another industry and continue to be a tool that can help attract and retain industry.

Hart County does employ local incentives such as tax abatement and SPLOST infrastructure commitments to promote new industry. In addition, Hart County has been successful in securing State grants for economic development and has several State incentive programs available such as Freeport exemptions and job tax credits.

One resource Hart County is planning to pursue aggressively is the fact that a section of the County is located in the Federal and State identified Empowerment (or Opportunity) Zone. These areas have been identified as two or more adjacent census tracts where the more than 20% of the population is below the poverty level (see Map 4.3). As a result of this, the State and Federal Government consider these areas a higher priority in competition for grant funds for infrastructure and economic development. In addition the State allows extra incentives such as additional job tax credits to industries that locate or expand in these zones. Currently the Franklin County portion of the Gateway Industrial Park is located in an Empowerment Zone. However, Hart County will be applying for the entire industrial park to be eligible for empowerment zone opportunities.

Map 4-3 Hart County Area Empowerment Zones



Legend			
	GDOT 2005 Roads		County Boundary
	Railroad		Franklin County Opportunity Zones
	Rivers & Streams		Hart County Opportunity Zones
	Lakes & Ponds		Municipalities

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

4.4 County Labor Force Estimates and Projections

Table 4.10 provides recent labor force estimates for Hart and surrounding counties. Approximately 45,000 persons comprise the area labor force. Each county in Table 4.10 has witnessed a growth in the labor force with the exception of Hart County. Based on the data presented in this table, the labor force in Hart County appears to have shrunk 14%.

Table 4-10: Labor Force

County	1990	1994	2003	Change '90-03
Elbert	8,675	8,794	9,709	12%
Franklin	9,252	9,236	11,360	23%
Hart	10,989	9,600	9,496	-14%
Madison	10,999	11,511	14,045	28%
Total	39,915	39,141	44,610	12%

Source: Georgia Department of Labor & 1995 Hart County Comp Plan

The labor force change does not correlate with the population growth observed in Hart County from 1990 to 2000 (16.7% population growth). This may be indicative of the population growth associated with the retirement community where the retirees are not a part of the labor force but are contributing to the population growth. Another conclusion is that the number of job opportunities for Hart County residents is shrinking and the residents that would be part of the labor force have to find employment outside of Hart County. The 1995 comp plan projected the civilian labor force in Hart County to increase only modestly from 10,719 in 1991 to 12,255 in the year 2015. However based on the data in Table 4-10 a prediction on labor force for 2015 would be difficult because the data indicates a reduction in the labor force rather than a growing labor force.

If new jobs are created in Hart County then the labor force would be expected to grow to match the need for filling these jobs. If the job opportunities decline in the planning period then the labor force would be expected to contract.

The 1995 comp plan targeted specific labor force age groups correlating that data with population projections. The plan recognized limitations of targeted age group labor force projections especially in light of the fact that the civilian labor force for workers 45 years and over may be larger than normal in Hart County because many of the older persons in (or moving into) Hart County that are retired and semi-retired persons. This is an important demographic further explored in the population section of this plan due to the fact that the County enjoys 220 miles of lakeshore that is attracting retirees.

New higher paying industries (employers) will need to be recruited to locate in Hart County to persuade the younger workers to remain in the local area. Another implication of the labor force projections is that, with an aging labor force, new jobs geared toward the ability of older workers will be needed. Local sentiments continue to be that Hart County needs new jobs to keep the young people here, and that if jobs are increased, the younger age group segments of the work force will increase in number.

CHAPTER FIVE: NATURAL RESOURCES

This portion of the plan addresses the natural resources in Hart County. The natural resources of Hart County are a unique asset that has attracted significant development and investment, especially around Lake Hartwell. An understanding of natural resources is important to their protection and conservation and allows future development to coexist with critical natural systems in a way that ensures the viability of these resources for years to come.

5.1 Geology and Mineral Resources

Geologic formations in Hart County include several types of igneous and metamorphic rocks. Large portions of northern and southwestern Hart County are composed of intermediate gneiss type formations. Sections of undifferentiated granite are located in the central portion of the county. The majority of the county, however, is underlain with aluminous schist type rocks. Geological processes have resulted in a fault line in the southeast corner of the county.

A variety of minerals are found in the county, including mica and sillimanite. Mica is located in the middle portion of Hart County, and is also indicated in several spots north of Hartwell, near the lake. It is actively mined in Hart County and used for pigments and fillers. Patches of sillimanite are found in central and southern Hart County.

It is also indicated in dispersed locations throughout the county including the vicinities of Vanna and Bowersville, as well as north of Hartwell near the lake. Other minerals include large sections of granite, scattered locations of gold, and iron.

5.2 Soils

A variety of soils are found in Hart County. The most common soil type (Madison sandy loam, 2-10% slopes), which comprises 27.9% of all soils in the county, is suitable for septic tank use as well as for crop production. Table 5-1 indicates the soil types found in Hart County as well as their suitability for certain uses.

In the Comprehensive Plan, the purpose of soils analysis is to identify those soils that indicate where various types of activity should or should not occur. Certain soils have outstanding capacity for agricultural uses, while others may be unsuitable for crop production. In addition, other soil types cannot be used for adequate disposal of sewage. Since over 95% of soils in the county are suitable for septic tank use, soils pose few restrictions on residential development using septic tanks.

Approximately 75% of land in the county is suitable for various types of crop production, excluding hay. In the soil survey for Hart County, soils are classified based upon general suitability for farming. For purposes of this plan, soils rated as a Class I or Class II are categorized as the prime agricultural soils in Table 5-1.

Class I soils have few limitations that restrict their use. Class II soils generally have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Together, Class I and II soils comprise 48,123 acres or 33% of all soils countywide. Any proposed site is required by local ordinance to be carefully studied to determine that the soil can

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

support the intended structure and sewer disposal.

Since few if any significant development limitations are posed by the soil characteristics in Hart County, no special measures are called for in this plan to address protection and conservation of soils.

Table 5-1: Soil Types and Selected Characteristics

TABLE 5-1
SOIL TYPES AND SELECTED CHARACTERISTICS
HART COUNTY

SOIL	ACRES	PERCENT TOTAL LAND AREA	ADVERSE FOR SEPTIC TANK USE	PRIME AGRICULTURAL USE	UNSUITABLE FOR CROP PRODUCTION (EXCLUDING HAY)
Alluvial land	1,887	1.3	X		
Alluvial land, wet	618	.4	X		
Albavista fine sandy loam, 2 to 6 percent slopes	170	.1		X	
Appling sandy loam, 2 to 6 percent slopes, eroded	3,787	3.9		X	
Appling sandy loam, 2 to 6 percent slopes	887	.6		X	
Appling sandy loam, 6 to 10 percent slopes, eroded	3,684	2.5			
Appling sandy clay loam, 2 to 6 percent slopes, severely eroded	267	.2			
Appling sandy clay loam, 6 to 10 percent slopes, severely eroded	581	.5			
Appling sandy clay loam, 10 to 15 percent slopes, severely eroded	677	.5			
Appling loamy coarse sand, thin solum, 2 to 6 percent slopes	768	.5		X	
Appling loamy coarse sand, thin solum, 6 to 10 percent slopes	181	.1			
Buncombe loamy ssad	114	.1			
Cecil sandy loam, 2 to 6 percent slopes	1,144	.8		X	

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

SOIL	ACRES	PERCENT TOTAL LAND AREA	ADVERSE FOR SEPTIC TANK USE	PRIME AGRICULTURAL USE	UNSUITABLE FOR CROP PRODUCTION (excluding hay)
Cecil sandy loam, 2 to 6 percent slopes, eroded	11,608	7.9		X	
Cecil sandy loam, 6 to 10 percent slopes, eroded	9,335	6.4			
Cecil sandy loam, 10 to 25 percent slopes, eroded	5,800	3.9			
Cecil sandy clay loam, 2 to 6 percent slopes, severely eroded	1,510	1.0			
Cecil sandy clay loam, 6 to 10 percent slopes, severely eroded	5,251	3.6			
Cecil sandy clay loam, 10 to 15 percent slopes, severely eroded	7,233	4.9			X
Cecil sandy clay loam, 15 to 25 percent slopes, severely eroded	3,217	2.2			X
Chewach soils	2,502	1.6	X		
Colfax sandy loam, 2 to 6 percent slopes	593	.4			
Congaree sandy loam, local alluvium	461	.3		X	
Congaree soils	1,835	1.2	X		
Durham loamy coarse sand, thin solum, 0 to 2 percent slopes	587	.4		X	
Durham loamy coarse sand, thin solum, 2 to 6 percent slopes	834	.6		X	
Grover sandy loam, 2 to 6 percent slopes, eroded	1,595	1.1		X	

SOIL	ACRES	PERCENT TOTAL LAND AREA	ADVERSE FOR SEPTIC TANK USE	PRIME AGRICULTURAL USE	UNSUITABLE FOR CROP PRODUCTION (excluding hay)
Grover sandy loam, 6 to 10 percent slopes, eroded	894	.6		X	
Gullied land	58	0			
Lloyd soils, 2 to 6 percent slopes, eroded	643	.4		X	
Lloyd soils, 6 to 10 percent slopes, eroded	456	.3			
Lloyd clay loam, 2 to 6 percent slopes, severely eroded	360	.2			
Lloyd clay loam, 8 to 10 percent slopes, severely eroded	412	.3			
Lloyd clay loam, 10 to 25 percent slopes, severely eroded	469	.3			X
Local alluvial land, wet	164	.1	X		X
Louisa fine sandy loam, 6 to 15 percent slopes	780	.5			
Louisa fine sandy loam, 15 to 25 percent slopes	1,131	.8			X
Louisburg sandy loam, 6 to 15 percent slopes, eroded	709	.5			X
Louisburg sandy loam, 15 to 25 percent slopes, eroded	376	.3			X
Madison sandy loam, 2 to 6 percent slopes, eroded	20,930	14.2		X	
Madison sandy loam, 2 to 6 percent slopes	1,220	.8		X	
Madison sandy loam, 6 to 10 percent slopes, eroded	20,226	13.7			

