

City of Hartwell
2015 Comprehensive Plan Update
August, 2015



TABLE OF CONTENTS

PAGE

I. INTRODUCTION

- Purpose 1
- Required Components 1
- Citizen Participation 2

II. COMMUNITY VISION

- Vision Statement 3
- Community Assessment 5
- Community Issues & Opportunities 22
- Land Use Assessment 27
 - Quality Community Objectives 31
 - Character Areas 34
 - Future Development Strategy 54

III. IMPLEMENTATION PROGRAM

- List of Accomplishments 55
- Policies & Long Term Objectives 57
- Short-Term Work Program 58

IV. APPENDIX

- Character Area Map 62
- Hart County Labor Force Activity 2014 63
- Summary of Public Surveys/Meetings 69

CHAPTER 1

INTRODUCTION

PURPOSE

Incorporated as a town February 26, 1856, the City of Hartwell is the county seat of Hart County. The city was named for Nancy Hart, a heroine of the Revolutionary War who served as a spy and captured a group of Tories who threatened her home. Hartwell's population is made up of 4,500 people. Lake Hartwell contains 55,900 acres of water and has 962 miles of shoreline. The number of visitors to Lake Hartwell has increased regularly over the years. This ranked Hartwell third of the ten most popular Corps projects in the nation.

The City of Hartwell contracted with the Georgia Mountains Regional Commission (GMRC) for the preparation of a comprehensive plan, which meets the requirements of the Georgia Planning Act. With the assistance of the GMRC, the City of Hartwell coordinated the efforts of citizens, elected officials, professional leaders, property owners, and major employers to create visions for their communities and a strategy to make them a reality.

REQUIRED COMPONENTS

The comprehensive plan has been prepared in accordance with the mandated three-step planning process, which is described as follows: 1) an inventory of data for each planning element and projections/forecasts where applicable to provide the local governments with a factual and conceptual basis for making informed decisions about the future of the community, and an analysis and assessment of the data in terms of their significance to the community; 2) a statement of issues, needs, goals, policies and objectives; and 3) an implementation strategy which sets forth an overall strategy for meeting the community's ambitions both for the short-term (the next five years) and the entire planning horizon (to the year 2035).

The comprehensive plan was prepared in accordance with minimum procedural requirements for local plans, which include a public hearing prior to substantive work on the plan, and a public hearing prior to transmittal of the comprehensive plan for review by GMRC and Georgia Department of Community Affairs. Also considered during the preparation of this comprehensive plan update is compliance with the following:

- GMRC Regional Plan
- Savannah – Upper Ogeechee Water Plan
- Environmental Planning Criteria

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Material for the Purpose, Required Components and Required Procedures has been taken from the appropriate sections of Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning."

CITIZEN PARTICIPATION

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies. At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Hartwell must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Immediately prior to the comprehensive plan update process, Hartwell held three public hearings/sessions which gathered input from a variety of residents. This was initiated by the Hartwell Downtown Development Authority (DDA) as they considered various initiatives for the community. Combined just under 100 persons participated in the process. This information was widely used in the development of this plan update, and a summary of the results from these public hearings/sessions can be found in the appendix.

The primary stakeholders invited to participate in this plan update process was based on the results from the DDA effort and recommendations from the City officials. The stakeholder group was comprised of council members, the city manager, members of Hartwell's DDA, and emergency service employees, as well as business owners from the City registered with the Chamber of Commerce (Barbara Brooks Insurance Services, Rebecca Metzger with Advocacy Wealth Management, and Catrina Hicks with H.Y.D.R.A.). This group was invited to participate in several meetings held on 4/9/2015, 5/6/2015, as well as 6/18/2015 and asked to review draft material upon availability.

In addition to several stakeholder meetings, GMRC also held two public hearings with the City of Hartwell, one of which was a joint meeting with the stakeholders. The initial public hearing to receive input from the public was held on 5/21/2015 and the public hearing on 8/13/2015 was held to give the public an opportunity to review the draft of the comprehensive

plan update and offer comments. Both of these public hearings were held in the Hartwell City Hall Council Chambers from 2-4 PM, and an ad was placed in the Hartwell Sun for each.

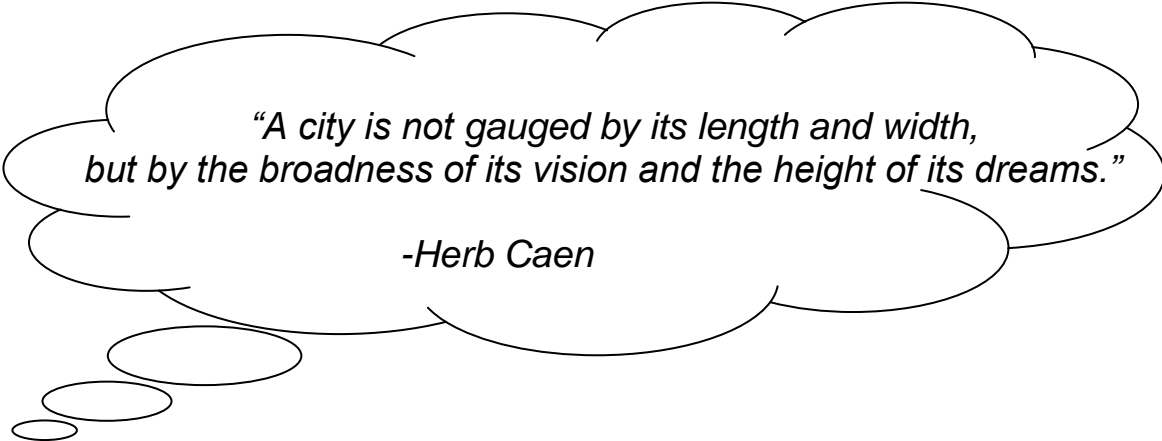
CHAPTER 2

COMMUNITY VISION

GENERAL VISION STATEMENT

Previous planning standards for Georgia defined a community vision as something “... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.



*“A city is not gauged by its length and width,
but by the broadness of its vision and the height of its dreams.”*

-Herb Caen

VISION STATEMENT



“Hartwell values our scenic beauty, historic character & culture; while fostering economic development and a welcoming community.”

This vision statement was a result of input from residents, as well as the stakeholder group. This vision idealizes what each stakeholder thought was important to the community as a whole, based on input received from prior surveys and meetings. The rural, small town feel to Hartwell is something to be maintained going forward. The historic character and culture is what has contributed to this small town feel, residents and stakeholders alike feel this should be protected and enhanced. Maintaining continuity of building facades, improvements to sidewalks and streetscaping will enable Hartwell to keep this small town identity. Fostering economic development focuses on providing opportunities for business owners, adequate infrastructure, as well as providing an allotment of location options. There are a number of infill opportunities inside the city limits, and enough infrastructure currently in place to handle almost any new businesses that would decide to come to Hartwell. The City of Hartwell would like their community to welcome new residents, businesses, and tourists alike, while showcasing their character, culture, and opportunities for growth.

COMMUNITY ASSESSMENT

Comprehensive Plan Elements are divided into the following categories for local plans in Georgia:

- Land Use
- Economic Development
- Population
- Housing
- Natural Resources
- Historical & Cultural Resources
- Community Facilities
- Transportation

Of these categories, the Georgia Department of Community Affairs requires the Land Use & Economic Development Elements to be discussed for the City of Hartwell, while the remaining elements are optional.

ECONOMIC DEVELOPMENT ELEMENT

The economic development element provides the local city government the opportunity to inventory and assess the community's current economic base, labor force characteristics, local economic development opportunities, and other resources. It also helps to determine economic needs and goals and to merge this information with other current data on population trends and characteristics, natural resources, community facilities and services, housing, and land use so that an economic strategy can be developed for the community.

Further analysis has shown a decline in several employment sectors. Manufacturing has seen the biggest decline since 1990. Even with this amount of decline, manufacturing remains one of the top three industries in Hartwell. This will need to be considered when planning for future economic development. If the manufacturing trade does decline even more, Hartwell will need to have a plan to make up for this economic loss. Trade, transportation and utilities are second, while education and health are third. The latter two categories have seen an increase over the past ten years. The remaining categories have not seen much change.

Employment by Sector (Percentage)*Statistics obtained from <http://georgiastats.uga.edu/>

Category	1990	1992	1994	1996	1998	2000	2002	2004	2006	2007	2008	2009	2010	2011	2012	2013
Total	7,464	6,948	6,725	6,531	7,018	7,923	7,092	7,060	6,727	6,635	6,280	5,833	5,870	5,996	5,774	5,790
Manufacturing	50.9 %	48.8 %	45.6 %	41.5 %	41.7 %	39.7 %	33.8 %	31.0 %	24.1 %	20.1 %	19.6 %	18.0 %	18.2 %	20.5 %	23.2 %	25.0 %
Trade, Trans & Utility	16.5 %	14.7 %	15.2 %	16.8 %	16.2 %	14.8 %	16.1 %	17.5 %	17.7 %	20.8 %	22.2 %	23.1 %	22.5 %	21.4 %	21.9 %	21.4 %
Education & Health	3.4%	4.1%	4.4%	7.1%	7.5%	14.8 %	16.9 %	17.3 %	21.0 %	22.3 %	23.0 %	21.6 %	20.3 %	19.2 %	18.0 %	16.7 %
Leisure & Hospitality	4.9%	5.3%	4.7%	5.5%	5.7%	6.7%	6.7%	7.1%	8.5%	9.2%	9.4%	9.9%	8.0%	7.8%	8.1%	8.2%
Prof & Business Service	2.9%	4.0%	3.3%	3.6%	6.5%	8.9%	8.1%	7.5%	6.9%	5.2%	4.1%	5.4%	10.7 %	10.7 %	8.2%	8.1%
Construction							5.3%	5.0%	5.9%	5.8%	5.4%	4.6%	3.7%	4.4%	4.5%	3.9%
Financial Service	1.4%	1.6%	1.7%	1.8%	1.7%	2.1%	2.0%	2.3%	2.7%	2.6%	2.3%	2.4%	2.3%	2.1%	2.0%	2.1%
Information Service	1.3%	1.3%	1.3%	1.1%	1.0%	1.2%	1.6%	1.6%	1.6%	1.6%	1.8%	1.9%	1.9%	2.2%	2.0%	2.0%
Natural Resources & Mining							1.1%	1.2%	1.3%	1.6%	1.0%	1.7%	1.6%	1.5%	1.7%	1.7%
Service, Other	1.4%	1.3%	1.5%	2.2%	1.6%	1.5%	1.7%	1.6%	1.8%	1.7%	1.6%	1.8%	1.7%	1.8%	1.5%	1.5%
Unclassified							0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.2%	0.3%	0.2%
Public Admin	0.8%	1.8%	2.4%	2.6%	1.8%	1.4%	1.5%	2.0%	2.2%	2.2%	2.5%	2.5%	2.4%	0.1%	0.1%	0.1%

Employment/Unemployment Statistics (Surrounding County Comparison)*Statistics obtained from <http://georgiastats.uga.edu/>

	2000	2002	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Elbert Co.														
Labor Force	9,753	10,190	9,955	10,014	10,012	9,855	10,018	9,974	9,596	9,403	9,080	8,848	8,140	7,950
Employed	9,249	9,615	9,407	9,345	9,366	9,283	9,177	8,772	8,302	8,039	8,030	7,930	7,429	7,351
Unemployed	504	575	548	669	646	572	841	1,202	1,294	1,364	1,050	818	711	599
Unemployment Rate	5.20%	5.60%	5.50%	6.70%	6.50%	5.80%	8.40%	12.10%	13.50%	14.50%	11.60%	10.40%	11.80%	7.50%
Franklin Co.														
Labor Force	9,980	10,180	10,334	10,455	10,751	10,440	10,392	10,189	10,226	10,221	9,994	9,741	9,223	9,168
Employed	9,595	9,646	9,814	9,871	10,208	9,917	9,661	8,996	9,031	9,091	8,950	8,819	8,459	8,565
Unemployed	385	534	520	584	543	523	731	1,193	1,195	1,130	1,044	922	764	603
Unemployment Rate	3.90%	5.20%	5%	5.60%	5.10%	5%	7%	11.70%	11.70%	11.10%	10.40%	9.50%	8.30%	6.60%
Hart Co.														
Labor Force	11,421	10,935	11,011	11,002	10,971	10,829	10,631	10,382	10,290	10,370	10,006	9,761	10,314	10,373
Employed	10,974	10,308	10,459	10,254	10,265	10,110	9,691	9,005	9,051	9,166	8,908	8,777	9,513	9,714
Unemployed	447	627	552	748	706	719	940	1,377	1,233	1,204	1,098	984	801	659
Unemployment Rate	3.90%	5.70%	5%	6.80%	6.40%	6.60%	8.80%	13.40%	12%	11.60%	11%	10.10%	7.80%	6.40%
Madison Co.														
Labor Force	13,866	14,658	14,959	15,572	15,436	15,816	16,211	15,681	16,054	16,165	16,007	16,027	12,853	12,864
Employed	13,422	14,065	14,347	14,897	14,862	15,213	15,363	14,335	14,737	14,918	14,919	15,101	12,022	12,146
Unemployed	444	593	612	675	574	603	848	1,346	1,317	1,247	1,088	926	831	718
Unemployment Rate	3.20%	4%	4.10%	4.30%	3.70%	3.80%	5.20%	8.60%	8.20%	7.70%	6.80%	5.80%	6.50%	5.60%