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

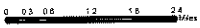
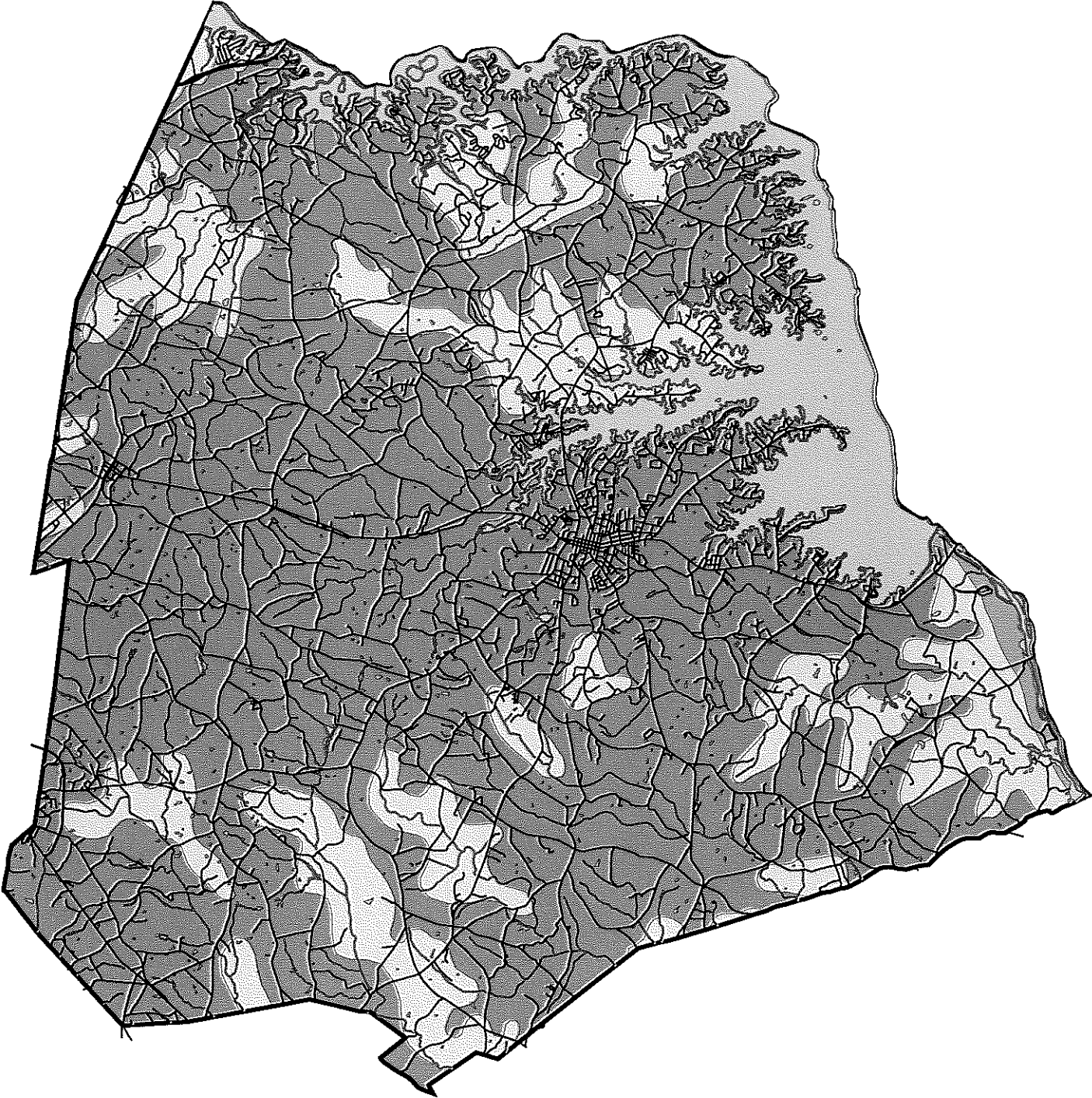
SOIL	ACRES	PERCENT TOTAL LAND AREA	ADVERSE FOR SEPTIC TANK USE	PRIME AGRICULTURAL USE	UNSUITABLE FOR CROP PRODUCTION (excluding hay)
Madison sandy loam, 10 to 15 percent slopes, eroded	3,382	2.2			
Madison sandy loam, 15 to 25 percent slopes, eroded	973	.7			X
Madison gravelly sandy loam, thin solum, 2 to 6 percent slopes, eroded	258	.2		X	
Madison gravelly sandy loam, thin solum, 6 to 10 percent slopes, eroded	959	.7			
Madison gravelly sandy loam, thin solum, 10 to 15 percent slopes, eroded	609	.4			
Madison gravelly sandy loam, thin solum, 15 to 25 percent slopes, eroded	1,060	.7			X
Madison sandy loam, 2 to 6 percent slopes, severely eroded	1,239	.8			
Madison sandy loam, 6 to 10 percent slopes, severely eroded	8,364	5.7			
Madison sandy clay loam, 10 to 15 percent slopes, severely eroded	9,834	6.7			X
Madison sandy clay loam, 15 to 25 percent slopes, severely eroded	1,525	1.0			X
Mine pits and dumps	175	.1			X
Rock land	87	.1			X
Wehauke soils	301	.2	X		X
Wickham fine sandy loam, 2 to 6 percent slopes, eroded	237	.2		X	

SOIL	ACRES	PERCENT TOTAL LAND AREA	ADVERSE FOR SEPTIC TANK USE	PRIME AGRICULTURAL USE	UNSUITABLE FOR CROP PRODUCTION (excluding hay)
Wickham clay loam, 6 to 10 percent slopes, severely eroded	193	.1			
Total acreage of soils mapped in county	147,480	100.0			
Hartwell reservoir acreage	17,000				
Total acreage in county	164,480				

Source: United States Department of Agriculture, Soil Conservation Service. Soil Survey, Hart County, Georgia. Issued November, 1963.

Source: United States Department of Agriculture, Soil Conservation Service. Soil Survey, Hart County, Georgia. Issued November, 1963.

Map 5-1 Hart County Soil Associations



Legend

	GDOT 2005 Roads		County Boundary	STATSGO Soils	
	Railroad		Municipalities		CECIL-MADISON-PACOLET (GA025)
	Rivers & Streams				MADISON-DAVIDSON-PACOLET (GA026)
	Lakes & Ponds				WATER (GAW)

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

5.3 Physiography and Topography.

It is important to consider the topography and slope of an area when planning development since these are crucial factors in determining the suitability of certain areas for development. Man-made additions to the environment can cause damage such as increased stormwater runoff and soil erosion, if not sited properly. Certain areas may be subject to flooding, while others may be too steep to be safely built upon.

Hart County is located in the Midland Georgia Subsection of the Southern Piedmont Section of Georgia. The Southern Piedmont is located within the Piedmont Province of the state. The terrain is characterized as gently rolling topography ranging from 1000 feet to 500 feet. Stream valleys are generally deep and narrow and have narrow, rounded stream divides.

The county is bounded to the north and the east by Lake Hartwell that covers approximately 17,000 acres of land area in Hart County. The Tugaloo and Savannah Rivers that are a part of Lake Hartwell form the eastern boundary of the county and state. No other major rivers pass through the county, although there are numerous small streams in the area. Shoal Creek and Little Shoal Creek bisect the northwestern portion of the county. On the southern section of the County, below the Hartwell dam, the Savannah River flows into Lake Russell.

Beaverdam and Pruitt Creeks are prominent in the southwestern portion of the county. Little Coldwater and Boyd's Creeks run in an easterly direction from a point south of U.S. 29, approximately four miles below Hartwell, into Elbert County. Slightly to the north, Cedar Creek flows easterly into the Savannah River.

Topography in the Hart County area is generally comprised of large mildly rolling expanses. Elevations range from 700 feet above sea level near Lake Hartwell to 900 feet in the western portion of the county. Steep slopes border the streams in the northwestern and northeastern parts of the county but by and large do not pose substantial limitations for development.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

5.4 Prime Agricultural and Forest Lands

Studies by the Soil Conservation Service have identified areas of prime farmland as well as additional farmland of statewide importance. *Prime Farmland* is defined as “...land best suited for producing food, feed, forage, fiber, and oilseed crops, and also available for these uses.” It has the soil quality, growing season, and moisture supply needed to produce sustained good yields of crops economically if treated and managed, including water management, according to modern farming methods.

Additional farmland of *Statewide Importance* is defined as land that is “important for the production of food, feed, fiber, forage, and oilseed crops.” It economically produces good yields if the soils are drained or are drained and protected against flooding, if erosion control practices are installed, or if additional water is applied to overcome droughts.

According to a generalized statewide map, prime farmland and additional farmland of statewide importance comprise approximately 50% to 100% of the land in Hart County. The remaining areas that have characteristics limiting usage as prime farmland, primarily a high seasonal water table, are located in the northern portion of the county.

As mentioned previously the local soil survey indicates that the prime agricultural soils comprise over one-third of the soils (and land area) in Hart County. Prime agricultural lands should be preserved to the greatest extent possible. Certain programs such as soil conservation tax exemptions are heavily utilized in Hart County. These programs encourage conservation of agricultural lands.

In the late 1990’s a zoning land use control ordinance was presented. This effort was overwhelming defeated. One of the natural assets that many residents of the County have indicated is important for preservation is the open space and agricultural lands. However without land use controls, protection of agricultural lands can only be accomplished through voluntary programs that are available to protect this resource.

5.5 Wetlands

Wetlands are those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation. Fresh water wetlands and aquatic habitats are classified by the Georgia Department of Natural Resources into the following categories:

- Open Water - Areas of open water, primarily reservoirs, ponds, lakes, rivers, and estuaries.
- Non-Forested Emergent Wetlands - freshwater marshes dominated by a variety of grasses, sedges, rushes, and broad leaved aquatics associated with streams, ponded areas, and tidally-influenced non-saline waters.
- Scrub/Shrub Wetlands - non-forested areas dominated by woody shrubs, seedlings, and saplings averaging less than 20 feet in height; these wetlands may intergrade with forested

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

wetlands, non-forested emergent wetlands, and open water.

- Forested Wetlands - natural or planted forested areas having a dominant tree crown closure or hardwoods, pines, gums, cypress, or any combination of these types. These areas are usually in stream or river floodplains, isolated depressions, and drainways, and contain standing or flowing water for a portion of the year.
 - Hardwood floodplain forests
 - Coniferous floodplain forests
 - Mixed floodplain forests
 - Non-alluvial forested wetlands
 - Altered Wetlands - areas with hydric soils that have been denuded of natural vegetation and put to other uses, such as pastures, row crops, etc., but that otherwise retain certain wetland functions and values.

Table 5-2 indicates important values that wetlands provide, while Table 5-3 provides typical vegetation found in different types of wetlands.

Table 5-2: Major Wetland Values

SOCIOECONOMIC VALUES	ENVIRONMENTAL QUALITY VALUES
° Flood Control	° Water Quality Maintenance
° Wave Damage Protection	° Pollution Filter
° Erosion Control	° Sediment Removal
° Groundwater Recharge & Water Supply	° Oxygen Production
° Timber & Other Natural Resources	° Nutrient Recycling
° Energy Source (peak)	° Chemical & Nutrient Absorption
° Livestock Grazing	° Aquatic Productivity
° Fishing & Shellfishing	° Microclimate Regulator
° Hunting & Trapping	° World Climate (Ozone layer)
° Recreation	
° Aesthetics	FISH AND WILDLIFE VALUES
° Education & Scientific Research	° Fish & Shellfish Habitat
	° Waterfowl & Other Bird Habitat
	° Forbearer & Other Wildlife Habitats

Source: American Planning Association, Planning Advisory Service. 1988. Protection of Non-Tidal Wetlands. (Report Number 412/413)

Table 5-3: Vegetation Common to Non-Tidal Wetlands

Type of Wetland	Vegetation
Emergent	Freshwater Cattails, wild rice, sedges, rushes, bulrushes, spikerushes, bur-reeds, rice cutgrass, maidencane, reed, arrowheads, pickerelweed, smartweeds, bluejoint, whitetop, reed, canary grass, manna grass, asters, goldenrods, marsh fern
Pocosins	Pond pine, sweet bay, inkberry, fetterbush, titi, red bay, wax myrtle
Others	Buttonbush, alders, willows, dogwoods, red maple sapplings, cottonwood sapplings

Source: American Planning Association, Planning Advisory Services. 1988. Protection of Non-Tidal Wetlands. (Report Number 412/413)

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

The probable existence of wetlands can be identified by the existence of hydric soils, as well as by analysis of land cover data available from the Georgia Department of Natural Resources. Table 5-4 lists the hydric soils found in Hart County.

Table 5-4: Hydric Soils – Hart County

Soil name (Symbol)	Common Locations
Alluvial land, wet (AVP)	Along small streams
Chewacla soils (CFS)	Pastures, mixed hardwoods
Local alluvial land, wet (LCN)	Base of slopes, low areas at head of intermittent drainageways

Source: USDA. Soil Survey Hart County, Georgia, 1963.

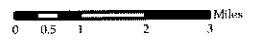
Hart County has adopted the DNR Part V criteria to monitor and manage land use within wetlands. In addition, activities in most wetlands are controlled by a federal permitting process that includes a public interest review. Most development in wetlands requires a Section 404 (of the Clean Water Act) permit, which is obtained from the U.S. Army Corps of Engineers. Current federal regulations aim to avoid alterations or degradations of wetlands. The future land use plans delineate major known wetlands as "conservation."

If the wetlands identified in the future land use plans are retained as conservation areas proposed in these plans, then no adverse effects are anticipated on the public health, safety and welfare, or the property of others; no known unique or significant flora or fauna will be impacted; no adverse effects will occur on the flow or quality of water or cause substantial additional soil erosion; no adverse effects are expected to occur that would affect fishing or the recreational use of wetlands; no significant impact is anticipated on significant historical and archaeological resources; and since the plan discourages alteration of identified wetlands, no adverse impacts on adjacent natural areas are likely to occur. The plan also supports the preservation of any wetlands created for mitigation purposes under Section 404 of the Clean Water Act.

5.6 Floodplains

Floodplains north of Bowersville include narrow land areas along Wrights Branch, Pooles, Shoal, and Little Shoal Creeks. Floodplains in the southwestern portion of the county are located along Beaverdam, Little Beaverdam, and Pruitt Creeks. Areas of floodplains in the southern middle section of unincorporated Hart County include corridors along Boyds, Coldwater, Little Coldwater, and Robinson Branch Creeks. Finally, floodplains along Little Cedar and Cedar Creeks can be found in the southeast portion of the county. Floodplains in Hart County are indicated on Map 5.2. Hart County now participates in the National Flood Insurance Program.

Map 5-2 Hart County Flood Plains



Legend

Major Roads	Municipalities
Ramp	ZONE
State Route	A
Lake and Ponds	
Streams	

5.7 Water Supply Watersheds

Concern regarding the quality of public water supplies prompted the state to develop land management measures to protect water sources. Human activities on water supply watersheds often disrupt natural processes that help maintain water quality. Frequently human activities involve clearing of vegetation, soil disturbance, alteration of floodplains, or some combination of these impacts. Loss of vegetation can increase the rate at which stormwater runs across the ground surface. Rapid runoff increases the amount of pollution in transport and also increases the ability of water to dislodge additional contaminants. In addition to moderating runoff rate undisturbed vegetation also traps sediment and other contaminants.

Undisturbed soils and vegetation can encourage movement of water into the soil (infiltration). Water that infiltrates into the ground, rather than running off across the soil surface, comes in contact with chemical and biological processes that hold and break down pollutants. Finally, as well as disrupting these natural processes that control water quality impacts, land disturbances and development create sources of water quality contaminants.

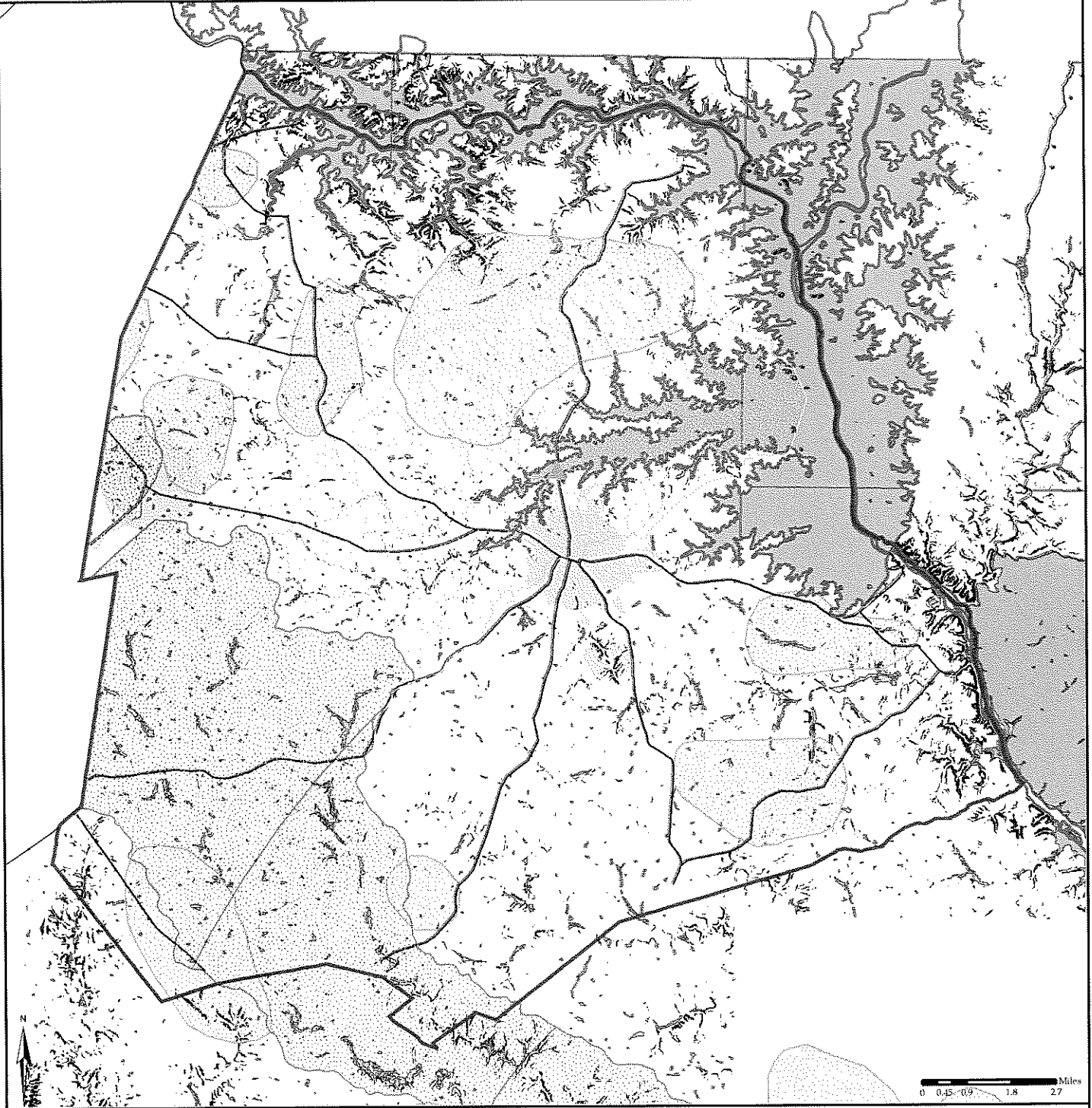
If human activities involve paving and/or construction of impervious surfaces, water quantity as well as water quality can be affected. Paved or impervious surfaces decrease infiltration of water into the soil and cause precipitation to run off more rapidly. The net result is that after storms water quickly moves out of the drainage basin and does not contribute to stream baseflow. The supply of raw water for municipal systems can become less reliable. In addition, as described above, the increased rate of runoff increases movement of contaminants into streams and lakes.

The Georgia Department of Natural Resources has developed standards for the protection of public water supply watersheds. Different criteria apply to large and small water-supply watersheds. Large watersheds are those 100 square miles or more in size, while small water-supply watersheds encompass less than 100 square miles. Covered under the protection criteria are setbacks and stream buffer conditions, limits to amounts of impervious surface coverage and strict conditions regarding on-site storage of chemicals or other potential pollutants. It should be noted, however, that the standards outlined for watershed protection are currently under review for possible changes to take effect as early as 2008.

Three public water supply intakes have watersheds that reach into Hart County. The City of Hartwell utilizes water from an intake on Lake Hartwell. This watershed is exempt from the standards because it is a reservoir owned/operated by the U.S. Army Corp of Engineers, but EPD suggests development be monitored and guided by the same standards as the outlined in the State Environmental Protection Criteria because it is a small watershed.

The other two water supply watersheds reaching into Hart County are for intakes located outside the county. The City of Royston, located in Franklin and Hart Counties, has a water intake located in the North Fork Broad River. The watershed for this intake includes a small portion of western Hart County and Bowersville. The North Fork Broad River Watershed is a large watershed with a drainage area of 139 square miles. The other watershed that must be monitored is that for the Beaverdam Creek intake used by the City of Elberton south of Hart County. This watershed is considered large at just over 100 square miles and covers a large portion of southwestern Hart County.

Map 5-3 Hart County Environmentally Sensitive Areas



Legend

SWAP-Source Water Management Zones

- Inner Management Zone
- Outer Management Zone

- Intake
- Protected Rivers
- Major Roads
- Groundwater Recharge Areas
- Streams
- Wetlands
- Steep Slopes



Map Prepared By:
Georgia Mountains Regional
Development Center
FDJ, June, 2007

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Currently a Watershed Protection Plan for the North Fork Broad River is already in place for Hart County. The County will work with Elberton and Elbert County in developing a comparable Plan for the Beaverdam Creek Watershed. Protection measures for the North Fork Broad River Plan includes the following conditions:

Prohibited Uses.

- Hazardous waste treatment and disposal facilities.
- New sanitary landfills, unless provided with synthetic liners and leachate collection systems.
- Hazardous materials handling facilities, unless operations are performed on impermeable surfaces having spill and leak collection systems prescribed by the Georgia Department of Natural Resources.

Uses Exempt From Stream Corridor Buffer and Setback Provisions.

- Existing Uses - Any land use within the North Fork Broad River water supply watershed existing prior to the adoption of regulations by affected municipalities implementing this plan is exempt.
- Agriculture and Forestry - Agricultural and forestry uses are exempt, provided such activities are consistent with best management practices established by the Georgia Forestry Commission or the Georgia Department of Agriculture, and provided such activities shall not impair the quality of the drinking water stream.
- Mining - Mining activities are exempt, if permitted by the Georgia Department of Natural Resources pursuant to the Georgia Surface Mining Act of 1968, as amended.
- Utilities - Public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems, railroads and other similar utilities and road crossings are exempt, if they cannot feasibly be located outside stream corridor buffer and setback areas, subject to the following conditions:
 - 1)The utilities shall be located as far from the stream bank as reasonably possible.
 - 2)The installation and maintenance of the utilities shall be such to protect the integrity of the buffer and setback areas as best as reasonably possible.
 - 3)The utilities shall not impair the quality of the drinking water stream.Implementation of this watershed protection plan is proposed through regulations to be adopted by the participating local governments in 1996 (see the work programs).

5.8 Groundwater Recharge Areas

The minimum planning standards for local plans require that local governments address protection of significant groundwater recharge areas. A recharge area is any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. The Georgia Department of Natural Resources and the United States Geologic Survey have identified and mapped "significant" groundwater recharge areas and promulgated standards for their protection based on their level of pollution susceptibility. Significant recharge areas are identified based generally on outcrop area, lithology soil type and thickness, slope, density of lithologic contacts, geologic structure, the presence of Karst, and potentiometric surfaces.

SUPPORTING DATA AND ANALYSIS

Hart County Comprehensive Plan

There are nine significant groundwater recharge areas in Hart County, all in low pollution susceptibility areas. (See Map 5-3) All except one recharge area are located entirely in unincorporated portions of the county, the other falling in the northeast portion of Bowersville.

Protection measures identified by the Department of Natural Resources are based on pollution susceptibility, type of soils, and slope. The Comprehensive Plan supports the protection of these areas according to the applicable State protection criteria:

- a) The Department of Natural Resources (DNR) shall not issue any permits for new sanitary landfills not having synthetic liners and leachate collection systems
- b) DNR shall not issue any new permits for the land disposal of hazardous wastes.
- c) DNR shall require all new facilities permitted or to be permitted to treat, store, or dispose of hazardous waste to perform such operations on an impermeable pad having a spill and leak collection system.
- d) New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. Such tanks used for agricultural purposes are exempt, provided they comply with all Federal requirements.
- e) New agricultural waste impoundment sites shall be lined if they are within a low pollution susceptibility area and exceed 50 acre-feet.
- f) New homes serviced by septic tank/drain field systems shall be on lots having the following minimum size limitations as identified on Table MT-1 of the Department of Human Resources' Manual for On-Site Sewage Management Systems.
- g) New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems.
- h) If a local government requires a larger lot size than that required by (f) above for homes or by (g) above for mobile homes, the larger lot size shall be used.
- i) Local governments at their option may exempt from the requirement of (f) or (g) any lot of record on the date of their adoption of these lot size standards.
- j) No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirements of the Department of Human Resources Manual and (f), (g), (h), and (i) above.
- k) New facilities which handle hazardous materials, of types and in amounts determined by DNR, shall perform their operations on impermeable surfaces having spill and leak collection systems, as prescribed by DNR.