Total Personal Income (by year)***Statistics obtained from <http://georgiastats.uga.edu/>**

Year	Total Personal Income
1995	\$352,867
1996	\$372,688
1997	\$404,867
1998	\$432,324
1999	\$459,742
2000	\$491,573
2001	\$508,901
2002	\$495,292
2003	\$503,373
2004	\$542,173
2005	\$558,951
2006	\$569,140
2007	\$619,028
2008	\$664,523
2009	\$630,763
2010	\$651,160
2011	\$671,890
2012	\$722,245

2010 Commuting Patterns (Out of Area)

***Statistics obtained from GA Dept. of Labor's website**

1	Hart County, GA	5,952	20	Lowndes County, GA	13
2	Franklin County, GA	1,586	21	Buncombe County, NC	13
3	Elbert County, GA	500	22	DeKalb County, GA	12
4	Anderson County, SC	407	23	Muscogee County, GA	12
5	Clarke County, GA	347	24	Oglethorpe County, GA	12
6	Stephens County, GA	309	25	Meriwether County, GA	10
7	Jackson County, GA	93	26	Putnam County, GA	10
8	Madison County, GA	90	27	Pickens County, SC	10
9	Hall County, GA	71	28	Lincoln County, GA	9
10	Oconee County, SC	58	29	Rabun County, GA	8
11	Gwinnett County, GA	47	30	Oconee County, GA	7
12	Fulton County, GA	40	31	Spartanburg County, SC	7
13	Wilkes County, GA	24	32	Banks County, GA	5
14	Gaston County, NC	24	33	Union County, GA	4
15	Bulloch County, GA	22	34	Cobb County, GA	3
16	Habersham County, GA	21			
17	Greenville County, SC	20			
18	White County, GA	17			
19	Jefferson County, AL	16			

2010 Commuting patterns (into area)

***Statistics obtained from GA Dept. of Labor's website**

BY COUNTY			BY STATE		
1	Hart County, GA	5,952	1	Georgia	7,339
2	Franklin County, GA	659	2	South Carolina	300
3	Elbert County, GA	413	3	Florida	15
4	Stephens County, GA	120	4	Alabama	3
5	Anderson County, SC	120			
6	Madison County, GA	80			
7	Abbeville County, SC	62			
8	Spartanburg County, SC	62			
9	Habersham County, GA	46			
10	Oconee County, SC	26			
11	Banks County, GA	23			
12	Gwinnett County, GA	21			
13	Pickens County, SC	21			
14	St. Lucie County, FL	15			
15	Wilkes County, GA	13			
16	Oconee County, GA	9			
17	Greenville County, SC	9			
18	Rabun County, GA	3			
19	Houston County, AL	3			

EDUCATION & TRAINING OPPORTUNITIES

Education and training opportunities are important factors in promoting economic development in the community. The Quick Start Training Program is available through Athens Technical College. Other technical training programs are offered in Hartwell on a scheduled basis. Hartwell is also located in close proximity to the North Georgia Technical College Satellite in Stephens County as well as Anderson College and Forrest College in South Carolina. The University of Georgia is also a short ride away in Athens. The total number of degrees obtained from 2012-2014 has increased almost 3%. A workforce development plan should be established to attract new industry and train local residents to fill these new jobs. The training should begin at the high school level to ensure a better education base for the skilled workers needed. This will also lead to more opportunities for college education in technical fields.

Technical College Statistics

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Accounting Technology/Technician and Bookkeeping°	150	139	105	-7.3	-24.5
Administrative Assistant and Secretarial Science, General°	29	28	39	-3.4	39.3
Aesthetician/Esthetician and Skin Care Specialist°	9	10	10	11.1	0.0
Allied Health and Medical Assisting Services, Other°	16	13	38	-18.8	192.3
Autobody/Collision and Repair Technology/Technician°	79	101	72	27.8	-28.7
Automobile/Automotive Mechanics Technology/Technician°	161	193	158	19.9	-18.1
Biology Technician/Biotechnology Laboratory Technician°	17	20	35	17.6	75.0
Business Administration and Management, General°	8	17	34	112.5	100.0
Child Care Provider/Assistant°	90	72	61	-20.0	-15.3
Computer Installation and Repair Technology/Technician°	95	145	169	52.6	16.6
Cosmetology/Cosmetologist, General°	136	118	89	-13.2	-24.6
Criminal Justice/Safety Studies°	168	186	118	10.7	-36.6
Culinary Arts/Chef Training	4	3	7	-25.0	133.3
Data Entry/Microcomputer Applications, General°	92	78	50	-15.2	-35.9
Data Processing and Data Processing Technology/Technician°	33	62	45	87.9	-27.4
Dental Assisting/Assistant	1	8	12	700.0	50.0
Dental Hygiene/Hygienist	11	13	11	18.2	-15.4
Diesel Mechanics Technology/Technician°	25	20	40	-20.0	100.0
Drafting and Design Technology/Technician, General°	7	14	14	100.0	0.0
Early Childhood Education and Teaching	59	33	39	-44.1	18.2
Electrical/Electronics Equip. Installation & Repair, General°	10	16	4	60.0	-75.0
Electrician°	35	31	50	-11.4	61.3
Emergency Medical Technology/Technician (EMT Paramedic)°	44	75	79	70.5	5.3
Entrepreneurship/Entrepreneurial Studies°	8	4	13	-50.0	225.0
Food Preparation/Professional Cooking/Kitchen Assistant°	65	39	39	-40.0	0.0
General Office Occupations and Clerical Services°	34	43	26	26.5	-39.5
Health Information/Medical Records Technology/Technician	23	17	6	-26.1	-64.7
Health Services/Allied Health/Health Sciences, General°	15	23	87	53.3	278.3

Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology°	110	111	85	0.9	-23.4
Hospitality Administration/Management, General°	39	44	42	12.8	-4.5
Hotel/Motel Administration/Management°	11	7	12	-36.4	71.4
Human Resources Management and Services, Other°	14	4	14	-71.4	250.0
Industrial Mechanics and Maintenance Technology°	58	23	30	-60.3	30.4
Interior Design°	4	2	42	-50.0	2000.0
Legal Assistant/Paralegal	13	10	4	-23.1	-60.0
Licensed Practical/Vocational Nurse Training	13	20	11	53.8	-45.0
Machine Shop Technology/Assistant°	19	41	36	115.8	-12.2
Marketing/Marketing Management, General	5	17	13	240.0	-23.5
Mechanic and Repair Technologies/Technicians, Other	5	6	5	20.0	-16.7
Medical/Clinical Assistant	38	15	10	-60.5	-33.3
Medium/Heavy Vehicle and Truck Technology/Technician°	20	28	50	40.0	78.6
Meeting and Event Planning°	16	10	18	-37.5	80.0
Network and System Administration/Administrator	2	8	17	300.0	112.5
Nursing Assistant/Aide and Patient Care Assistant/Aide°	8	6	1	-25.0	-83.3
Phlebotomy Technician/Phlebotomist°	11	9	15	-18.2	66.7
Physical Therapy Technician/Assistant	17	18	20	5.9	11.1
Radiologic Technology/Science - Radiographer	15	14	16	-6.7	14.3
Registered Nursing/Registered Nurse	47	44	46	-6.4	4.5
Selling Skills and Sales Operations°	12	16	17	33.3	6.3
Social Work, Other°	31	30	35	-3.2	16.7
Solar Energy Technology/Technician°	19	13	26	-31.6	100.0
Surgical Technology/Technologist	8	13	11	62.5	-15.4
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	33	29	36	-12.1	24.1
Veterinary/Animal Health Technology/Technician and Veterinary Assistant°	33	24	22	-27.3	-8.3
TOTAL	2,025	2,083	2,084	2.8	.05

POPULATION ELEMENT (OPTIONAL)

The population element of the comprehensive plan is the most logical starting point in planning for the future of a community. The population element provides the City of Hartwell with an inventory and assessment of trends in population growth or decline and in the demographic characteristics of the population. The population element forms a foundation for the economic development, community facilities, housing and land use elements of the plan.

Between 1930 and 1970, Hart County's population remained relatively constant, at around 15,500 persons. The growth rate in Hart County was quite significant from 1970 to 1980, at 17.5 percent. Population growth slowed in the 1980s to 6 percent, and then picked back up from 1990 to 2000 growing by 16.7 percent to 22,997. Hartwell and Hart County alike have maintained a constant increase in population since 2000. Hartwell's population has increased roughly 8.6% in the past 10 years. Over 35% of the population was of retirement age (55+) in 2010. While in 2010, Hartwell did see an increase in the population of 15-19 year olds (+16.7%), essentially the age group entering the work force; it also saw the decline of the 25-29 year old population (-16.2%). The biggest increase in population by age came from the 60-64 year old citizens (+27.2%).

POPULATION BY AGE CATEGORY

AGE CATEGORY	1970	1980	1990	2000	2010
0 - 4	434	307	277	273	314
5 - 9	463	389	312	244	282
10 - 14	490	413	293	242	267
15 - 19	414	398	325	240	288
20 - 24	349	326	263	233	243
25 - 29	285	293	307	266	229
30 - 34	267	310	300	228	228
35 - 39	289	246	262	241	270
40 - 44	262	202	257	273	233
45 - 49	307	232	237	234	259
50 - 54	271	272	202	236	277
55 - 59	282	288	221	232	271
60 - 64	206	281	238	217	298
65 - 69	184	282	284	215	233
70 - 74	149	201	236	201	197
75+	213	415	541	613	580
TOTAL	4,865	4,855	4,555	4,188	4,469

POPULATION PROJECTIONS: 2010 – 2039

*Statistics obtained from 2010 Census

Year	Hart County					Hartwell	
	Housing permits/ year	Persons per household	Net Migration	Resident Pop. Change	Population	Persons per household	Population
2005					23,867		4,248
2006					24,129		4,297
2007	170				24,123		4,266
2008	186				24,252		4,279
2009	35	2.52			24,067		4,287
2010	29	2.51			25,213	2.24	4,469
2011	40	2.51			25,305	2.24	4,500
2012	46	2.50	106	49	25,460	2.23	4,532
2013	58	2.50	133	51	25,644	2.23	4,568
2014	74	2.49	170	51	25,865	2.23	4,605
2015	94	2.49	217	52	26,133	2.22	4,646
2016	113	2.48	259	52	26,445	2.22	4,688
2017	136	2.48	311	59	26,815	2.22	4,730
2018	163	2.48	372	60	27,247	2.21	4,773
2019	195	2.47	445	61	27,754	2.21	4,816
2020	225	2.47	511	63	28,328	2.21	4,859
2021	258	2.46	587	64	28,979	2.21	4,912
2022	297	2.46	673	74	29,726	2.20	4,966
2023	306	2.45	692	77	30,495	2.20	5,021
2024	315	2.45	712	79	31,285	2.20	5,076
2025	325	2.44	731	81	32,097	2.20	5,132
2026	334	2.44	752	83	32,932	2.19	5,194
2027	344	2.43	774	85	33,790	2.19	5,256

2028	311	2.43	698	87	34,575	2.19	5,319
2029	320	2.43	718	89	35,382	2.19	5,383
2030	330	2.43	739	91	35,405	2.18	5,453
2031	340	2.42	760	91	36,234	2.18	5,524
2032	350	2.42	782	93	36,281	2.18	5,596
2033	361	2.42	805	94	37,132	2.18	5,668
2034	371	2.42	828	96	37,205	2.17	5,742
2035	382	2.41	852	96	38,081	2.17	5,822
2036	394	2.41	877	98	38,180	2.17	5,910
2037	406	2.41	902	98	39,081	2.16	5,998
2038	418	2.41	929	101	39,209	2.16	6,088
2039	430	2.40	955	101	40,138	2.16	6,180

Alternative Population Projections – Hart County

Year	Medium	High	Low
2005	23,867	23,867	23,867
2010	25,213	25,213	25,213
2015	26,133	27,320	25,851
2020	28,328	29,645	26,389
2025	32,097	33,690	29,861
2030	35,405	37,274	32,896
2035	38,081	40,211	35,336
2040	40,201	42,578	37,255
2045	43,087	45,771	39,878
2050	45,365	48,335	41,931
2055	48,549	51,882	44,816
2060	51,023	54,691	47,039
2065	54,617	58,718	50,286
2070	57,526	62,031	52,896

HOUSING ELEMENT (OPTIONAL)

The housing element provides Hartwell's city 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.