An analysis of how the protection criteria apply to minimum lot sizes for homes utilizing septic systems in the groundwater recharge areas in Hart County is provided in Table 5-5.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Table 5-5: Protection Criteria for Low Pollution Susceptibility

TABLE 5-5

NUMBER ON MAP CORRESPONDING TO LOCATION	LOCATION OF AREA	PREDOMINANT SOIL TYPES (Symbols)	ESTIMATED DMR SOIL GROUPING ¹	PREDOMINANT SLOPE RANGE	SINGLE-FAMILY HOME MINIMUM LOT SIZE (Sq. Ft.) ^{2,4}	MOBILE HOME MINIMUM LOT SIZE (Sq. Ft.) ^{2,4}
1	northwest portion Hart County, south of I-85	CYB2, CYC2, MIB3, MIC3, MIB3, CZC3, CZB3	6 (3)	2-25%	59,400	19,800
2	western border Hart County, south of SR 77	AmB2, AmC2, CZC3, CZD3	6 (3)	2-25%	59,400	19,800
3	western Hart County, north of Bowersville. Includes northeastern Bowersville	MgB2, MIC3, MID3, MIE3, CYC2, CZC3, MgC2	6 (3), 3	2-25%	59,400	19,800
4	western Hart County, crosses SR 366 and SR 77	LeC2, LeB1, CZC3, CZD3, CYB2, CYC2, LeC3, MgC2, MgB2	6 (3), 3	2-25%	59,400	19,800
5	northern Hart County, north of Hartwell	AmB2, CYB2, MIC3, AmC2, MgB2, CYC2, MgC2, MgB, CYB, MIC3	6 (3), 3	2-25%	59,400	19,800
6	southwestern Hart County, in SR 17 and Vanna area. Includes area within old Vanna limits	CYC2, CYB2, MgC2, AmB2, Mgn2, Ddb, CYE2, Aoc, Aob	6 (3), 3	0-25%	59,400	19,800
7	southwestern Hart County, east of old Vanna limits	MgC2, Dfs, MgB2, MgB, MIC3, MIB3	6(3), 3	0-25%	59,400	19,800
8	southeastern Hart County, east of old Vanna limits	MIC3, CYB2, MgB2, CYC2, LLyC2, MRC3, CYB, AmB2	6 (3), 7	2-25%	59,400	19,800
9	southeastern Hart County, at SR 129	MgC2, MgB2, CYB2, CZC3, CYB	6 (3), 3	2-25%	59,400	19,800

1. The Department of Natural Resources "Soil Grouping for Use with Minimum Lot Size Table."
2. 100% of DHR minimum lot sizes based on "Part Five" standards, where served by on site septic tank systems.
3. In mobile home parks. Foot note number 2 also applies.
4. Due to variety of soils and frequency of class III soils (unsuitable for septic tank), site specific soil tests are necessary.

5.9 Protected River Corridors

State defined standards indicate that rivers flowing continuously throughout the year with an average annual flow of at least 400 cubic feet per second are subject to provisions for river corridor protection. There are no rivers to be protected in Hart County.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

5.10 Plant and Animal Habitats

There are no endangered plants in Hart County identified by the Georgia Department of Natural Resources. However, GA DNR has identified "Georgia Plume" (*Elliottia Ralemosa*) to be a threatened plant species. Several types of wildlife and fish are found in the Hart County area.

Bobwhites, mourning doves, rabbits, squirrels, and non-game birds of many kinds are common throughout the county. Deer and wild turkey require extensive areas of well-watered woodland, such as the area surrounding the Hartwell Reservoir. The long, narrow bottom lands along the streams are well suited to wild ducks and beavers. The Hartwell Reservoir and farm ponds provide excellent fishing.

The principal game fish in the farm ponds and streams are bass, bluegill, and channel catfish. (*Soil Conservation Service, 1963 pp 24-25*) Bream, Largemouth Bass, Striped Bass, Hybrid Bass, Crappie Bass and Walleye are fish commonly found in Lake Hartwell. Both the Hybrid Bass and the Walleye are not native to the area and are stocked by the South Carolina Wildlife and Marine Resources Department and the Georgia Department of Natural Resources.

The goal of the Wildlife Management Program operated by the U.S. Army Corps of Engineers is to ensure a variety of habitats suitable for a variety of wildlife. Major efforts include a forest management program, the location of nesting boxes for birds and mammals, and planting of food plots. Community education programs have been initiated by the local Soil Conservation Service Office. Other groups including Ducks Unlimited and 4-H are actively educating the community on awareness and protection of sensitive plant and animal habitat as well as threatened and protected species. Future land use strategies will need to pay attention to this issue as Hart County develops, especially areas in the vicinity of Lake Hartwell. Protected wildlife that may be found in the Hart County area include the Red-cockaded woodpecker (*Picoides borealis*), which are found primarily in older pine forests, and the Southern Bald Eagle (*Haliaeetus loucocephalus*) which hunt in wetland areas and roost in undisturbed lakeshore areas with large trees.

5.11 Major Park, Recreation and Conservation Areas

Lake Hartwell, controlled by the Corps of Engineers, is comprised of 55,000 acres of water. The 17,000 acres of water and 215 miles of shoreline that are contained in Hart County provide numerous recreational opportunities. Three recreation areas operated by the Corps of Engineers are located on the lake in Hart County. All have boat ramps, picnic shelters, and playgrounds. One site has a beach.

There are nine public access points to the lake, in addition to access provided at full recreation areas and state park facilities. Five campgrounds operated by the Corps are located in Hart County. There are also two marinas lessee operated in Hart County. Three boat access points are operated by the County. The Hartwell Lake Natural Resources Management Center (and Visitor Center) is located at the Hartwell Dam, seven miles east of Hartwell off U.S. 29. Tours of the dam are also available. Hart State Park, located 1.4 miles north of Hartwell off U.S. 29, offers a variety of facilities and activities.

The park, located at the edge of Lake Hartwell, has camping sites, cottages, picnic sites, and a

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

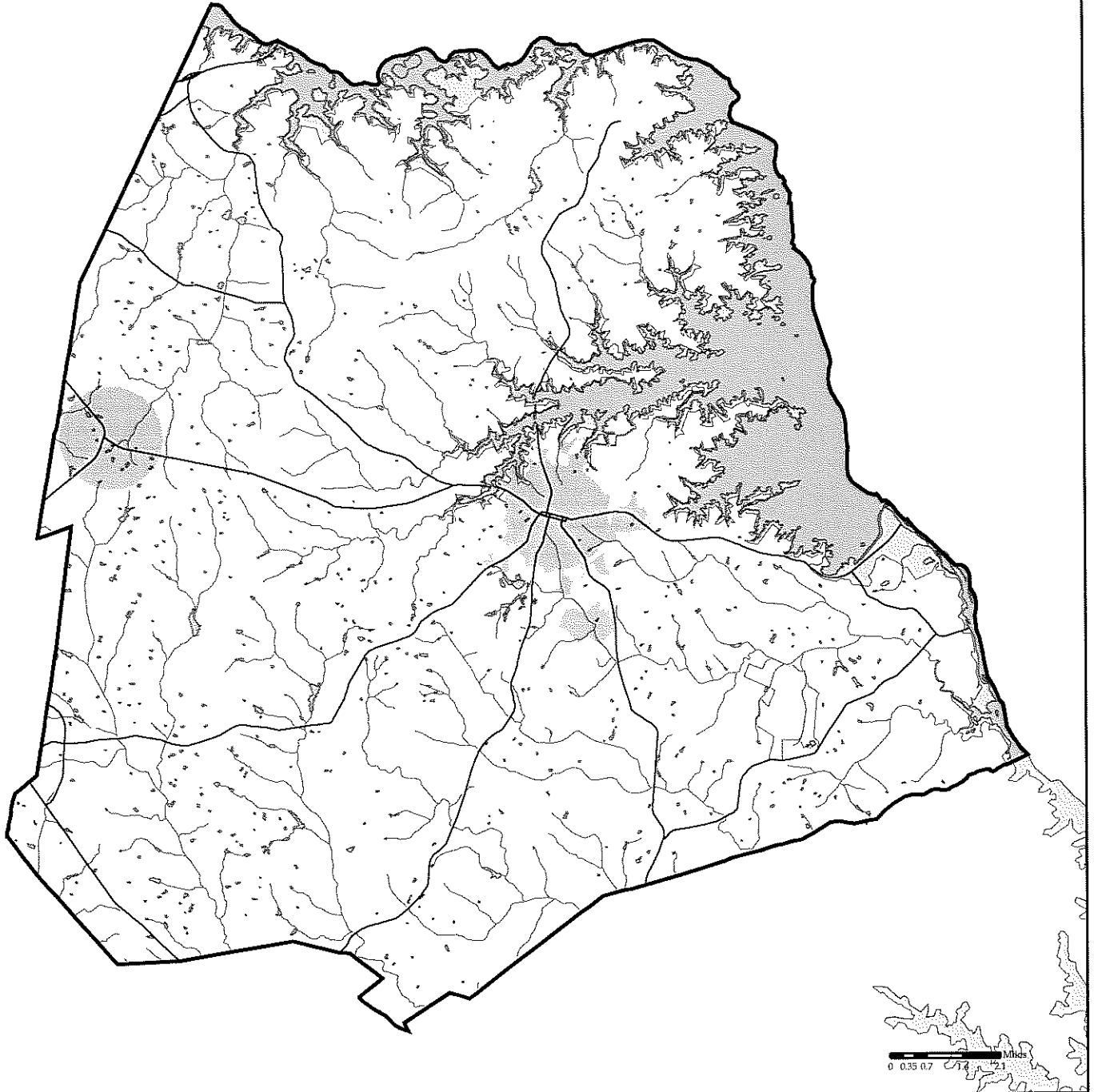
beach. In addition to a boat ramp and dock, fishing boat rentals are available at the park. The Hart County Wildlife Management Area is a 1,000 acre state-owned preserve located in the southeast portion of the county, just north of SR 77. The area is managed for small game and non-game animal species. In addition, limited planting of seed-bearing type plants are made. This state-owned property is popular for hunting. Horseback riding and primitive camping are also allowed in the area. Map 5-4 indicates the location of Hart State Park, as well as Corps of Engineers' recreation sites in Georgia on Lake Hartwell.

Other recreational areas in close to Hart County include Tugaloo and Victoria Bryant State Parks in Franklin County and Traveler's Rest State Park in Stephens County. Watson Mill Bridge State Park and Bobby Brown State Park in Elbert County are also quite accessible from the southern portion of Hart County. A number of Corps of Engineers and South Carolina state facilities are found on the South Carolina side of Lake Hartwell.

5.12 Scenic Views and Sites

An inventory of scenic views and sites was taken during the land use inventory prepared in the summer of 1991. Such areas are indicated on the Existing Land Use Map. In general, these scenic views consisted of wide expanses of rolling farmlands. The comprehensive plan supports the preservation of these areas whenever possible, but no specific measures are called for in the plan to preserve these views.

Map 5-4 Hart County Conservation Lands and Recreation Areas



Legend	
Major Roads	Streams
Ramp	Municipalities
State Route	Department of Natural Resources Managed Lands, 2007
Lake and Ponds	Department of Defense/Corps of Engineers Managed Lands, 2005

CHAPTER SIX: HISTORIC RESOURCES

Historic resources include structures and sites, rural resources, archaeological and cultural sites, and the historic environment in which they exist. They serve as visual reminders of Hart County's past, providing a link to its heritage and a better understanding of the people and events that shaped the patterns of development. Preservation of these resources makes it possible for them to continue to play an integral, vital role in the community. Because historic resources are irreplaceable, they should be protected from deterioration and the intrusion of incompatible uses. The preservation and the reuse of historic structures can attract tourism and promotes a quality of life that industry, new business, and residents find attractive in communities.

6.1 Historical Narrative

The area that is now Hart County was part of the Cherokee Nation before white settlement in the mid 1700s. Little is known about the appearance of this area during Cherokee habitation, but it is assumed that it was dominated by the natural landscape. The Indians relinquished their lands to the state through various treaties and, in turn, the state gave these lands, through a land lottery system, to veterans of the Revolutionary War. The Treaty of 1773 and the Treaty of 1783 provided the lands that formed Franklin County in 1784 and Elbert County in 1790. Portions of these two counties were used to create Hart County in 1853.

Following these treaties and the Revolutionary War, this territory was opened for colonization. Settlers, primarily from Virginia, North Carolina, and South Carolina of English, Scottish, Irish, and Welsh descent, moved into the area, obtained title to the land and began clearing the land for home sites and cultivation, in many instances with the help of their slaves. The first settlements were made adjacent to major waterways, the Savannah and Tugaloo Rivers and smaller creeks, to take advantage of the rich bottomland, the most suitable area for farming.

Adapted from Jaeger, Dale and Sybil Bowers, "National Register of Historic Places, City of Hartwell Multiple Resource Nomination," Georgia Mountains Area Planning and Development Commission, 1985: These settlers built substantial homes among their plantation holdings and some of these structures survive into the present in remote sections of the county. The less desirable back country was thinly settled and where more modest residences were built. All of these early structures were undoubtedly frame and log, which utilized the available materials. According to Historical Investigations of the Richard B. Russell Multiple Resources Area, the disposal of surplus farm products became a problem as the population increased. "To minimize the difficulties and expense arising from the primitive transportation system (pole boats on the Savannah River and wagons to markets in Augusta, Athens, Atlanta, and Savannah, Georgia and Charleston, South Carolina), farmers experimented with lightweight staples - tobacco, hemp, and flax. Tobacco became the main staple crop in 1799, but due to its inferior grade it was quickly abandoned in the early 1800s. Following a diversified farm economy which produced corn, wheat, and grain for cattle, sheep and hogs, cotton began to be grown reaching a high point for the antebellum period in 1850."

On December 7, 1853, Hart County, named for Revolutionary War heroine, Nancy Hart, was created by Act of the Legislature. This Act provided for the election of five Justices of the Inferior Court who were instructed to "select and locate a site for public buildings in said new

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

county, to purchase a tract of land for location of the county site, to divide same into lots and sell each at public sale for the benefit of said new county. . ." A local controversy ensued over the location of the county seat town. One group favored the central point of the county identified through the survey, while another group wanted an area known as "The Center of the World," a former Cherokee Indian assembly ground. The group wanting the county seat at "The Center of the World" filed a quo warranto proceeding against the Justices of the Inferior Court and hired T.R.R. Cobb, an attorney from Athens to represent them. The Judges hired Howell Cobb, brother of T.R.R. Cobb also of Athens, as their lawyer and after a legal battle the question was decided in favor of the present location.

In May 1854 land was purchased by the Judges for the establishment of the county seat of Hart County. The first county courthouse was a two-story frame building located on Lot 1 on the northeastern side of the square in Hartwell. It was the first structure built in the new town. A two-story frame jail was built on Lot 6 and was replaced by the structure now used as the District Attorney's office in the 1890s. In 1856 a new two-story brick courthouse was constructed to replace the original. This courthouse was destroyed by fire in 1900 and was replaced in 1901 with a two-story Neoclassical style building designed by Atlanta architect J. W. Golucke. Unfortunately, this courthouse was lost to fire as well in the 1960s and was replaced by the current one-story courthouse.

As in many counties of northeast Georgia, farming was the primary way of life for most Hart County residents. This is reflected in existing historic resources such as homesteads and crossroads communities found throughout the county. Early in Hart County's history agricultural activities mostly consisted of subsistence farming. These crops included corn, oats, wheat, tobacco, vegetables, and some fruits. Livestock was also raised. Eventually, cotton became the major cash crop. Developments in agricultural practices such as the "introduction and popularization of fertilizers, the solution of labor problems through a share crop arrangement, and the solution of credit problems through a crop lien system resulted in a boom of cotton and cotton-related businesses." Cotton's popularity in Hart County remained even after the coming of the boll weevil in the 1920s. Cotton continued to be a significant part of the local agricultural economy up until 1955, and some cotton gins were in operation through the 1960s.

As mentioned above, the most popular method of transporting crops during the early to mid 1800s was by pole boat on the Tugaloo or Savannah Rivers. Roads were also used such as the Red Hollow Road that ran through Hart County from Toccoa to Augusta. The railroad arrived in Hart County in 1879, although it had been in the works since before the Civil War. The Hartwell Railroad was a spur running from Hartwell to Bowersville. From Bowersville it joined with the Elberton Air Line Railroad that connected with Atlanta, Washington, and New York via Toccoa, Georgia. The railroad made regional and national markets more accessible to Hart County and its communities. Later, U.S. Highway 29 would become a major transportation route for both trade and tourism. The highway was known as the "Main Street of the South" after it was paved in 1933 linking the North with Florida. A few commercial businesses, such as gas stations and country stores, remain along this historic transportation corridor.

The history of the educational system in Hart County closely parallels those in surrounding counties. Prior to the establishment of the Hart County Board of Education in 1871, private

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

schools, or academies, provided education to the county's children. However, the parents of many children were unable to pay the tuition and board. In 1858 a Poor School Fund was established for this purpose. Following the organization of the county educational system in 1871, both white and black children were given the opportunity for education. In the 1920s, the educational system was consolidated, which led to the creation of several more schools throughout the county. The only high school available in the county was Hartwell High School. In the 1950s, the City and County schools consolidated and by 1970-1 were desegregated.

Prior to 1920, black children were educated in schools provided by area churches. Many black children only received an elementary education, however some received scholarships to continue their education at the Savannah River Academy in Hartwell. The Hart County Training School was established in the late 1920s and early 1930s on Richardson Street in the Rome Street community in Hartwell for the continued education of black students. Following the integration of Hart County schools in 1970, the Hart County Training School was used as the Hart County Junior High School. Some black schools that existed in Hart County included: Flat Rock, Sander's Grove, Shiloh, Sardis, New Light, Harmony Grove, Teasley's Grove, St. James, Brown's Grove, Vanna, Mountain View, and New Hope.

Schools in Hart County were oftentimes located in crossroads communities which typically included a church and sometimes a general store, mill, or cotton gin and served the commercial and social needs of the surrounding farms and homesteads. Some of these crossroad communities include Shoal Creek, Reed Creek, Mt. Olivet, Air Line, Goldmine, Bio, Flat Rock, and Sardis. Only the church and school remain in many of these communities. Some other communities, both existing and non-extant, include: Parkertown, King's Bench, Maretts, Nuberg, and Montevideo.

Until recently, the town of Vanna had been one of the few incorporated communities in Hart County. Originally known as the village of Friendship, the town of Vanna was incorporated in 1912 and had a city limit with a one-half mile radius centered on the depot. The change in names occurred when Ezra Bowers, a mail agent on the Elberton Air Line Railroad, changed the local Post Office name to "Vanna" after Miss Savannah Ballenger. The first mayor of Vanna was D.M. Denny, depot agent and owner of a general merchandise store. Some of the businesses and services once available in Vanna included a depot, school, ice house, gin, blacksmith shop, barber shop/soda fountain, garage, and various stores and warehouses. Few of these exist today.

During the 1920s the cotton industry began to slow down as a result of the spread of the boll weevil, a severe drought in 1925, and a downturn in the competitive cotton markets throughout the nation. The industry's eventual fade was completed with Great Depression that followed the stock market crash of 1929.

As a result of the Depression, the government initiated several recovery programs. The government provided such New Deal programs as the Seed Loan Program, which helped farmers, and the Works Progress Administration (WPA), which aided unemployed workers. A few schools were constructed in Hart County by the WPA including the Mt. Olivet Gym and the Air Line School. WPA also helped construct Hartwell Elementary Gym. During and following World War II, the economy in Hart County and its communities began to diversify.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

Although industry became more important in and around the outskirts of Hartwell, agriculture was still an important factor in Hart County. However, the number of farms decreased from 2,593 farms in 1930 to 2,413 farms in 1950 and down to 507 farms in 1987. Although farm acreage increased slightly from 134,863 in 1930 to 144,495 in 1950, farm acreage dramatically decreased to 62,286 acres in 1987. Part of the significant drop in agricultural land may be attributed to the development of Lake Hartwell. In 1950 Congress authorized the construction of Hartwell Dam. By 1961, Lake Hartwell was completed and full and is now maintained at approximately a mean sea level of 660 feet.

6.2 Historic Properties

The following section provides a description of Hart County's historic properties categorized by land use: *Residential Resources*, *Commercial Resources*, *Institutional Resources*, *Industrial Resources*, *Rural Resources*, and *Historic, Archaeological and Cultural Resources*. The data presented here reflects sites currently recorded in the Natural, Archaeological, and Historic Resources GIS (NAHRGIS) system and at the Georgia Mountains Regional Development Center. It is important to emphasize that the exclusion of some historic resources from the following sections does not necessarily indicate that they are not significant or worthy of preservation. (Map 5-1: Historic Resources, can be found at the end of the chapter)

6.3 Residential Resources

The greatest majority of historic building stock in Hart County are residential structures. The historic residential buildings are primarily of simple, common (vernacular) designs with the majority dating from the late 19th century to 1940. There are some antebellum houses remaining, however, many of these have been altered over the years, or have been abandoned and are suffering from demolition by neglect.

Many of the vernacular historic structures in Hart County exhibit restrained stylistic elements, but most lack a great deal of ornamentation. Those houses that do possess stylistic elements exhibit primarily Greek Revival (entranceways, massing), Victorian-era (porch posts, trim, roof lines), or Craftsman (brackets, porch piers/posts) stylistic features. The infrequency of high style structures may be attributed to the rural agricultural nature of Hart County. Examples of structures exhibiting high style influences include the Patterson-Turner House on State Route, the Teasley-Norman-Bosley House off State Route 77 near Nuberg, the Thornton Homeplace off Flat Rock Road near the Elbert County line, and the McMullan House near New Prospect Church. Styles and types of residential structures in Hart County remain fairly consistent with its rural heritage, exhibiting local craftsmanship and the utilization of local materials. Almost all of the historic residential structures are wood frame houses and most have brick chimneys, although several houses with stone chimneys remain.

Log construction still exists in Hart County, however, many of these structures have been added onto or covered by clapboards (a common practice), abandoned, moved, or are suffering from demolition by neglect. An example of log house construction is the Mewborn-Phillips House in southern Hart County off Highway 172. This house is an excellent example of log structures that have been added onto and sided with clapboard siding. The Mewborn-Phillips property (1798-1860) has been restored and was nominated to the National Register of Historic Places by the

SUPPORTING DATA AND ANALYSIS

Hart County Comprehensive Plan

owner in 1997. Another example of a log house that has been added onto is the Higgenbotham-Norman House in the Nuberg community.

This evolution was a typical historical treatment of log houses and should also be respected and preserved. The most commonly represented house types in Hart County are central halls, hall and parlors, gabled ells, pyramidal cottages, Queen Anne cottages, and bungalows. Central hall and hall and parlor types both tend to be two rooms wide with differences being in their floor plan. The central hall consists of two rooms separated by a hallway and is usually side gabled. The main body of the house is one room deep and frequently has one or two exterior chimneys. The hall and parlor type also tends to be side gabled, one room deep, and consists of two rooms unequal in size with the entrance leading into the larger of the two rooms. Both of these types can be found intact, or with various additions either to the front, rear, or side of the structure.

The gabled ell house type is characterized by a T- or L-shaped plan and is typically gabled with an entry into the recessed wing parallel with the facade. Interior chimneys are most common. The pyramidal cottage was a simple, common house form of the early 20th century. It is characterized by a square main mass with four principal rooms and no hallway. The steeply pitched pyramid-shaped roof is the most recognizable aspect of this house type.

Queen Anne cottages, not to be confused with highly ornamented Queen Anne high styles, have a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically and the roof is either pyramidal or hipped. The bungalow house type was also found in Hart County. It is characterized by its overall rectangular shape and irregular floor plan with four possible roof forms: side gable, front gable, hip, and cross gable. Other characteristics include an integral porch, low-pitched roof, and wide roof overhangs. Two common historic residential house forms were found in Hart County. One form includes a two-story, side-gabled hall and parlor or central hall plan with end chimneys and two wall dormers, or gablets, on the front facade. Another type common to Hart County is a Queen Anne cottage with two front gables and, frequently, a small gable dormer and a two- or three-sided porch. Two examples are the Bailey-Wilson-Jenkins House near Maretts and the Gurley-Lawson House on Lou Gurley Road off State Route 77.

Several properties were found that would qualify as eligible for listing in the National Register of Historic Places, however, few potentially eligible districts were found. Typically, historic districts contain a number of historic structures that relate to one another historically, geographically, and/or architecturally. Historic districts include landmark quality structures as well as less significant structures. Due to Hart County's rural nature, the majority of historic resources are spread fairly consistently throughout the county. Many of these resources, however, suffer from demolition by neglect, which occurs when a property is abandoned and then deteriorates or when a property owner allows a structure to go unmaintained until it becomes derelict beyond repair. This results in an otherwise potential district lacking a sense of cohesion. A few exceptions include: part of the community of Vanna; Nuberg; a collection of rural residences and outbuildings located along Mouchet, Reed, and Lankford Roads; the Sharon Church/New Prospect Church community; and the area along Beacon Light Road above Maretts. These districts have the potential for listing in the National Register and possible tax incentives for substantial rehabilitation as a result of listing in the National Register. Other potential rural

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

districts may exist and can be pinpointed by a comprehensive survey of the County's historic resources.