Hartwell has seen an upswing in millennials and older residents moving into areas surrounding downtown. A number of these dwellings are rental houses. Probably one of the greatest concerns is the amount of substandard housing located to the north of downtown. The Leard Street and Rome Street Neighborhoods make up a majority of these units.

There are many vacant, derelict, and blight homes within these areas that would benefit from revitalization. Concentrations of older, dilapidated units in the City have also been a concern regarding criminal or derelict activity. Improving code enforcement and policies would assist with these problems. Finding which areas of the codes and policies need improving would prove to be beneficial to the community and residents alike. By implementing stiffer codes and holding rental property owners responsible for the appearance and upkeep, the City can bring existing structures up to an acceptable level, as well as hold new developments accountable.

NATURAL RESOURCES ELEMENT (OPTIONAL)

This portion of the plan addresses the natural resources in Hartwell. Analysis of natural resources is a critical element in the planning process. Knowledge regarding such resources is important to their protection and conservation. These natural systems provide the means for waste disposal, pure water, minerals, food as well as recreation. Awareness of the resources supporting natural systems allows future development to coexist with critical natural systems in a way that ensures the viability of resources in Hartwell in years to come.

The U.S. Fish and Wildlife Service has completed the National Wetlands Inventory for the Hartwell area. The mapping indicates that there are no significant wetland areas in the City of Hartwell, although areas classified as wetlands do exist to the west, south, and southeast of the City. Despite the occurrence of a number of perennial and intermittent streams in the City of Hartwell, there are no significant floodplains associated with these features. The Savannah River is in proximity to Hartwell, due to this proximity, the establishment and maintenance of the DNR's River Corridor Protection Criteria should be noted and supported. The City of Hartwell is not located in a water supply watershed requiring

protective actions, however, because of the close proximity of the City to the public water intake along GA route 53, the adoption of the Georgia Environmental Planning Criteria for a Large Water Supply Watersheds (a watershed with an area of 100 square miles or more) should be considered to help maintain the quality of drinking water supplies for the safety and welfare of the public. Within 7 miles of a publicly owned water intake, the Environmental Planning Criteria for Water Supply Watersheds calls for the creation of 100 foot stream buffer of perennial tributaries of a water supply reservoir, restriction of impervious surfaces within 150 feet of the stream banks, the prohibition of septic tanks and drainfields within 150 feet of the stream bank, and hazardous materials handlers are required to maintain operations on impermeable surfaces with spill and leak collection systems. As stated earlier, these are the conditions established by the DNR for a large watershed water supply watershed. The City of Hartwell is not mandated to conform to these standards, however adopting these regulations (or more stringent) may be in the best interests of the community.

HISTORICAL & CULTURAL RESOURCES ELEMENT (OPTIONAL)

Historic resources include structures and sites, rural resources, community landmarks, archaeological and cultural sites, and the historic environment in which they exist. They serve as visual reminders of Hartwell's past, providing a link to its cultural heritage and a better understanding of the people and events that shaped the patterns of its 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. Preservation can provide property owners in Hartwell with substantial savings through the reuse of facilities, structures and utilities and is often less expensive than demolition and new construction. The preservation and the reuse of historic structures can also attract tourism and promotes a quality of life that industry, new business, and residents find attractive in communities.

The historic residential structures in the city of Hartwell are significant for representing the various stages of settlement and development in the city. Most of Hartwell's historic residences are concentrated along Benson Street, Forest Avenue, Johnson Street, Franklin Street, Howell Street, College Avenue, Webb Street and Jackson Street, as well as the smaller streets which exit off the eight major streets. Most historic residences located along these major streets have been listed in the National Register of Historic Places since September 1986 either as part of a district or as individual nomination. Protection of historic resources has been an important local objective in the City of Hartwell since the Multiple Property National Register nomination in 1984, passage of a local preservation ordinance in 1986 and design guidelines in 1990. Nevertheless, some negative impacts on historic resources exist. The development of property on or near historic resources in an incompatible manner has occurred and may pose a threat to the integrity of currently protected properties.

COMMUNITY FACILITIES ELEMENT (OPTIONAL)

This portion of the plan includes an inventory of public facilities and services. The facilities are assessed for their adequacy to serve present and future population and economic needs. Goals and objectives, as well as actions to be taken related to community facilities are presented in this section.

There are a number of roads within the City that need to be upgraded/fixed. Another growing concern for the City is sidewalk connections to downtown. Numerous roads are without sidewalks, and there are many sidewalks disrepair that need to be addressed. ADA accessibility is another related concern within the City. Sidewalks along Depot Street are to be considered a priority for upgrades. Hartwell is also looking into placing pocket parks in various locations throughout the City. Several ongoing projects could greatly benefit the City, if completed. The Railroad Turntable Project, as well as the Depot St. Project could have enormous positive impacts on the community.

One of the major issues concerning the viability of downtowns in both large and small communities is that of parking. Regardless of whether the parking situation of downtown is a real problem or a perceived one, it is one that needs to be addressed. The City of Hartwell is no exception. There are two categories of parking and uses in the City of Hartwell. The first type is on-street parking, which consists of curbside, typically high turnover parking. The second type is off-street parking, which includes parking lots, both public and private, and service alleys located behind some downtown buildings. These parking areas are generally used for long-term employee or customer parking. There is a major concern about the availability of parking downtown among residents. During the public hearing process, the growing problem of parking was mentioned multiple times as a concern.

Another concern of the City is the water and sewer infrastructure. The City still has some existing clay water lines, which are susceptible to leaks. The City has a need to upgrade and/or repair parts of the infrastructure near downtown especially and wherever the older pipes are found. The City should develop a digitized inventory of the existing infrastructure in order to keep up with repair/replacement schedules. Having this digital inventory will also assist with any annexation opportunities by showing areas in need, or areas that can sustain growth. The City is currently in the process of scoping infrastructure lines to determine areas of repair/replacement.

TRANSPORTATION ELEMENT (OPTIONAL)

In evaluating the transportation network of a community it is important to evaluate certain economic and social patterns that impact such infrastructure.

It is important to recognize that the majority of Hartwell's working population (84%) remained inside the county while 10% worked outside the county. Interestingly, a rather significant number (6%) of the total eligible workers traveled outside of the state for work (mainly to South Carolina). This is likely because of Hartwell's close proximity to the state line and it's relatively close distance to Anderson, South Carolina. By knowing where people are working transportation planners are able to better understand traffic patterns.

ISSUES & OPPORTUNITIES

The planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for the City of Hartwell. Most of these were carried over from the first part of the planning process, identified during the development of the Community Assessment. The following list was created from comments/concerns from the stakeholders, as well as public hearings/surveys conducted prior to the comprehensive plan update. The list has been confirmed and/or refined based on the discussions with stakeholders and analyses throughout the planning process.

LAND USE

Issues and Opportunities	Mitigation Strategies
Too many vacant properties	<ul style="list-style-type: none"> • At least 75% of new detached residential building permits should be issued on existing lots of record • Produce a report of findings on incentives for infill development • Improve code enforcement to reduce number of vacant/derelict buildings
Need more affordable housing options	<ul style="list-style-type: none"> • Amend policies and acquire land to accommodate multi-family housing • Create study of affordable housing options best suited for City’s needs
Update Zoning Map to mitigate conflicting land uses	<ul style="list-style-type: none"> • Reclassify certain vacant lands for multiple-family residential to the R-2, Multi-family zone at the time a new zoning ordinance map is updated and adopted • Ensure that the zoning map allows expansion of the central business district, westward along Johnson, Franklin and Howell Streets • Ensure that the zoning map reflects expanded industrial lands adjacent to existing industrial uses
Need to pursue development of Hart State Park	<ul style="list-style-type: none"> • Develop conceptual master plan of site • Pursue long-term lease with Corps of Engineers • Develop feasibility study of utilities on site

ECONOMIC DEVELOPMENT/HISTORIC RESOURCES

Issues and Opportunities	Mitigation Strategies
Need to increase tourism business in Hartwell	<ul style="list-style-type: none"> • Organize downtown merchants group • Create marketing plan for the City of Hartwell • Provide more variety of historical/cultural events • Provide downtown merchants association workshops/training opportunities regarding effective retailing strategies (window displays, product mix, advertising).
Business owners need to maintain store fronts	<ul style="list-style-type: none"> • Review development regulations policy to ensure new development is designed in an adequate manner • Improve code enforcement • Continue to develop and plan possibilities for downtown improvements, including facade improvements. • Pursue façade grants which have been increased to \$1,000 and include discounts on paint
Need increased variety of commercial business uses	<ul style="list-style-type: none"> • Opportunity for alcohol sales on Sunday for commercial businesses • Improve permit process timeline • Provide more flexibility with new business guidelines • Incentives to fill vacant buildings • Publish/Advertise Revolving Loan Fund • Negotiate with building owners to make sale price more affordable for start-up businesses • Publish/Advertise Marketing Booklet • Review/revise/develop regulations which are reasonable for developers, but also provide quality development
Need more job opportunities within the City	<ul style="list-style-type: none"> • Find suitable land to accommodate larger industrial/renewable energy sites and annex if necessary • Review/revise/develop regulations which are reasonable for developers, but also provide quality development • Set up outreach groups that help promote local businesses abroad, perhaps bringing in larger, more global firms headquartered nearby to share connections and resources • Continue to promote tourism
Need to improve gateway signage linking I-85 to Hartwell	<ul style="list-style-type: none"> • Pursue gateway/signage grant money

POPULATION

Issues and Opportunities	Mitigation Strategies
<p>Problem of the young adult population leaving the city to find jobs needs to be addressed</p>	<ul style="list-style-type: none"> • Find suitable land to accommodate larger industrial/renewable energy sites • Set up outreach groups that help promote local businesses abroad, perhaps bringing in larger, more global firms headquartered nearby to share connections and resources • Continue to promote tourism • Set up job skills forum with high school, area technical college, and Department of Labor personnel to brainstorm

NATURAL RESOURCES

Issues and Opportunities	Mitigation Strategies
<p>Preserve environmentally sensitive/important lands through regulatory protections</p>	<ul style="list-style-type: none"> • Adoption of the Georgia Environmental Planning Criteria for a Large Water Supply Watersheds