6.4 Commercial Resources

Few historic commercial buildings remain standing in unincorporated Hart County. Many of the commercial buildings that remain are in poor condition and in danger of being lost to demolition by neglect. Those remaining that are still recognizable as commercial buildings take various forms, but the most common form is a front gabled, wood frame building that is two or three rooms deep. Usually the front entrance is flanked on either side by a window. An example of this can be seen in the Mt. Harmony Church area near Bailey Road. An unusual example is located at the intersection of State Route 59 and Shirley Road. This old store is sided with molded concrete and has a hipped roof. This commercial building, as well as the old farmstead across from it may be eligible for listing in the National Register. A rare example of a rural brick store is located in Goldmine.

The remaining historic commercial buildings are significant as they are representative of all small Hart County communities, many of which are no longer recognized as such today. The rural and small community commercial buildings are also significant as examples of vernacular commercial building design. Most of the remaining structures date from around the turn of the century to circa 1925.

6.5 Institutional Resources

Institutional resources in Hart County include structures such as schools, churches, and government buildings. A few historic schools still exist, although many have been altered or abandoned and are being lost to demolition by neglect. Early in Hart County's history, schools were primarily one-room wood frame structures, sometimes associated with a nearby church. Few if any of these types exist, however, two wood frame schools believed to have been constructed around the turn of the century and the early 1900s respectively exist in the Flat Rock Community. The older one has been totally abandoned and is being lost to neglect, but the other is being used as a community building. Many school buildings were constructed in Hart County (typically of brick) in the 1920s and 1930s. An example of one of these is Shoal Creek School.

Historically, the local church in Hart County was very important to communities not only as spiritual centers, but also as a meeting place for an area. Many of these churches started out as simple brush arbors or log structures, but eventually most were of basic clapboard design with rectangular plans. The only example of such a church, which has not been significantly remodeled, is Mt. Harmony Church located in the northern part of the County. There are a few historic churches in Hart County constructed of brick. Two good examples are the Cross Roads Baptist Church completed in 1920, and the Redwine Church, built in 1906.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

6.6 Industrial Resources

Industrial resources may include historic railroad structures, mills, and factories. Few historic industrial resources were noted in unincorporated Hart County, attributed to the County's largely agricultural past. An old depot or railroad storage facility is also located in Air Line and at one time mills and cotton gins were scattered throughout the county and played an important role in the districts or communities where they were located.

A few cotton gins and grain mills may still be found such as those located at Marets and Hickory Crossing. The old mill at Parkertown, though deteriorated, still stands off State Route 77/366, although the water wheel is gone. Parkertown, originally settled in 1832 by Joseph Parker, was once the site of a wool factory, a stone dam, a grist mill, and a flour mill. Little remains of this historic commercial enterprise. The historic Gaines Mill, located south of the Flat Rock Community near the Elbert County line, is still intact except for the wooden water wheel that was replaced by a metal wheel. Historic railroad buildings, including storage/warehouse facilities, can be found in Bowersville and Vanna.

6.7 Rural Resources

Rural resources can include numerous aspects of a county or community. These resources include, but are not limited to, barns and outbuildings associated with agricultural activity, open space such as pastures and fields, agricultural landscapes such as pecan groves, abandoned rail beds, covered bridges, and scenic byways. Hart County's history, for the most part, is centered around its rural heritage and agrarian communities. Its landscape reflects this heritage and should be preserved as much as possible, as should many of the agricultural outbuildings scattered throughout the county. These farm buildings can be found either clustered together or alone in the field of an old farmstead. Unfortunately, many of these buildings are no longer in use and are being lost to demolition by neglect.

There are many areas in Hart County exhibiting outstanding scenic views, as well as picturesque countryside, agricultural landscapes, and river corridors. Important agricultural elements in Hart County are the numerous pecan groves. Historically, grafted pecan trees from throughout the county's nurseries were shipped to South Georgia. Some pecan groves can still be seen at the Kay Nursery, in Vanna and Bowersville, and Northeast of Hartwell south of Hart State Park.

With the establishment of the large recreational lake, Lake Hartwell, and the major highway, Interstate 85, Hart County is likely to see continuing residential growth and an increase in the local economy. The potential for negative impacts on existing rural resources is great; thus, proper planning for growth and economic development should be a priority.

6.8 Historic, Archaeological, and Cultural Sites

A variety of historic, archaeological, and cultural resources exist in Hart County. Among them are the many historic cemeteries associated with churches, communities or individual families. These old cemeteries are excellent sources of historical information and should be protected in accordance with the Georgia Abandoned Cemeteries and Burial Grounds Act of 1991.

A few examples of extremely historic cemeteries include: the Old Reed Creek Church Cemetery

SUPPORTING DATA AND ANALYSIS

Hart County Comprehensive Plan

in which is buried Revolutionary War soldier Moses Ayers; Redwine Church Cemetery; Providence Church Cemetery; family cemeteries, several of which are located in the northern part of the County, such as the Johnson, Poole, Pinson, Crocker, Fleming, Byrum, Mewborn, etc. Cultural sites such as memorials can be found in Hart County and include: the Cherokee "Center of the World" Memorial erected by the Benson Chapter of the D.A.R. in 1923; the Nancy Hart Monument dedicated on November 11, 1931 and erected by the Benson Chapter, D.A.R.; and Hendry's Church Monument.

A formal countywide survey of Hart County's archaeological resources has not been undertaken. Knowledge of such resources consists of information gathered by a variety of means. They range from surveys and investigations of varying scale, such as those conducted by the Corps of Engineers, to reported sightings by individual collectors and professionals. These archaeological sites, most specifically the prehistoric, are susceptible to damage caused by development or collection by non-professionals who do not properly record the site information and location.

Archaeological sites need not be prehistoric to be significant. There are a few sites in Hart County that relate to events ranging from the early settlement period to the early 20th century. For instance, remnants of old mills, such as the one at Parkertown or Gaines Mill below Flat Rock Community near Elbert County, provide valuable information on early grist mills and the developmental history of local technology. Since Hart County was at the center of much Native American activity, the archaeological potential in this area is very promising and should be further investigated.

The Tugaloo and Savannah Rivers and various major creeks exhibit a great deal of potential for containing both prehistoric and historic archaeological resources. They are archaeologically and historically sensitive areas and may be irrevocably damaged by insensitive development and despoliation. Resources present in and along other water resources are similarly sensitive to damage and should be protected and guarded against any further damage. Appropriate management should incorporate an archaeological survey of the properties as an initial stage of resource planning. Such an inventory would provide a basis on which to plan development and evaluate research potential for addressing questions about the past.

6.9 Impacts on Historic Resources

A loss of historic resources in Hart County was experienced during the construction and subsequent development of Lake Hartwell. Currently, there are many historic resources in Hart County that have remained relatively intact and are evenly dispersed. However, many historic resources have been lost and are being lost to demolition by neglect, which occurs when property is abandoned and deteriorates, or when a property owner allows a structure to go unmaintained until the structure becomes derelict beyond repair. Demolition by neglect is the primary negative impact on historic resources in Hart County, especially in the Bowersville and Vanna area. The County will continue to lose these resources without regular maintenance and/or restoration.

There are many Hart County historic residences that have sustained inappropriate remodeling or require extensive repairs. The permanent loss of historic and cultural resources would be detrimental to the quality of life in the County. Only by informing residents of the economic and cultural benefits historic resources provide will the problem of demolition by neglect decrease.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

These benefits include an increase in heritage tourism, economic development, and an understanding and appreciation of Hart County's rural past. Two other impacts which may affect historic resources in Hart County are the development of land on or near historic or cultural sites and alterations or remodeling which drastically alters the architectural integrity of historic resources. Although incompatible development on or near historic resources is not yet a significant problem in Hart County, increased development along the Interstate 85 corridor, development adjacent to the lake, as well as the proposed construction of a four lane route to I-85 and the planned by-pass around Hartwell may, in the future, impact those historic resources located along the routes. However, if properly planned, potential development and construction in these areas could directly and indirectly benefit historic and cultural sites by attracting both tourist and business dollars to additional parts of the County not located along the corridor.

6.10 Analysis and Recognition of Historic Resources

Once a community or county knows what and where its historic resources are, then it can begin to recognize these resources and bring community attention to their significance. One tool a community can use to achieve this is the National Register of Historic Places. The National Register of Historic Places is the nation's list of historic buildings, structures, sites, objects, and districts worthy of preservation.

Although listing in the National Register does not protect properties from alteration or demolition, it serves as a good way to bring recognition of and pride in a community's historic properties. National Register landmarks and districts also serve to pinpoint areas across the landscape where preservation and local protection can be implemented. Current National Register listings in Hart County include: the Multiple Resource Nomination of Hartwell (1984); Bowersville Historic District (1985); Patterson-Turner House (1990); the Archibald Mewborn House (1997), and the Gulley-Gurley Farm (1997).

Some potential National Register nominations include those already mentioned above in previous sections, as well as a rehabilitated Queen Anne cottage located on State Route 172 and County Road 60, the Thornton Homeplace, the Caudell House on State Route 172 and Eagle Grove Road, the Teasley-Norman-Bosley House, and the Ayers-Payne House in Reed Creek.

Once all of the county's resources have been determined, the community needs to decide which of these resources are most important to preserve, usually those deemed worthy of National Register recognition, and they should be informed of the benefits of preservation including: Historic resources are top tourist destinations. Revitalized buildings and historic districts attract new business and tourists, stimulating retail sales and increasing sales tax revenue. Historic rehabilitation creates new jobs during construction and later in new offices, shops and restaurants. Property values tend to improve in revitalized areas. Investment Tax Credit programs are available for certified rehabilitation. Less energy is required to rehabilitate old buildings than to demolish and replace them with new construction.

6.11 Heritage Tourism

Tourism is playing an increasing role in both the U.S. and Georgia economy. A large part of the tourism market involves historic sites as destinations. Hart County could be able to capitalize on

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan

the tourism industry because of its many attributes such as its historic sites, its proximity to Lake Hartwell, state and local parks, and its proximity to Interstate 85, a major transportation route.

Heritage tourism can play an integral role in Hart County's economic development as a component of tourism related economic development. The development of a county-wide heritage tourism plan in partnership with the Cities of Bowersville and Hartwell would provide the County with an analysis of tourism potential in the area, a set of objectives, as well as tools and techniques to implement a heritage tourism strategy. Coordination between Hart County, the Hart County Chamber of Commerce, the Cities of Bowersville and Hartwell, Parks and Recreation Departments, and the Hart County Historical Society could be an integral part of any tourism planning process, as well as the marketing and promotion of heritage tourism.

An important factor in this process would be increasing the visibility of the Hart County Chamber of Commerce. Finally, coordination with other communities and counties in the region should also be considered while developing a heritage tourism plan. The National Trust suggests five principles to follow when considering heritage tourism in your community:

1. *Authenticity and Quality:* Tell the true stories of historic sites. The specific development of an area and the contributions made by previous generations are what distinguish one place from another.
2. *Education and Interpretation:* History can be fun. Names and dates don't bring a place or an event alive, but human drama and history does. The interpretation of historic sites should be creative and exciting.
3. *Preservation and Protection:* Take care of maintaining historic places, and the historic buildings of neighborhoods and towns for residents and visitors both now and in the future. A community wanting to attract tourists must safeguard the future by establishing measures to protect the very elements that attract visitors.
4. *Local Priorities and Capability:* Build strong, comprehensive tourism programs, directed toward local priorities and ensure that tourism is of economic and social benefit to the community and its heritage.
5. *Partnership:* Cooperation among business people in tourism, operators of historic sites, local governments and many others is important to enhance tourism activities. Historic sites and districts deserve special funding consideration for operations and maintenance since they are often the reasons why people wish to visit a community.