COMMUNITY FACILITIES & SERVICES

Issues and Opportunities	Mitigation Strategies
More park space is needed throughout city limits	<ul style="list-style-type: none"> • Create study of available land that could be used for park space • Pursue grant money for small pocket parks
Traffic lights are needed at Bowman Hwy. & Howell Street, as well as Bowman Hwy. & Gibson Street	<ul style="list-style-type: none"> • Create traffic study for future improvements with GDOT & Streets Department
Need to address future City/County water needs	<ul style="list-style-type: none"> • Plan for increased allocation of water from Lake Hartwell • Create study of commercial/residential growth patterns to find what areas need the most attention • Monitor Regional Water Plan for impacts on City resources
Need to slow traffic through downtown	<ul style="list-style-type: none"> • Create study on traffic calming measures • Finish streetscape plan downtown
Highway 29 needs to be widened	<ul style="list-style-type: none"> • Develop report with GDOT on possible widening/redesign
Improve downtown infrastructure (specifically Depot St.)	<ul style="list-style-type: none"> • Create study on what areas are insufficient/are in immediate need of upgrade • Create engineering plan • Pursue grant funding • Implement infrastructure in areas needed
Depot St. needs a streetscape plan	<ul style="list-style-type: none"> • Develop and implement streetscape guidelines • Pursue streetscape grant money
Opportunity for a better connection to Lake Hartwell from downtown	<ul style="list-style-type: none"> • Create sidewalk study • Discuss transit options with City officials • Create feasibility study on golf cart/bike paths connecting Hart State Park & the marina to downtown area • Aggressively pursue annexation opportunities between downtown Hartwell & the lake • Develop response plan for service areas • Develop digital database of infrastructure to gauge capacity & opportunities
Need to improve parking in the vicinity of downtown Hartwell (specifically MLK parking lot options)	<ul style="list-style-type: none"> • Develop/implement regulations requiring business owners to park off-street • Create parking study to show current parking, as well as vacant areas that could be utilized
Provide ADA accessibility on public streets	<ul style="list-style-type: none"> • Develop report to find which areas lack ADA compliance • Create sidewalk improvement schedule

HOUSING

Issues and Opportunities	Mitigation Strategies
Provide/improve sidewalks, street lighting and park/rec areas in Rome Street & Leard Street Neighborhoods	<ul style="list-style-type: none"> • Pursue grant money
Vacant and blight housing conditions need to be addressed (particularly in the Rome & Leard Street Neighborhoods)	<ul style="list-style-type: none"> • Improve enforcement of the standard housing code designed to bring existing substandard units into compliance with minimum occupancy standards • Improve enforcement of the standard building code to minimize the number of dangerous, dilapidated housing units in Hartwell • Target grant funds where significant numbers of substandard housing units presently exist • Implement a program to contact absentee landlords requiring them to secure, renovate, or sell properties • Develop a program to assist homeowners with repairs • Develop/implement an ordinance to secure or demolish structures unsuitable for rehabilitation

LAND USE ASSESSMENT

This section describes existing land uses, as well as assesses any land use problems within the City of Hartwell.

This section is intended to complement, but not substitute for, the existing land use map. Very little agricultural land use remains in Hartwell. Two tracts are classified as agricultural off of Fairview Avenue in the southeast part of the city. A few other agricultural tracts are located in the western part of the city off of Lakeview Circle north of Howell Street (SR 51/SR 77).

Detached, single-family residential dwellings comprise the predominant land use in Hartwell. Virtually every section of the city contains residential neighborhoods.

Although census statistics for 1990 reveal nearly 100 mobile homes in Hartwell, there are less than two dozen mobile homes existing on individual lots. The remainder of mobile homes is presumed to be located in the large mobile home park northwest of Leard Street in the northwest section of the city.

Multiple-family developments in Hartwell, which are mostly projects of the Hartwell Housing Authority, include primarily duplexes and quadruplexes. These developments all exist in the northern half of Hartwell. A ten-unit townhouse development is located at the southwest corner of Johnson and Chandler Streets.

There are a variety of public and institutional uses in Hartwell. Public uses include the county courthouse, city hall, county sheriff and fire facilities, Hartwell elementary school, the Hart County middle school and high school complex, health department, museum, and the public library. Institutional uses include a hospital, medical center, a few nursing and personal care homes, three cemeteries, and numerous churches.

Properties classified as "transportation/communication/utilities" include public utility offices (electric and telephone) Hart County's recycling center, two water towers, an electric utility substation, and the Hartwell railroad right-of-way.

As mentioned in the section on historic land use patterns, most commercial land uses are concentrated in the city's central core, with commercial activity also being present along Howell Street (SR 51/SR 77) and Franklin Street (U.S. 29). There are a few "neighborhood" commercial uses in the south section of Hartwell along both sides of Jackson Street (SR 172). Several scattered commercial uses are located within the residential section in the northeast part of the city. Newer

commercial development (office park) of a suburban character has taken place between Chandler Street (SR 51) and Vickery Street in the northwest section of Hartwell.

Industrial land uses are located along the Hartwell Railroad south and west of the central business district, including Milliken, Monroe Auto Equipment, and Dundee Mills, Inc. Other industrial areas in Hartwell include the North Georgia Armory, the Hartwell Company (Blecrafft plant), properties north of Benson Street west of Campbell Street, north of Johnson Street, and south of Opel Street (extreme southern portion of the city).

The only properties shown in the park/recreation/conservation category are the community center on the west side of Richardson Street and the park/recreation complex located in the far eastern portion of the city, neither of which is owned/operated by the City. The City is, however, in the process of pursuing a long term lease with the Corps of Engineers for Hart State Park. The City would like to develop hotel facilities on-site, as well as camping areas. A conceptual master plan and utility feasibility study should be developed and approved before the City agrees to any long term plans with the Corps. The Hartwell Mega Ramp is another joint project that the City is pursuing. The City has a memorandum of understanding (MOU) with Hart County & partner with them to maintain the park. The costs are split between each entity 50/50.

Undeveloped properties are found in the extreme outlying portions of the city in all directions. The most extensive area of undeveloped land lies east and southeast of Opel Street/Forest Avenue in the south parts of the city. A significant number of vacant platted lots exist in the older developed portions of the city, as well as in new subdivisions located in the northwest and extreme northern portions of Hartwell.

The City of Hartwell is aggressively pursuing annexing properties into the City. The City would like to acquire more properties between Highway 29 and the lake, in order to strengthen the “lakeside community” aspect of Hartwell. Hartwell has an excess of infrastructure in place but should develop a map of potential targets, a database of capacities & service areas, and a response plan. These will provide information on areas that need improvement/expansion, as well as determine how much growth their existing infrastructure can support. The City is also continuing attempts to annex state roads when possible.

ANALYSIS OF AREAS NEEDING SPECIAL ATTENTION

As part of this process communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area.

Areas of significant natural or cultural resources in need of attention

The Rome Street Neighborhood goes back to the early 1900's and has always been a prominent diverse community in Hartwell. Within the Rome Street Neighborhood there are many deteriorating structures that are a haven for drug-related activities, vagrancy, and crime. There exists an opportunity for infill development that not only aids in the eradication of blighting influences, but could provide opportunities to promote historical building patterns and design.

The areas surrounding Railroad St. are also being considered for restoration and rehabilitation. There have been plans to improve the train depot, the weigh station, as well as creating a boardwalk behind the businesses on Depot Street. This boardwalk will include a farmer's market, music venue, and a pedestrian connection to business further north with a walk-through alleyway.

Similar to the Rome Street Neighborhood, the Leard Street Neighborhood is prominently sub-standard housing and is in need of rehabilitation. There are several commercial buildings that have cultural significance which lead into this neighborhood that, if restored, would benefit this neighborhood as well. The Rome Street and Leard Street Neighborhoods could benefit from significant aesthetic improvements such as street trees, pocket parks, etc.

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

The stretch of Highway 29 crossing over the eastern city limits has seen a number of commercial developments put in place. The trend seems to be pushing non-residential development to the east of Hartwell and down this corridor. Another corridor that could likely expand its non-residential development is along the Highway 51 Corridor. There are many opportunities for development along this route that the city could benefit from. Both of these corridors adjoin the urban core of Hartwell and could stir business in the downtown area.

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

The City of Hartwell has made an effort to have excess infrastructure in place in target areas, which would encourage development. By already having infrastructure in place, developers would be more likely to build on these sites. The areas surrounding downtown are in need of upgrades to the infrastructure. The infrastructure in place is out of date and needs to be replaced to sufficiently service the uses within these areas.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

The City of Hartwell would like to have several pocket parks throughout the city, in order to give residents and visitors alike, somewhere to enjoy the natural and cultural resources that Hartwell has to offer. Some areas where parks would be beneficial are the Rome Street Neighborhood, Leard Street Neighborhood, and other areas close to downtown Hartwell.

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

There are several abandoned structures across the City of Hartwell that, if rehabilitated, could really bring life to the community. The old mill on South Jackson Street has great potential for any kind non-residential use. Carolina Street has several abandoned buildings including the Umbrella Company building, the old Ford Motor Company building, as well as an abandoned restaurant that could be utilized for non-residential development purposes. One structure that has a great deal of historical character and significance is the abandoned Pure Oil Station. This station is located in front of the CVS on East Howell Street.

Areas with significant infill development opportunities (scattered vacant sites)

There are several undeveloped properties scattered across the city. Several opportunities for infill are along S. Carolina Street. The old Coca-Cola bottling plant is a historical building that would be a strong candidate for infill development adjoining downtown Hartwell. The abandoned buildings and properties listed above are also great opportunities for infill.

QUALITY COMMUNITY OBJECTIVES

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

APPLICABLE QCO'S PER CHARACTER AREA

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Village Commercial	X		X	X	X					X
Village Residential		X	X	X	X		X			X
Downtown Hartwell	X				X	X	X			X
Neighborhood Revitalization		X	X	X	X		X		X	X
Parks/ Recreation/ Greenspace/ Trails		X	X	X	X			X		X
Industrial	X									
Gateway Corridor	X	X	X		X	X				X
Historic Residential		X	X		X		X		X	
Commercial Corridor	X		X	X	X					
Mixed Public Use	X	X	X	X						

Recommended Character Areas

Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area.

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics;
2. Has potential to evolve into a unique area when provided specific and intentional guidance; or
3. Requires special attention do to unique development issues.

Character areas are often times identified based on environmental and/or physical characteristics of an area and it is not uncommon for communities to define their physical spaces based on a combination of both.

The Recommended Character Areas shown in the Community Assessment represent a starting point in the discussion to create the Future Development Map that is a key component of the Community Agenda. General areas show in the Community Assessment Recommended Character Area map will be refined through the Community Participation Program and continued planning analysis. Boundaries, descriptions, and vision statements for future development will be created during the community visioning process and the development of the Comprehensive Plan.

The recommended character areas for the City of Hartwell are as follows: Village Commercial, Village Residential, Downtown Hartwell, Neighborhood Revitalization, Parks/Recreation/Greenspace/Trails, Industrial, Gateway Corridor, Historical Residential, Commercial Corridor, and Mixed Public Use. Refer to the Character Area Map in the appendix.

Village Commercial

Village commercial districts are pockets of retail, dining, office or institutional uses located in crossroad settings or along select arterial and collector roads. They are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents.

These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community’s rural culture. Units may be detached or attached, but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories, and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape.

Additional characteristics recommended for the district, which are intended to sustain the area’s rural character, include limited sizes and distribution of signage and limited lighting displays.

- Development Encouraged**
- Small scale commercial, office or institutional uses
 - Minimal parking on front and sides; Attached units permitted
 - Sited along 2-3 lane arterials
 - Concentrated at nodal intersections or key stretches
- Implementation Measures**
- Amend/adopt development regulations as needed
 - Refer to design guideline reference material for downtown
 - Develop *Iconic Images* database
 - Develop/ Implement streetscape plans (cities)

Village Commercial



Village Residential

Village residential refers to those neighborhoods adjoining activity centers throughout the City of Hartwell. Typically these feature smaller, sometimes urban lot sizes, large enough for the structure and accompanying yards. The districts are almost exclusively residential in use but are immediately connected to a commercial district or some cultural center, often with pedestrian access provided.

These areas incorporate connecting streets and homes that are usually within 25-50 feet of the roadway. The units are also built to an overall density to indicate a true neighborhood, a cluster of units large enough to endow a community and not feel isolated.

The City of Hartwell's neighborhood district consists of the various urban-scale residential blocks surrounding the Main Street district. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Most housing in these neighborhoods is predominantly site-built in design, with some units dating from the 1930's and most older than 30 years. The typical sites range from $\frac{1}{2}$ to $\frac{1}{4}$ acres, each with a single story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

There are a variety of styles present, most with pitched roofs and front porches. Some units have been expanded or renovated, and based on the visual impact and occupancy rates the district as a whole appears economically stable. In some cases the transitions alongside the rural parts of the city/county are seamlessly experienced thanks to the mature trees and comparable architectural styles of rural housing.