Several funding sources exist for heritage tourism plans and some eligible activities. These sources may include the Office of Historic Preservation's Survey and Planning Grant, the Department of Community Affairs' Local Development Fund, and the Transportation Enhancement funds through the Intermodal Surface Transportation Efficiency Act (ISTEA).

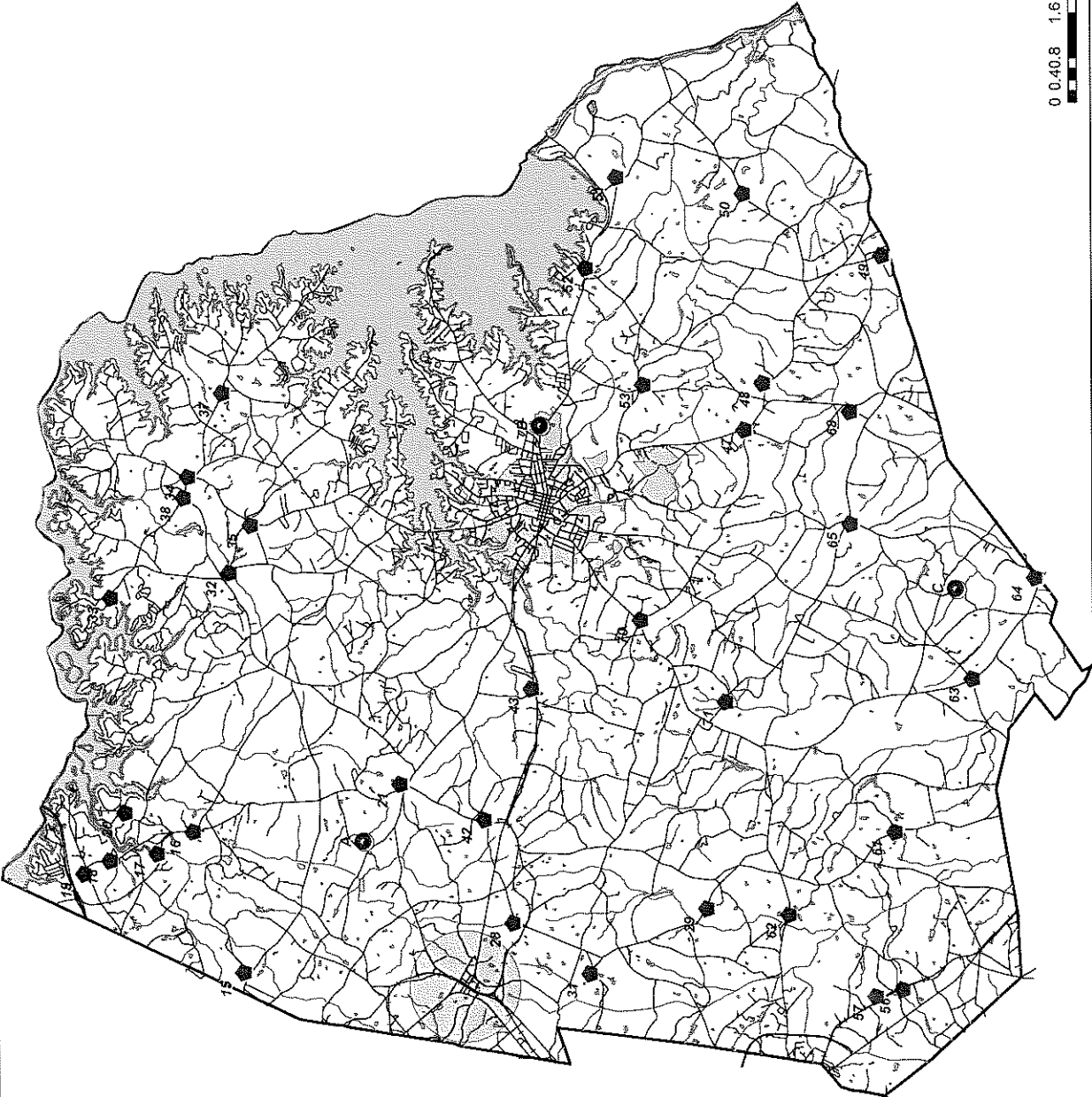
6.12 Conclusion

Goals and priorities could be set for the preservation of historic resources in Hart County. These goals might include preserving specific rural areas of the county and making the community aware of their importance, protecting the most important historic resources in the county from demolition or demolition-by-neglect, or implementing a heritage education program based on the county's archaeological and architectural resources.

Map 6-1 Hart County Historic Resources

Legend

- GDOT 2005 Roads
- Railroad
- Rivers & Streams
- ▨ Lakes & Ponds
- ▭ County Boundary
- ▭ City Limits
- Potential National Register Sites
- National Register Sites



- Potential National Register Sites
- 15 Thayer's House 1860 (1969)
 - 16 Residence Methodist Church 1872 (1958)
 - 17 Medley's Mill Parkers, MBH, 1835 (1867)
 - 18 Small Creek Baptist Church
 - 19 Smith House - circa 1880
 - 20 Dr. Holland House - circa 1880
 - 21 Crossroads Baptist Church and Cemetery circa 1919
 - 22 Old Cannon Baptist Church (circa 1891) and Cemetery (1900)
 - 23 Red Wine Church 1906
 - 24 John H. Bowers House 1892
 - 25 New Assembly Church and Cemetery circa 1929
 - 26 St. Paul's Episcopal Church 1850 - 1865 (1940)
 - 27 Pennington - Schulz House 1916
 - 28 Volkey - Dunn House 1899 - 1897
 - 29 Osborne House 1894
 - 30 William's House - circa 1880
 - 31 Flat Shoals Baptist Church and Cemetery - 1883 (1933)
 - 32 Cedar Creek Baptist Church 1878 (1950)
 - 33 Millford House circa 1870 - 1880
 - 34 Thornton Home Place - circa 1850
 - 35 Colosony Methodist Church 1911
 - 36 Turner House circa 1840
 - 37 St. Ann's Church and Cemetery 1923
 - 38 St. Ann's Church 1873 (1958)
 - 39 Moore - Ballinger House 1870
 - 40 Bower House
 - 41 Denny House - circa 1830
 - 42 Gail House
 - 43 Canfield House 1850 (1880)
 - 44 Liberty Congregational Church 1878 (1899)
 - 45 Elm Baptist Church 1921
 - 46 Tensley - Norman Bousley House circa 1870
- National Register Sites
- 70 Center of the World Cherokee Memorial (Cultural/Archaeological Site - Jordan DeLoach 1983 DAR)
 - 71 Hiram House 1980
 - A Gully-Gulley Farm
 - B Patterson-Custer Homophere (1860)
 - C Archibald-Meebren House (1798)

Information based on 1977-1981 Survey.
Data has not been updated on the above listed sites.

Map prepared by:
Georgia Mountain Regional
Development Center
FD, March 2007



CHAPTER SEVEN: INTERGOVERNMENTAL COORDINATION

Modern communities are more intertwined than at any time in history, with neighboring jurisdictions sharing environmental features, coordinated transportation systems and other socio-economic ties. In order to provide the efficient and effective delivery of governance, such relationships require coordinated planning between counties, cities and across all public sector organizations.

This chapter provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

** Note: A number of the topics discussed in this chapter are also discussed in Community Facilities and Services chapter or the Natural and Cultural Resources chapter. For those topics, the focus in this chapter is the effectiveness of coordination between the entities involved and not the overall effectiveness of the provision of services.*

7.1 Coordination with Other Entities

The intergovernmental coordination element requires an inventory and assessment of the relationships between the local government and the various entities assisting in the provision of public sector services and facilities. This can include other units of local government providing services but not having regulatory authority over the use of land, such as constitutional officers. The inventory of each item must address the nature of the entity's relationship to the local government comprehensive plan, the structure of existing coordination mechanisms or agreements, and the parties responsible for coordination.

7.1.1 Adjacent local governments

Hart County is bounded by several counties in two states and has three cities, in whole or in part, within the county.

The County seat is the City of Hartwell, which is governed by a mayor and six-person city council, all of whom serve on a part-time basis. The City government, under the supervision of the mayor and council, sets the millage rate each year, which provides funds for the operation of some of the city departments. The City also operates off of utility revenue. The City employs a city manager who supervises the city clerk and all city departments. The City of Bowersville, also located entirely within Hart County, is governed by a mayor and four-person city council. All city council members serve on a part-time basis. The mayor supervises the city clerk and all city departments. The City of Royston reaches into Hart County from Franklin County. Royston is governed by a mayor and six-person city council. All city council members serve on a part-

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

time basis. The City employs a city manager who supervises the city clerk and all city departments.

Communication and cooperation with these communities is considered of good quality, with most cooperative agreements spelled out within the Service Delivery Strategy (discussed elsewhere in this chapter).

Local governments adjacent to Hart County include two counties each from Georgia and South Carolina. To the west and south are the two Georgia counties, Franklin County and Elbert County. To the east and north are two Counties in South Carolina, Anderson and Oconee. Hart County does participate in several regional programs/authorities discussed elsewhere in this chapter. The only other formal cooperative venture between Hart County and either of the neighboring counties involves a joint animal shelter and program: The Northeast Georgia Animal Shelter in Lavonia is a multi-jurisdictional effort by Franklin County, Hart County, and the Cities of Franklin Springs, Hartwell, Lavonia and Royston. All other levels of communication with these adjacent communities is considered satisfactory, though improvements could be needed as development pressures increase.

7.1.2 School Boards

The Hart County Board of Education serves the residents of Hart County and all cities. The school system currently operates five public schools and is the fiscal agent for the Hart County Head Start Program and the Pre-Kindergarten Program. The school system coordinates with Hart County in the use of its facilities for recreation and other public use and for other programs. Current levels of coordination with the Board of Education are considered satisfactory.

7.1.3 Independent Special Districts/ Other Units of Government

The Hart County Sheriff Department is responsible for the police protection, service and safety of Hart County citizens. The department operates a patrol, investigations, jail and public and school education division as well as participating in a drug task force. The sheriff department may assist the County in the enforcement of its local regulations. The county office responds in the municipalities when needed, typically under emergency circumstances and the municipalities likewise reciprocate. The City of Hartwell operates its own law enforcement services through their police departments.

The Hart County Marshall serves criminal and civil papers for the Magistrate Court. The County Marshall assists other county officers and Sheriff officers when requested upon.

The Clerk of Courts is responsible for all the civil and criminal filings made in the Hart County Superior Court. It also serves as the official recorder of real estate documents for the County maintaining records of deeds, plats, etc. The Clerk also provides the jury pool for Grand Jury and civil and criminal trials.

The Magistrate Judge is an elected official in Hart County. The Magistrate Court office processes various criminal and civil matters and small claims up to \$15,000. The criminal

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

section issues warrants, hold bonds, committal, dispossessory and first appearance hearings for certain offenses. The civil section issues notices of foreclosure, garnishments and Fi-FA's. The Magistrate Judge also performs marriages.

The Judge of the Probate Court is an elected official. The office is the custodian of vital records that allows the issuance of certified copies of birth and death certificates. The office maintains marriage records and copies of the legal organ. The Probate Court is responsible for the probate and administration of estates along with guardianships of minors and incapacitated adults. The court also handles misdemeanor traffic violations for the county. The Probate Judge also performs marriages.

The Juvenile Court handles all cases involving delinquent, unruly, and deprived children, as well as cases involving custody, child abuse, abortion notification, and termination of parental rights, and provides probation supervision of children on probation. Juvenile court also handles all traffic cases involving children under the age of 17, regardless of the jurisdiction of the incident.

The Northern Judicial Circuit Court serves five counties that include Franklin, Elbert, Hart, Madison, and Oglethorpe Counties. There is a joint agreement among the counties to fund the court services along with state funding.

7.1.4 Independent Authorities

The Hart County Industrial Building Authority, created as a local Development Authority in accordance with Georgia state law, works to attract new industry and expand existing industry in the county and cities. Its seven members meet quarterly, or in called meetings as necessary, to report on projects, plan strategy, consider inducement resolutions for new industries, and to acquire and develop industrial buildings, industrial sites and industrial parks.