Development Encouraged

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Village Residential



Downtown Hartwell

Hartwell is a classic rural city center that emerged from a crossroads community to a mid-20th century urban core. The several blocks surrounding the courthouse are the retail, civic and social hub for the city while also serving as the defining spaces and forms that give Hartwell its rural, small-town character.

The defining elements include the urban scale blocks, the massing of buildings and the prevalence of commercial, civic and service uses befitting a historic town center. Most of the structures are traditional shop-front buildings of 2-3 stories with frontage right along the sidewalks. Design elements feature a variety of brick, stone and wood construction with familiar displays of signage and windows depicting commercial settings oriented around luring pedestrians.

Ancillary elements exhibit traditional small scale urban form. Sidewalks connect Howell and Franklin Streets with surrounding blocks, including nearby residential neighborhoods. There are various planters, lampposts and garbage receptacles along the walkways.

The bulk of the city's social center and an economic hub for residents and visitors alike stems from Howell and Franklin Streets, complete with popular local restaurants and many unique, boutique shops.

The downtown Hartwell district is likely to retain its form but possibly expand in scale as businesses respond to the growing popularity of this area. A new streetscape plan will beautify the area and further enhance recent efforts to rehabilitate many older structures. Additional plans for new park space in the area, improved signage and coordination of events around downtown are all intended to enhance the Main Street district's role as the social center for Hartwell.

Development Encouraged

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street
- Minimize surface parking; Preference for public lot
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and Main Street district

Implementation Measures

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop *Iconic Images* database
- Implement streetscape plans
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors

Downtown Hartwell



Neighborhood Revitalization

The majority of substandard housing inside the city limits is found within the Rome and Leard Street Neighborhoods. The City desires to provide affordable housing opportunities to low-and-moderate-income families in these areas. Likewise, the City wishes to provide opportunities for infill residential and commercial development. These areas in the northern half of Hartwell need improvements using a combination of local dollars and resources in coordination with USDA and CDBG funds to complete housing rehabilitation, sidewalk improvements, and an innovative first-time homeowner program.

The Rome Street Neighborhood is the traditional center of the African-American community in Hartwell. Churches, businesses, and schools serving the community were established and remain vital to the residents of the neighborhood. The Savannah River Academy was founded in 1909 to serve as the high school for the African American students in Hartwell. While the buildings are not in existence today, it is the consensus of the residents of the Rome Street Neighborhood to reconstruct the buildings on the historic site as a historic resource for the citizens of Hartwell.

Within both neighborhoods there are many deteriorating structures that are a haven for drug-related activities, vagrancy, and crime. There exists an opportunity for infill development that not only aids in the eradication of blighting influences, but could provide opportunities to promote historical building patterns and design.

Throughout these neighborhoods, many homes are being well maintained, renovated, and rehabilitated. A strong sense of neighborhood pride and homeownership is evident. While there are many vacant lots in these areas, the majority of the vacant lots are free of litter and debris. Even with these accomplishments and successful programs, there are a significant number of opportunities to improve public safety, eliminate dilapidated buildings, improve the sidewalk and drainage infrastructure and improve the housing conditions. With a number of parcels being vacant or open space, there is ample opportunity for park space. With a good amount of mature trees, these park areas would have a healthy tree canopy.

Development Encouraged

- Single family detached
- Multi-Family Residential
- Small-scale Commercial
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

Implementation Measures

- Maintain development regulations; Refine as needed (Policy)
- Support preservation of historic and cultural resources/structures (Policy)
- Maintain/Pursue policies that encourage appropriate infill development

Neighborhood Revitalization



Parks/ Recreation/ Greenspace/ Trails

This district is reserved for naturally landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens or popular spots designated for hiking, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give uses an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

These are spaces restricted from new development save for the maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of locally-appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural culture the City of Hartwell has to offer.

- Development Encouraged**
- Recreation areas
 - Trails/Golf Cart/Bike Paths
 - Pocket Parks
 - Minimal land disturbance
 - Conservation design subdivisions
- Implementation Measures**
- Develop/ Maintain a Parks and Rec Master Plan
 - Conduct study assessing opportunities for new park space
 - Pursue long-term lease with Corps for Hart State Park

Parks/ Recreation/ Greenspace/ Trails



Industrial

Areas used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Currently the City of Hartwell has few sites suitable for goods manufacturing, but does intend to accommodate some industrial growth for the future. Currently, the closest Industrial Park is the Gateway Industrial Park on the I-85 Corridor in the northern portion of Hart County. It offers 150 acres of modern manufacturing space, office space, and property for new build-to-suit facilities. Additional, smaller properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access.

These spaces are targeted for accommodating industrial needs, and as such are dispersed to minimize their impact on local communities or the natural environment. Design should include buffers and restrictions against ecological impacts, with a preference for green technology in design or operation. Minimal traffic impacts are preferred both due to limitations of the local roadways and to protect the communities and residents within the valleys.

- Development Encouraged**
- Industrial, low-impact mining, warehousing and distribution
 - Large-scale institutional uses
 - Requirement for appropriate buffering from adjoining properties
- Implementation Measures**
- Inventory all potential industrial sites
 - Develop utility and commercial traffic assessment for growing industry

Industrial



Gateway Corridor

Coming from I-85 on W. Howell Street, from the lake to Leard Street forms the western gateway to Hartwell. These sections of roadway are home to churches, businesses, schools, and shopping with several established neighborhoods adjacent to the area. New mixed-use development and apartment living are encouraged as part of the landscape as well. These roads are also major transportation corridors that connect the community to Downtown Hartwell and I-85.

- Development Encouraged**
- Mixed-use
 - Multi-Family
 - Small-scale commercial
- Implementation Measures**
- Create gateway signage that is highly visible to vehicles.
 - Landscaping requirements along corridor
 - Traffic calming measures

Gateway Corridor



Historic Residential

The historic residential structures in the city of Hartwell are significant for representing the various stages of settlement and development in the city. During the late 19th and early 20th centuries, the majority of the historic residential construction in Hartwell consisted of wood frame structures and a few brick structures. Most of Hartwell's historic residences are concentrated along Benson Street, Forest Avenue, Johnson Street, Franklin Street, Howell Street, College Avenue, Webb Street, Athens Street and Jackson Street, as well as the smaller streets which exit off the eight major streets. Most historic residences located along these major streets have been listed in the National Register of Historic Places since September 1986 either as part of a district or as individual nominations (see enclosed maps). The four National Register District's for the City of Hartwell include the Hartwell Commercial Historic District, Benson Street-Forest Avenue Residential Historic District, Franklin Street-College Avenue Residential Historic District, and the Witham Cotton Mills Historic District.

- Development Encouraged**
- Single Family Residential
 - Minimize surface parking
- Implementation Measures**
- Maintain development regulations; Refine as needed (Policy)
 - Support preservation of historic and cultural resources/structures (Policy)
 - Maintain architectural facades of buildings

Historic Residential



Commercial Corridor

The Commercial Corridor is located to the far Eastern region of Hartwell. It includes several “big box” commercial buildings. By concentrating the bigger commercial structures to the edges of the city, Hartwell can maintain its small-town feel near downtown. Although on the edges of the city, the location of the Commercial Corridor is still within close vicinity to downtown for residents and visitors of Hartwell. Landscaping regulations within the parking lots of these areas will enhance the appearance of large expanses of parking.

- Development Encouraged**
- Light/Moderate Commercial
 - Office Use
 - Minimize surface parking as much as possible
 - Sited along 2-3 lane arterials
 - Concentrated at nodal intersections or key stretches
- Implementation Measures**
- Maintain development regulations; Refine as needed (Policy)
 - Maintain/Pursue policies that encourage appropriate infill development
 - Develop/Implement Parking Lot Landscaping Requirements for future developments

Commercial Corridor



Mixed Public Use

These areas include Hartwell Elementary and Middle Schools, some cemeteries, and various light industrial uses. Most of these areas are located on the Southern edges of the City Limits, with the exception of the schools mentioned above.

- Development Encouraged**
- Campus/Institutional/Public Uses
 - Office Use
 - Minimize surface parking
- Implementation Measures**
- Maintain development regulations; Refine as needed (Policy)

Mixed Public Use



CHAPTER 3

IMPLEMENTATION PROGRAM

List of Accomplishments

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

The following activities were determined to be ongoing policy statements and/or otherwise not worthwhile for inclusion in the new work program. These activities have been placed in the policies and long-term objectives section:

- Aggressively annex viable areas
- Continue to annex state roads when possible
- Promotion of local festivals, events, and historic tourism
- Cooperate with DDA to promote downtown
- Continue to improve Roads
- Continue to improve & repair Sewer I & I
- Purchase two new police vehicles per year

2011–2015 SHORT-TERM WORK PROGRAM

PLAN ELEMENT	DESCRIPTION	STATUS	COMMENT
ECON. DEV.	PROMOTION OF LOCAL FESTIVALS, EVENTS & HISTORIC TOURISM	IN PROGRESS	Moved to policies & long-term objectives
ECON. DEV.	COOPERATE WITH DDA TO PROMOTE DOWNTOWN	IN PROGRESS	Moved to policies & long-term objectives
ECON. DEV.	IMPROVE DOWNTOWN SIDEWALKS – DEPOT STREET	IN PROGRESS	
ECON. DEV.	IMPROVE ROADS	IN PROGRESS	Moved to policies & long-term objectives
ECON. DEV.	ROME STREET NEIGHBORHOOD REDEVELOP. PLAN	IN PROGRESS	
ECON. DEV.	IMPROVE SEWER	IN PROGRESS	Moved to policies & long-term objectives
ECON. DEV.	LAKE HARTWELL MEGA RAMP	COMPLETED	
COMM. FACILITIES	PROVIDE TOT REC. PARK IN ROME SUBDIVISION	IN PROGRESS	Will be folded into General Parks line item going forward
COMM. FACILITIES	PURCHASE TWO NEW POLICE VEHICLES PER YEAR	IN PROGRESS	Moved to policies & long-term objectives
COMM. FACILITIES	PURCHASE FIRE TRUCK	COMPLETED	
COMM. FACILITIES	RECYCLING	COMPLETED	
COMM. FACILITIES	NEW CITY HALL/POLICE DEPT.	COMPLETED	
COMM. FACILITIES	NEW CITY HALL/POLICE DEPT/COURT SYSTEM SECURITY	COMPLETED	
COMM. FACILITIES	POLICE DEPT. – JAIL CONSOLIDATE WITH COUNTY	CANCELLED	Not allowed by the state.
COMM. FACILITIES	SEWER I & I REPAIRS	IN PROGRESS	Moved to policies & long-term objectives
LAND USE	AMEND SIGN ORDINANCE	IN PROGRESS	
LAND USE	UPDATE ZONING MAP	IN PROGRESS	
HIST. RESOURCES	RAILROAD TURNTABLE	IN PROGRESS	
NAT. RESOURCES	PROMOTE STORM WATER MANAGEMENT	IN PROGRESS	

Policies and Long-Term Objectives

While the future development strategy projects the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

One type of action a community can establish to achieve its vision is the establishment of policy and long term objectives. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

LIST OF POLICIES/OBJECTIVES

- Promote local festivals, events & historic tourism
- Cooperate with DDA to promote downtown
- Continue to improve roads
- Continue to improve and repair Sewer I & I
- Purchase two new police vehicles per year
- Aggressively annex viable areas
- Continue to annex state roads when possible
- Promote storm water management
- Continue to invest in maintaining and improving utilities, infrastructure, facilities and services.
- Support Historic Society activities
- Maintain, and routinely assess, existing development regulations
- Encourage infill development in vacant and abandoned buildings
- Promote a diverse, healthy economy in Hartwell and surrounding Hart County

Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

Many programs listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA).

Note: Where applied, “DCA funding” is used to indicate potential funding source for GMRC support of an item eligible for the Local Discretionary Assistance element of the RC/DCA contracts

2016 – 2020 Short-Term Work Program – City of Hartwell

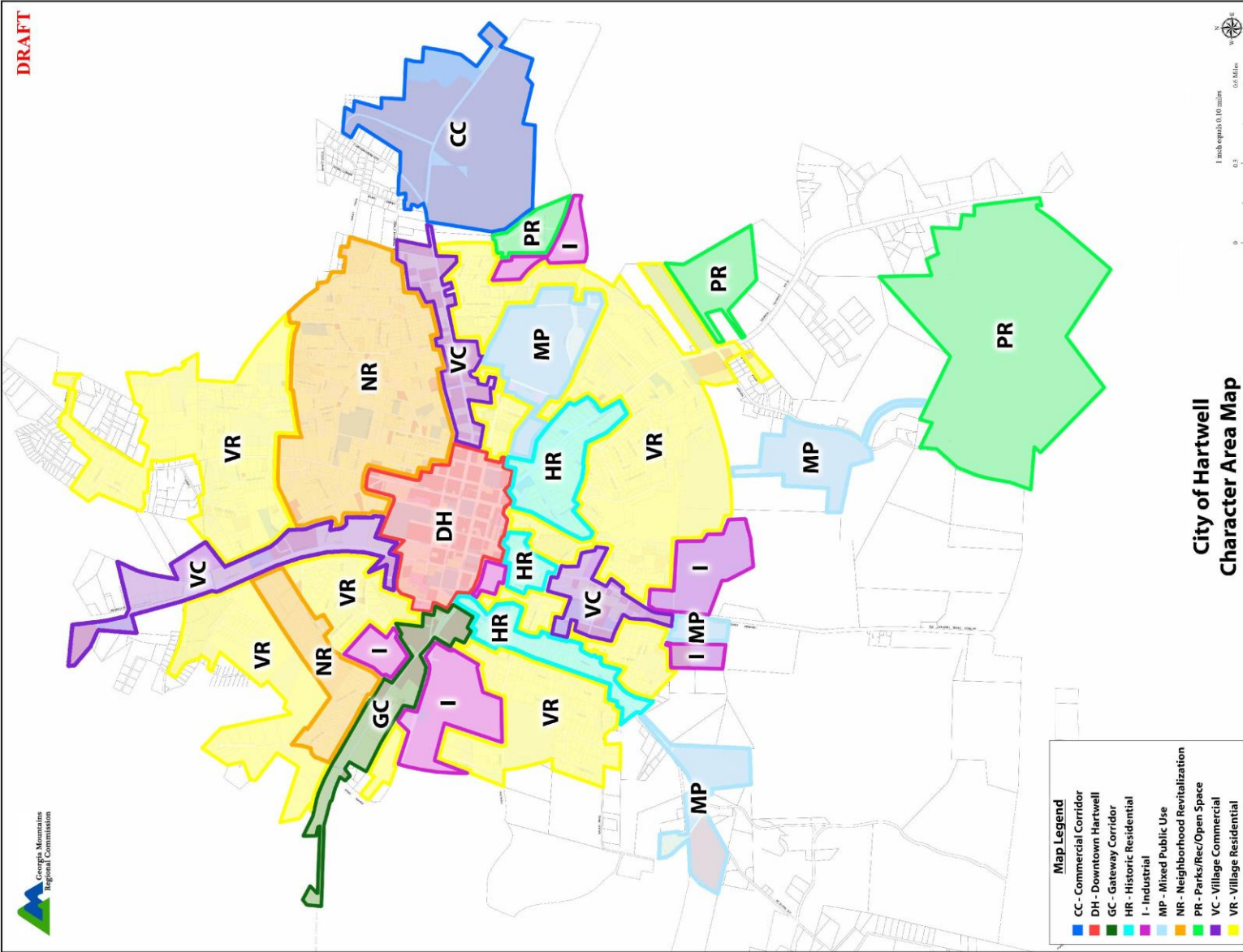
ACTION DESCRIPTION	2016	2017	2018	2019	2020	RESPONSIBLE DEPARTMENT	ESTIMATED COST	DEPARTMENT FUNDING & ASSISTANCE SOURCE
Improve Downtown Sidewalks - Depot Street	X	X				Streets Dept.	\$1,000,000	Grant
Complete Rome St. Neighborhood Redevelopment Plan	X	X				Planning & Zoning Dept.	Minimal Cost	Grant
Implement Multi-Phase Recreational Improvements (Lake Hartwell Mega Ramp)	X	X	X	X	X	Administration	\$30,000	General Fund
Provide general park space throughout city (Pocket Parks)	X	X	X			Streets Dept.	\$10,000/ea	LDF or CDBG Grant
Expand marketing plan/public announcements for Recycling Center	X	X	X	X	X	Sanitation Dept.	\$10,000	Enterprise Fund
Amend Sign Ordinance	X					GMRC/Planning & Zoning Dept.	\$5,000	Local
Update Zoning Map	X	X	X	X	X	GMRC/Planning & Zoning Dept.	Minimal Cost	Local/RDC
Complete Railroad Turntable Project	X	X	X	X		Administration	\$100,000	General Funds/Grants
Build new fire station				X	X	Fire Dept.	\$150,000	General Funds/Grants
Acquire lease for Hart State Park from Corps & develop	X	X	X	X	X	Administration	Minimal Cost	General Fund
Continue marketing endeavors at Cateechee Golf Course	X	X	X	X	X	Administration	\$100,000	General Funds/Grants
Install new sand filters at Wastewater Treatment Plant	X	X				Sewer Dept.	\$1,000,000	Grant

Complete Drinking Water Treatment Plant Project		X	X			Water Dept.	\$4,000,000	Grant
Complete Railroad Street Project	X	X				Streets Dept.	\$100,000	Grant
Replace Sewer I & I	X	X	X	X	X	Sewer Dept.	\$1,500,000	General Funds/Grants
Comprehensive Plan Update					X	GMRC/Planning & Zoning Dept.	\$10,000	Local/DCA
Update Service Delivery Strategy					X	GMRC/Planning & Zoning Dept.	\$1,000	Local/DCA

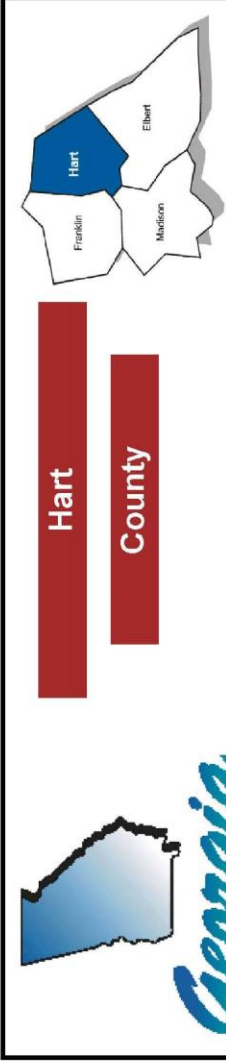
APPENDIX

- **Character Area Map**
- **Hart County Labor Force Activity**
- **Summary of Public Surveys/Meetings**

DRAFT



City of Hartwell
Character Area Map



AREA LABOR PROFILE

Labor Force Activity - 2014

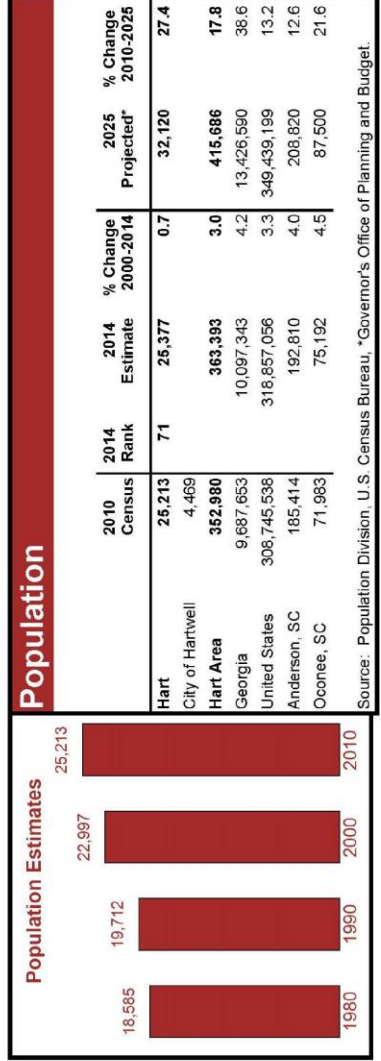
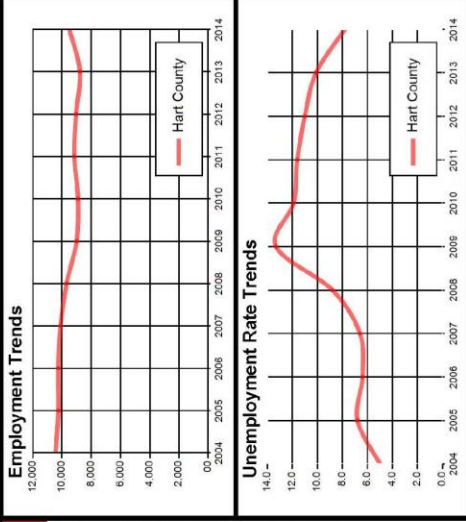
2014 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Hart	10,314	9,513	801	7.8%
Elbert	8,140	7,429	711	8.7%
Franklin	9,223	8,459	764	8.3%
Madison	12,853	12,022	831	6.5%
Hart Area	40,530	37,423	3,107	7.7%
Georgia	4,756,708	4,414,343	342,365	7.2%
United States	155,922,000	146,305,000	9,617,000	6.2%
Anderson, SC	85,879	80,813	5,066	5.9%
Oconee, SC	33,963	31,809	2,154	6.2%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics.

Updated: Jun 2015



MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
 Equal Opportunity Employer/Program
 Auxiliary Aids and Services Available upon Request to Individuals with Disabilities
 Workforce Statistics & Economic Research; E-mail: Workforce_Info@dol.state.ga.us Phone: (404) 232-3875

Industry Mix - annual averages of 2014

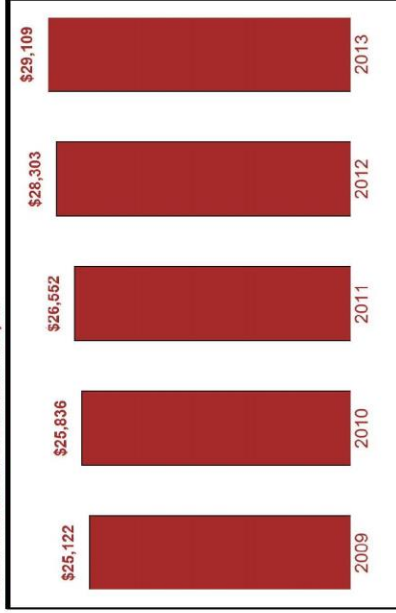
INDUSTRY	Hart			Hart Area		
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	WEEKLY WAGE
Goods-Producing	100	1,836	31.3	443	6,081	28.4
Agriculture, Forestry, Fishing and Hunting	10	102	1.7	32	324	1.5
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	23	212	1.0
Construction	57	234	4.0	217	698	3.3
Manufacturing	33	1,500	25.6	171	4,845	22.7
Food	3	*	*	6	*	*
Textile Mills	5	*	*	7	142	0.7
Textile Product Mills	1	*	*	1	*	*
Wood Product	1	*	*	10	142	0.7
Printing and Related Support Activities	1	*	*	3	4	0.0
Chemical	3	*	*	4	7	0.0
Plastics and Rubber Products	2	*	*	6	268	1.3
Fabricated Metal Product	7	93	1.6	32	517	2.4
Machinery	1	*	*	8	418	2.0
Electrical Equipment, Appliance, and Component	2	*	*	4	188	0.9
Transportation Equipment	2	*	*	8	1,071	5.0
Furniture and Related Product	2	*	*	10	*	*
Miscellaneous	3	133	2.3	5	134	0.6
Apparel	0	0	0.0	1	*	*
Paper	0	0	0.0	1	*	*
Nonmetallic Mineral Product	0	0	0.0	65	1,099	5.1
Service-Providing	289	2,840	48.4	1,217	10,569	49.4
Utilities	5	*	*	9	168	0.8
Wholesale Trade	20	241	4.1	115	988	4.6
Retail Trade	76	860	14.7	291	2,690	12.6
Transportation and Warehousing	7	22	0.4	48	591	2.8
Information	9	104	1.8	16	143	0.7
Finance and Insurance	21	120	2.0	87	499	2.3
Real Estate and Rental and Leasing	7	13	0.2	32	71	0.3
Professional, Scientific, and Technical Services	35	89	1.5	113	323	1.5
Management of Companies and Enterprises	0	0	0.0	11	110	0.5
Administrative and Support and Waste Management and Remediation Services	14	*	*	60	686	3.2
Educational Services	3	*	*	6	*	*
Health Care and Social Assistance	27	349	6.0	113	1,754	8.2
Arts, Entertainment, and Recreation	7	32	0.5	18	*	*
Accommodation and Food Services	28	456	7.8	111	1,733	8.1
Other Services (except Public Administration)	30	88	1.5	104	477	2.2
Unclassified - Industry not assigned	19	18	0.3	83	82	0.4
Total - Private Sector	408	4,694	80.1	1,660	16,650	77.9
Total - Government	29	1,170	20.0	147	4,738	22.2
Federal Government	7	84	1.4	34	297	1.4
State Government	11	170	2.9	49	463	2.2
Local Government	11	916	15.6	64	3,978	18.6
ALL INDUSTRIES - Georgia	437	5,863	100.0	1,807	21,386	100.0
ALL INDUSTRIES - Georgia				286,383	4,035,014	925