The Joint Development Authority of Franklin, Hart and Stephens County is a joint three county development authority, consisting of three members from each county, appointed by their County Commission, meets quarterly (no set meeting date) at alternating locations to plan and report on development activities in each county.

The Hart-Franklin Airport Authority is jointly funded and managed by Hart and Franklin Counties and is located near the City of Canon.

All levels of coordination with these authorities is considered satisfactory.

7.1.5 Chambers of Commerce

The Hart County Chamber of Commerce operates to promote and support business, civic, cultural and educational growth in the Hart County area. Staff includes an Executive Director and volunteers. The Chamber is governed by a volunteer President and a Board of Directors representing businesses in the community.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

7.1.6 Utilities

Electric power is distributed in Hart County by Hart Electric Membership Corporation with headquarters in Hartwell and Georgia Power. Natural gas is provided by the City of Hartwell. Current and projected levels of both utility services are considered satisfactory.

7.1.7 Regional, State and Federal Entities

Several Federal agencies and Georgia State Departments provide regular assistance and service to Hart County. Currently all levels of service are considered satisfactory, however the County is seeking to utilize the community development resources of these programs even more in the future.

The Georgia Department of Community Affairs provides a great deal of assistance to the county and city through its numerous programs. These programs include assistance in the areas of planning, housing, quality growth, downtown development and community development.

The Georgia Mountains Regional Development Center provides land planning, transportation planning, historic preservation planning, water resource and water quality planning, economic development assistance, and grant assistance to the county and city. GMRDC has a regional plan and coordinates the review of local plans and Developments of Regional Impact. The Georgia Mountains Regional Economic Development Corporation provides economic development and loan assistance to the city and county.

The Georgia Department of Transportation operates a maintenance and engineering post for localized road maintenance and improvements. The department also does the local transportation planning for Hart County out of the District 1 Office located in Gainesville, Georgia.

The Georgia Forestry Commission operates a forestry county unit office outside Hartwell. The office provides a county ranger who provides leadership, service and education in protection, management, and wise use of local forest resources.

The Georgia Department of Natural Resources owns several recreation facilities within Hart County, including Hart State Park, Tugalo State Park and other important historic and archeological resources. The Environmental Protection Division of DNR regulates permits for drinking water, waste water, stormwater management.

Agricultural extension services are provided county-wide by the University of Georgia Cooperative Extension Service. This program is funded jointly by Hart County and the State of Georgia.

The Georgia Department of Human Resources provides health services and mental health services through the Hart County Health Department and the Hart County Department of Mental Health. These two departments are funded by local, State and Federal funds and grants.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

The Georgia Department of Family and Children Services provides social and protective service assistance to needy families and children within the County. These services are funded by county, State and Federal funds and grants.

The U.S. Army Corps of Engineers is a federal division of the U.S Department of Defense. The USCOE owns and manages the Lake Hartwell Reservoir and Lake Hartwell Dam. The Lake Hartwell Reservoir lies in Hart County on the eastern edge of the county and is shared with Franklin County, Stephens County and the State of South Carolina. The reservoir serves a number of purposes other than recreation, including flood control and power generation. The generating capacity at Hartwell Dam is 422,000 kilowatts of electricity. Hart County has lease agreement with the COE for the development and management of recreation facilities on the reservoir.

Hart County is one of 35 counties in North Georgia eligible for assistance and programs activities from the Appalachian Regional Commission (ARC). This is a federal-state partnership that works with the people of Appalachia to create opportunities for self-sustaining economic development and improved quality of life. The ARC program is administered at the state level by the Georgia Department of Community Affairs (DCA). Each year ARC provides funding for several hundred projects throughout the 13 Appalachian states in support of economic and human development. These efforts seek to augment ARC's highway development program and bring more of Appalachia's people into America's economic mainstream. The projects directly address ARC's five goal areas: education and workforce training, physical infrastructure, civic capacity and leadership, business development, and health care. In helping Appalachian states meet community needs in these five goal areas, ARC has supported a variety of innovative projects and initiatives. Each year throughout the Region ARC programs create thousands of new jobs, increase school readiness, improve local water and sewer systems, expand access to health care, assist local communities with strategic planning, and provide technical, managerial, and marketing assistance to emerging new businesses. The goals, policies and objectives found in each element of the Hart County plan are considered in compliance with ARC policies.

The U.S.D.A Natural Resource and Conservation Service provides technical assistance on natural resources issues and assist individuals, groups, and communities within the county to implement soil and water conservation practices to protect the privately owned land in Hart County and its cities. This program is jointly funded by county and federal funds.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

7.2 Coordination with Intergovernmental Programs

In addition to evaluating the coordination with other entities, the local government must also inventory other applicable related state programs and activities that are interrelated with the provisions of the local government's comprehensive plan. The purpose of such an inventory is to identify existing agreements, policies, initiatives, etc. that may/will have an effect on the options a local government may want to exercise as part of its comprehensive plan.

7.2.1 Service Delivery Strategy

The 1997 Georgia General Assembly enacted the Local Government Services Delivery Strategy Act (HB 489). The intent of the Act is to provide a flexible framework for local governments and authorities to agree on a plan for delivering services, to minimize any duplication and competition in providing local services, and to provide a method to resolve disputes among service providers regarding service delivery, funding equity and land use. In summary, in each County the Service Delivery Strategy Act provides local governments and authorities with an opportunity to reach an agreement to deliver services in an effective and cost efficient manner.

Local governments must also maintain and adhere to their service delivery strategy and submit it to DCA for verification in order to remain eligible for state administered financial grants or state permits. No state administered financial assistance or state permits will be issued to any local government or authority that is not included in a DCA-verified service delivery strategy. In addition, no state administered financial assistance or state permits will be issued for any local project which is inconsistent with the agreed upon strategy.

Summary of Local Agreement

The current Service Delivery Agreement for Hart County was updated in 2004 and is considered up to date. The current SDA includes agreements for the following services within, or with partnership with, Hart County:

- Airport
- Animal Shelter
- Board of Equalization
- Cemetery
- Chamber of Commerce
- City Court
- Clean and Beautiful
- Clerk of Court
- Coroner
- Downtown Development Authority
- E-911
- Elections
- Emergency Management
- Emergency Medical Service

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

- Extension Service
- Fire Protection
- Gas Service
- Industrial Development Authority
- Jail
- Jury
- Law Enforcement
- Library
- Magistrate Court
- Planning/Zoning
- Probate Court
- Public Defender (Indigent Defense)
- Public Health/Mental Health
- Public Housing
- Public Works
- Recreation
- Road Maintenance/Construction
- Senior Center
- Sewer Service
- Solid Waste Management
- Superior Court
- Tax Assessment/Collection
- Water Service.

Most of the agreements address only Hart County and the Cities of Hartwell, Bowersville and Royston, though some reference other governments involved in the cooperation of the service or facility (such as Franklin County with regards to the animal shelter). As required select services from this agreement are presented and discussed in other elements of the Comprehensive Plan.

Consistency between Comprehensive Plan and SDA

The SDS will need to be amended from time to time to reflect any change in services and funding as growth takes place in Hart County and in its cities. As the SDS was recently updated all policies and projections for this planning process were based on existing conditions within the SDS. Should any objectives generated from this Comprehensive Plan process require the service conditions and/or boundaries of the SDS be amended, the County will begin coordination of discussions to consider and, where possible, implement those changes.

Summary of land use dispute resolution process

The SDA also includes an agreement between Hart County and its cities to implement a process for resolving land use disputes over annexations. Under the agreement between the Cities and the County prior notification of annexation activities will be given to the County by the City providing full information on the proposed land use or zoning classification and area to be annexed. The County will respond to the City within 15 working days of its agreement or

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

objection to the proposal. In the event of disagreement between the City and County, the dispute will go through the agreed upon mediation process.

To ensure compatible and non-conflicting land use Hart County and its cities provide land and water planning through ordinances for the following: Subdivision Regulations, Soil Erosion and Sedimentation Control, Wetlands Protection, Floodplain Regulation, and through comprehensive planning. Expansion of water and sewer services and land use modifications must comply with these resolutions, ordinances, and the comprehensive plan.

Consistency of the land use plan with water and/or sewer extensions/improvements

The current land use patterns for Hart County coincide with existing infrastructure and utility distribution. There are marginal calls for expansion of utilities beyond what is already proposed (See *Community Facilities and Services*). No expansive land development will be encouraged in areas not already appropriately served by utilities or designated for future expansions of service.

Compatibility of adjoining land use plans

Hart County's future development plans will be done in coordination with adjoining local governments. Franklin County is undergoing a similar Comprehensive Plan update process, and land use plans for both counties (and included cities) will be coordinated through the Georgia Mountains Regional Development Center. Copies of the draft material will also be shared with other adjoining communities for comment and, as needed, mediation.

Preliminary projections suggest Hart County will retain its rural character on the periphery, suggesting minimal opportunity for land use conflicts with neighboring counties based on existing conditions. The only variation to this will be along the Franklin County boundary where the Cities of Lavonia, Royston, Canon and Bowersville are attracting some new development. To this end Hart County will regularly share development information with Franklin County to ensure all communities are aware of current trends and issues. Hart County will only support development in this area that is sustained by conditions outlined in the Service Delivery Strategy, and is not actively promoting new development above and beyond what the cities are able to attract.

7.2.2 Other Programs

In addition to the involvement with State and Regional programs and organizations mentioned above, local communities are often eligible or required to be involved with other programs for such purposes as transportation planning, natural resource planning, or economic development. Hart County is not currently participating in any special program or organization apart from the State and Federal programs previously discussed.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

7.3 Articulation of the Community Vision, Goals and Implementation Measures

The Vision for Hart County will be developed in full during the Community Agenda phase of the planning process. It will be based on citizen input through public workshops and in accordance with the issues and information identified in the development of the Community Assessment. As part of the planning process the Vision, Goals and resulting Work-Program will be checked for internal consistency.

Further, upon completion of this planning process, Hart County and the GMRDC will strive to promote the Comprehensive Plan as a whole, making it available for continued review and soliciting comments. Hart County will revisit the plan within 6 months upon it's adoption so as to ensure the document is an accurate reflection of the Vision and Goals for the community.

7.4 Assessment

Issues arising from growth and development?

Land use patterns and trends will likely be vastly different within 5-10 years. As such, the County and neighboring communities need to establish a process for formally reviewing and amending the land use element of this Plan prior to the regularly scheduled updates.

Adequacy of existing coordination mechanisms? Needs that would benefit from further coordination?

Current levels and methods of communication and cooperation are considered satisfactory except for the Animal Shelter and with regards to the adjoining counties in South Carolina. The animal shelter issue is currently being addressed as part of a study with the GMRDC and should be resolved by next year. Improved levels of communication with Oconee and Anderson County, SC, would serve to inform the County and it's partner organizations of possible changes in development trends and economic development opportunities. It would also aid in maintaining the health of the reservoir.

SUPPORTING DATA AND ANALYSIS
Hart County Comprehensive Plan 2007-2030

7.5 Identified Issues and Opportunities

Issues:

- *Cooperation with the Army Corps of Engineers* – Hart County and the City of Hartwell should encourage the Corps to consider extended summer pool levels for Lake Hartwell to maximize the lake’s use for recreation and tourism. The County should also work with the Corps to assist in efforts to protect water levels in times of drought.
- *Growth management* – The County should continue to work with neighboring communities to monitor and evaluate development trends so as to ensure Hart County is able to address new issues and maintain sustainable land use patterns. The County could improve its review of regional land use and development information.

Opportunities:

- *Existing intergovernmental cooperative actions* – Measures such as the Service Delivery Agreement and the Special Purpose Local Option Tax (SPLOST) provide an existing framework for expanding cooperation and communication between Hart County and adjoining governments. Hart County should work to make sure every multi-jurisdictional program is being utilized to support community development efforts.
- *Joint Development Authority* – The cooperation of Franklin, Hart and Stephens County has greatly assisted with the economic development of the I-85 corridor near Lavonia. This type of partnership has enabled all three counties to reap benefits from the Interstate access and maximize utility service. Hart County should continue to work with the other governments in expanding this effort and exploring additional opportunities for the Joint Development Authority to grow business within the region.