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are annual averages of 2014.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

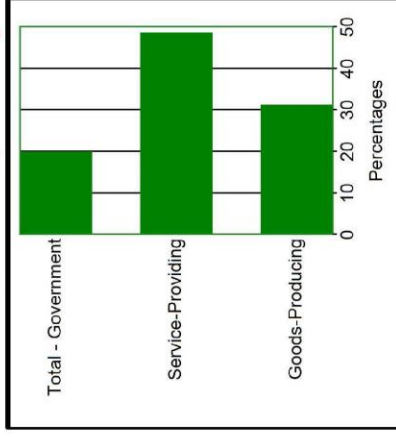
Hart Per Capita Income

Source: U.S. Bureau of Economic Analysis



Hart Industry Mix 2014

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2014*

Hart		Hart Area	
BASF Corporation		Carry-On Trailer, Inc.	Franklin
Fun Spot Trampolines		Davis Transfer Co In	Franklin
Georgia Department of Corrections		Kautex Texton	Franklin
Hart Care Center, Inc.		Pharma Tech Industries	Hart
Hart Electric Membership Corporation		Pilgrim's Pride Corporation	Elbert
Ingles Markets, Inc.		Royston, LLC	Hart
Pharma Tech Industries		Star Granite Co, Inc.	Elbert
Royston, LLC		Tenneco, Inc.	Hart
Tenneco, Inc.		Ty Cobb Regional Medical Center	Franklin
Walmart		Walmart	Hart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2014. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Commuting Patterns

EMPLOYED RESIDENTS OF			PERSONS WORKING IN		
Hart			Hart		
COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL	COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Hart, GA	6,768	66.0	Hart, GA	6,768	76.0
Franklin, GA	1,669	16.3	Elbert, GA	700	7.9
Elbert, GA	371	3.6	Franklin, GA	638	7.2
Anderson, SC	346	3.4	Anderson, SC	262	2.9
Clarke, GA	272	2.7	Madison, GA	106	1.2
Stephens, GA	210	2.0	Stephens, GA	101	1.1
Oconee, SC	93	0.9	Oconee, GA	53	0.6
Gwinnett, GA	69	0.7	Clarke, GA	32	0.4
Other	461	4.5	Other	244	2.7
Total Residents:	10,259	100.0	Total Residents:	8,904	100.0

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2000 County-To-County Worker Flow Files.

Education of the Labor Force

Hart Area

	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	7.9%	6.1%	5.9%	4.2%	5.5%	17.8%
Some High School	18.7%	23.8%	22.2%	16.2%	16.1%	19.8%
High School Grad/GED	39.9%	41.4%	37.6%	41.4%	41.1%	37.3%
Some College	16.7%	24.4%	15.9%	17.4%	17.2%	11.3%
College Grad 2 Yr	5.2%	2.6%	7.2%	7.0%	6.2%	1.8%
College Grad 4 Yr	7.5%	1.8%	8.2%	9.5%	8.8%	6.4%
Post Graduate Studies	4.2%	0.0%	3.0%	4.3%	5.1%	5.6%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents the percentage total of workers with either Some College with no degree or an Associate degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2014



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Elbert	167	--	167
Franklin	217	--	217
Hart	211	--	211
Madison	276	--	276
Hart Area	871	--	871

Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2014 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Hart Area

Elbert

Elbert County Campus of Athens Technical College

www.athenstech.edu/

Franklin

Emmanuel College

www.ec.edu

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Accounting Technology/Technician and Bookkeeping*	150	139	105	-7.3	-24.5
Administrative Assistant and Secretarial Science, General*	29	28	39	-3.4	39.3
Aesthetician/Esthetician and Skin Care Specialist*	9	10	10	11.1	0.0
Allied Health and Medical Assisting Services, Other*	16	13	38	-18.8	192.3
Autobody/Collision and Repair Technology/Technician*	79	101	72	27.8	-28.7

Version 3.0

Hart Area

Page 4 of 7

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014	
Automobile/Automotive Mechanics Technology/Technician*	161	193	158	19.9	-18.1	
Biology Technician/Biotechnology Laboratory Technician*	17	20	35	17.6	75.0	
Business Administration and Management, General*	8	17	34	112.5	100.0	
Child Care Provider/Assistant*	90	72	61	-20.0	-15.3	
Computer Installation and Repair Technology/Technician*	95	145	169	52.6	16.6	
Cosmetology/Cosmetologist, General*	136	118	89	-13.2	-24.6	
Criminal Justice/Safety Studies*	168	186	118	10.7	-36.6	
Culinary Arts/Chef Training	4	3	7	-25.0	133.3	
Data Entry/Microcomputer Applications, General*	92	78	50	-15.2	-35.9	
Data Processing and Data Processing Technology/Technician*	33	62	45	87.9	-27.4	
Dental Assisting/Assistant	1	8	12	700.0	50.0	
Dental Hygiene/Hygenist	11	13	11	18.2	-15.4	
Diesel Mechanics Technology/Technician*	25	20	40	-20.0	100.0	
Drafting and Design Technology/Technician, General*	7	14	14	100.0	0.0	
Early Childhood Education and Teaching	59	33	39	-44.1	18.2	
Electrical/Electronics Equipment Installation and Repair, General*	10	16	4	60.0	-75.0	
Electrician*	35	31	50	-11.4	61.3	
Emergency Medical Technology/Technician (EMT Paramedic)*	44	75	79	70.5	5.3	
Entrepreneurship/Entrepreneurial Studies*	8	4	13	-50.0	225.0	
Food Preparation/Professional Cooking/Kitchen Assistant*	65	39	39	-40.0	0.0	
General Office Occupations and Clerical Services*	34	43	26	26.5	-39.5	
Health Information/Medical Records Technology/Technician	23	17	6	-26.1	-64.7	
Health Services/Allied Health/Health Sciences, General*	15	23	87	53.3	278.3	
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	110	111	85	0.9	-23.4	
Hospitality Administration/Management, General*	39	44	42	12.8	-4.5	
Hotel/Motel Administration/Management*	11	7	12	-36.4	71.4	
Human Resources Management and Services, Other*	14	4	14	-71.4	250.0	
Industrial Mechanics and Maintenance Technology*	58	23	30	-60.3	30.4	
Interior Design*	4	2	42	-50.0	2000.0	
Legal Assistant/Paralegal	13	10	4	-23.1	-60.0	
Licensed Practical/Vocational Nurse Training	13	20	11	53.8	-45.0	
Machine Shop Technology/Assistant*	19	41	36	115.8	-12.2	
Marketing/Marketing Management, General	5	17	13	240.0	-23.5	
Mechanic and Repair Technologies/Technicians, Other	5	6	5	20.0	-16.7	
Medical/Clinical Assistant	38	15	10	-60.5	-33.3	
Medium/Heavy Vehicle and Truck Technology/Technician*	20	28	50	40.0	78.6	
Meeting and Event Planning*	16	10	18	-37.5	80.0	

Version: 3.0

Hart Area

Page 5 of 7

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014	
Network and System Administration/Administrator	2	8	17	300.0	112.5	
Nursing Assistant/Aide and Patient Care Assistant/Aide*	8	6	1	-25.0	-83.3	
Phlebotomy Technician/Phlebotomist*	11	9	15	-18.2	66.7	
Physical Therapy Technician/Assistant	17	18	20	5.9	11.1	
Radiologic Technology/Science - Radiographer	15	14	16	-6.7	14.3	
Registered Nursing/Registered Nurse	47	44	46	-6.4	4.5	
Selling Skills and Sales Operations*	12	16	17	33.3	6.3	
Social Work, Other*	31	30	35	-3.2	16.7	
Solar Energy Technology/Technician*	19	13	26	-31.6	100.0	
Surgical Technology/Technologist	8	13	11	62.5	-15.4	
Truck and Bus Driver/Commercial Vehicle Operator and Instructor*	33	29	36	-12.1	24.1	
Veterinary/Animal Health Technology/Technician and Veterinary Assistant*	33	24	22	-27.3	-8.3	

Definition: All graduates except those listed as technical certificates(*) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2012, 2013, and 2014.

Note - The data shown is from Athens Technical College

Active Applicants - Georgia Department of Labor

TOTAL	Mgt.	Bus. and Finance	Comp and Arch. and Eng.	Math	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support		
Eibert	126	26	2	6	2	5	7	6	1	31	2	11	29
Franklin	129	41	7	4	5	0	3	0	27	8	10	10	24
Hart	126	41	11	5	6	2	0	0	27	7	6	6	21
Madison	125	40	11	6	8	5	3	0	21	3	14	14	14
Subtotal Area	506	148	35	17	24	14	12	1	106	20	41	88	88

Active Applicants - Georgia Department of Labor (cont.)

TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons- truction	Installation Main.	Prod.	Trans. and Moving	
Eibert	816	12	56	41	24	73	123	4	37	36	271	139
Franklin	818	16	71	36	30	83	132	5	71	39	236	99
Hart	622	7	42	25	17	41	123	4	43	47	194	79
Madison	721	23	31	25	27	55	170	11	74	66	142	97
Subtotal Area	2,977	58	200	127	98	252	548	24	225	188	843	414

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.
 Source: Georgia Department of Labor (active applicants as of May 2015).

**Summary of Public Survey/Hearing Results
Growing Hartwell Together Community Visioning Process
for Downtown Hartwell**

**May - July 2014
Hartwell City Hall
Mayor Brandon Johnson, City of Hartwell
Hartwell Downtown Development Authority/ Main Street Program
Hart County Archway Partnership**

Growing Hartwell Together is a community-wide visioning process initiated by Hartwell Mayor Brandon Johnson to gather community members' input about how to grow and develop the City as well as to engage residents in working together to address issues identified. The visioning process has been co-facilitated by the Hartwell Downtown Development Authority (DDA)/ Main Street Program and the Hart County Archway Partnership. The kick-off for the effort was a large public meeting at Hartwell City Hall hosted by Mayor Johnson. DDA Board officers and board members assisted in facilitating small group discussions during the meeting.

The town hall meeting was followed by focus groups to gain input and feedback from additional community members and generate discussion. Several task forces of stakeholders and interested community members have been formed to explore and address issues identified so far. Additional focus groups will be held and task forces convened as the process continues to develop. A key goal of the process is to encourage greater communication about issues in the city and our community as well as to foster small groups to come together to address issues as they are raised.

Community Town Hall Meeting
May 20, 2014
(Approx. 65-70 participants)

African American Leaders Focus Group
June 11, 2014
(Approx. 15 participants)

Young Adults Focus Group
July 1, 2014
(Approx. 14 participants)

Question 1

What do you like in downtown Hartwell? What is going well? What is positive?

Look of Downtown:

- Continue window wraps until buildings filled (5)
- Hanging baskets (8)
- Hanging flags
- Courthouse square
- Cleaned awnings
- Pull outs (on sidewalks)
- Very inviting downtown area
- Town looks neat with the flags & outdoor seating, conveniently located
- Store fronts are looking better (2)
- Very clean & attractive (4)
- Safety of downtown
- Streetscape (2)
- Layout of square
- Checkerboard sidewalks
- Park benches
- Street lights (2)
- Trash containers (2)

- Big trees
- Banners and advertising events (2)
- Billboard (on I-85 advertising downtown)

Events:

- Events – pre-4th, Dancin’ on Depot, etc
- Pre Fourth
- Scarecrow Bash (2)
- Monster Mash
- First Saturdays (2)
- Cars & Guitars (2)
- Farm Fest
- Christmas lights/Christmas Decorations (2)
- Holiday events
- Lots of activities
- Chamber/DDA events
- Weekend events - downtown closed
- Kids downtown
- Music
- Events
- Dinner theater

Recreation:

- Lake
- Abundance of recreation areas on lake – grills, picnic areas
- Re-opening parks (county parks - Long Point & Milltown)
- Fishing/lake activities
- Jet skis - more aggressive events
- Camps for kids with scholarships for underprivileged

Feel:

- Design guidelines - preservation efforts
- Memorial Day soldier crosses (2)

- Dog ordinance - no dogs on the square
- Beautify courthouse grounds
- More people in town
- Volunteerism (2)
- Ideas asked for
- Alcohol by the drink
- Drinking allowed downtown – outside
- Outdoor seating at restaurants
- New businesses
- Blend of businesses (3)

Atmosphere/ Sense of Community:

- Location
- City and country setting
- Friendly atmosphere
- Everyone working together
- Sense of community (2)
- New leadership
- Lots of young adults
- Always seeing people you know
- Small town atmosphere (family friendly)

Education:

- Education system improving
- Collaboration - expand to BOE

Specific Businesses/Organizations:

- Building occupancy (Forest Ave)
- Market 50 (3)
- Chinese Restaurant front
- TORCH getting 501c(3)
- YMCA
- HYDRA: safe place for kids to go after school & do activities, sports, field trips together

Public Sector/Government:

- Cooperative City government
- Having pro-business taskforce (2)
- Henley Cleary - DDA Director
- City police officers - new uniforms
- New City Hall (2)
- Courthouse & Post Office
- Easy access to government buildings

Arts & Entertainment:

- Theatrical things going on
- Arts, theatre – plenty of entertainment

Question 2

What could we improve on in Downtown Hartwell? What can we do better? What is not going quite so well?

Activities

- More events downtown
- More music downtown
- More activities around courthouse – music
- Block party - weekly or bi-weekly
- Evening activities
- Civic center
- Movie theatre
- Theater activities for kids
- More cultural events & cultural engagement
- Music: everyone can relate to it, many diverse types of music
- Host open mic event
- Spoken word, poetry
- Maybe do a Taste of Hartwell? More broad than just restaurants
- Pre-Fourth celebration is a good model = people feel part of it & love it
- FarmFest included a variety of people

- First Saturdays at Marina - community engagement
- More diversity in performing arts
- Need greater variety of events:
- Music on the street downtown – atmosphere
- Friday night football: tailgating, family night, family-friendly
- Teddy Craft Football Camp is good community event
- Events that appeal to diverse ages and groups
- Some people don't even go to the lake
- Ensure access for underprivileged groups that may not have as much \$
- Educational & cultural activities to celebrate diverse cultures
- More diversity events & in groups planning the events
- Ensure events are *relevant* for different/specific groups within our community (e.g. Latino community, African-American, etc.)
- Example: Maybe a Cinco de Mayo celebration
- Gathering place downtown
- Civil War tours/ historic tours

Communication about events & issues

- Build community awareness & understanding
- Advertise in sub-communities (various parts of town) & through churches for activities
- Better communication about activities going on in the community
- Better communication between Board of Education and community
- Better understanding of (E)SPLOST funds
- Outreach to ALL people
- Communication with all of community
- Better communication with residents
- Communication: seek broader ways to reach people/keep them informed, beyond just newspaper/social media:
- Face-to-face, in person to build relationships
- Take time to go to peoples' neighborhoods to talk with them
- Facebook
- Focus groups
- Leadership Hart
- Signage

- Signage within different parts of community for special events (examp: in Rome, maybe on Savannah Street - banners or an info board)
- Other signage - distribute in a broad variety of places/parts of community
- Posters
- Churches & Hartwell Ministerial Alliance
- Churches - in church bulletins
- Service Organizations
- Identify community leaders to help
- Use layered avenues of communication
- Technical
- Personal
- Communal
- Print

Ordinances & Enforcement

- Too long to clean up Enigma
- Sign ordinance implementation (2)
- No code enforcement (empty stores)
- Flexibility with new business guidelines
- Permitting & ordinances too slow
- Improve permit process timeline
- Separate building inspector/Fire Chief - too much work for one person
- Stray dog problem
 - o Example: 2 stray pit bulls on Poplar Street
 - o Need ways to better share info with animal control officer

Storefronts & Empty Buildings

- Vacant buildings and properties (7)
- Maintenance of empty buildings
- Owners need to bring buildings to code
- Owners maintain store fronts
- Accountability by property owners - Merle Norman, as example
- Need more window wraps

- Fresh paint jobs

Key Downtown Amenities

- Downtown public restrooms (3)
- Reopen free wi-fi in downtown
- Sunday alcohol sales (limiting revenue)
- More elite stores
- More restaurants
- All year decorations
- Community college/tech school in empty buildings

Economic Development - Business Incentives & Assistance

- Incentive to fill empty buildings
- Publish steps for revolving loan fund
- More grant availability
- Support & encouragement for black-owned businesses:
- More welcoming and warmth to business owners & those interested in starting businesses
- Encourage a variety of enterprises to move into area
- Increased variety of shopping options:
- Utilize vacant space at former Bell's
- Flea Markets
- Greater variety of fashion/shoes/clothing options
- Increased variety of restaurants:
- No chains - locally owned options
- Chains like Applebee's
- Vegetarian
- Need more economic opportunity
- Jobs

Trash

- Trash cans need to be emptied
- Better trash areas - hide cans
- Trash cans

- Ugly trash - make public cans available
- Recycling centers

Parking & Traffic

- More parking around courthouse & downtown (9)
- Traffic pattern / parking problems
- Signage to parking
- Slow down traffic going through town
- Directional signs
- Speed bumps at crosswalks
- Need traffic light at Bowman Hwy (Hwy 172) & Howell Street
- Need traffic light at Bowman Hwy (Hwy 172) & Gibson Street near corner by Dr's office
- Manage traffic
- US Highway 29: Redesign Hwy 29 turn into 3 lane (one way)
- Traffic very backed up in front of Dairy Queen in late afternoon & when school lets out
- Can use churches to help with transportation to community events & activities

Infrastructure & Streetscape

- Sewer upgrades - Depot Street
- Better drainage system (throughout City)
- Improve infrastructure (2)
- Depot Street streetscape (2)
- Streetscape in downtown
- Need sidewalks for safety of pedestrians in certain areas (beyond downtown)
- Sidewalks that connect to each other and lead to key places (2)
- Fix sidewalks & streets
- Strive for cleaner community - streets & trash (3)
- Maintenance of downtown landscape
- Keep lamp posts clean (no tape)
- Need underground wires
- Expand streetscapes
- Better street signs

- No ADA accessibility on public streets
- RR street crossing

Courthouse

- Courthouse - tear down to put in park
- Courthouse ground irrigation
- Courthouse lawn - no sprinkler system
- City & County working together - ex. courthouse lawn

Connecting Downtown with Lake

- Shuttle to Marina from downtown
- Better connection to Lake
- Utilize Lake by incorporating weekend people

Law Enforcement

- Police presence - walk inside businesses
- Police too aggressive for small violations
- Not enough gun safety
- Mentoring young people for safety
- Making community safe place for kids to live

Education

- Outdated facilities at high school
- Better education system
- Pass E-SPLOST – Career Academy, Ag Center
- Need better communication between BOE & community
- Better advertise BOE meetings and times
- Make BOE meeting minutes available
- Maybe have an email list or TXT chain to share information
- HYDRA:
 - o Get the word out in the community about what they offer for kids
 - o Increased funding

- Improved location

Organizational

- Lack of cohesiveness among organizations
- Collaborate on community-based planning: involve people
- We need to focus on *entire* community, not be agenda based
- Think about what will best boost our economy and community
- City & County relations: regarding taxes

Recreation

- Neighborhood parks
- Better recreation for youth beyond just county programs
- Places for children to safely play
- Possibly small neighborhood "pocket parks"
- Crossings on Hwy 29 so kids can more safely cross to get to County parks & schools

Churches

- Segregation among churches
- Build relationships among churches
- Do more to bridge gaps between churches to bring the community together

Question 3

**Given what's been discussed so far, if you were in charge and resources were not an issue, what would you *do*?
What do you hope to see in downtown Hartwell the next 1-3-5 years - what are your top priorities?**

Key downtown amenities:

- Public restrooms (11)
- Downtown wi-fi (2)
- Incubator for small business (1)
- Good doctors/ hospital (1)
- Artist studios

Downtown streetscapes:

- Finish Depot Street (16)
- Finish streetscapes (4)
- Make other streets look more cohesive like Forest Avenue
- Improve downtown infrastructure (young adults focus group)
- All electrical/utilities buried (2)
- Directional signs (1)
- Get rid of one-way streets (1)
- Hire landscape maintenance for downtown (1)
- Bypass

Building community relationships & communication:

- Efforts to break down racial barriers (8)
- Any efforts to break down barriers (6)
- Unity - common community vision with shared mindset (young adults focus group)
- Focus on the bigger picture
- Communication - education, awareness & understanding (5)
- Communication with all of community (young adult focus group):
 - o More *frequent* communication (young adults focus group)
 - o Use layered avenues of communication: technical, personal, communal, print
- Community-based planning (3)
- Pass the torch: older people encourage young people to step up & mentor them to lead (young adults focus group)
- Get out of your comfort zone/ Think outside the box (young adults focus group)
- Church involvement in the community (real involvement) (young adults focus group)

Events and Activities:

- Diverse events (develop more) (9)
- Enlarge/build upon current assets that we have (young adults focus group)
- Develop programs for kids & adults at campgrounds/parks to maximize our location (young adults focus group)
- Boy Scouts & Girl Scouts: build programs to be more diverse & include more kids (young adults focus group)

Alcohol ordinance:

- Change liquor laws - Sunday sales & liquor stores (9)
- Alcohol sales on Sunday (restaurants & grocery) (8)

Community / conference center / hotel:

- Community Center (8)
- Civic center/park area (8)
- Civic center (1)
- Hotel at lake or downtown (6)
- Add hotel (inn) in downtown
- Conference center - meetings, weddings (1)
- Build multipurpose facility – birthday parties, family reunions (young adult focus group)

Education:

- Community college (11)
- Better education system (young adult focus group)
- Pass ESPLOST: Career Academy, Ag Center (young adult focus group)

Courthouse / parking:

- Building new courthouse with underground parking (7)
- 3 story courthouse with parking deck
- Attractive 2nd floor on courthouse (3)
- Replace courthouse (3)
- Tear down courthouse (2)
- Create park where courthouse is (1)
- Rooftop garden & music venue on courthouse (1)
- Tear down courthouse ASAP
- Remodel courthouse
- Move county officers out of town - use for recreation

Parking:

- Parking deck MLK (parking lot)? (6)
- Double decker parking at MLK parking lot (1)

- Franklin Street entrance to MLK parking lot
- Parking garage at Enigma lot (1)
- Parking deck at Greer Furniture
- More parking
- Do away with angled parking

Vacant buildings & structures:

- Clean up, paint, condemn buildings (5)
- Redo all buildings to make it tourist friendly (1)
- Paint empty buildings (1)
- Demolish old vacant houses (1)
- Consult with owners of empty buildings & City buy buildings
- Remodel all empty buildings
- Tear down empty buildings & use for parking

Filling stores downtown & business incentives:

- Wonderful use of lovely, well-built stores: upscale/elite stores, cleaner streets (4)
- Fill storefronts with businesses that attract residents & tourists (1)
- Interest-free loans (1)
- Tax free credits for new business

Railroad Street & Depot:

- Railroad & Depot Street cleanup (5)
- Railroad project - do!! (4)
- City park - develop RR Street

Specific areas of downtown:

- Pure Oil (5)
- Build new Fire Department (2)
- Make city more appealing & draw businesses such as movie theatre & bowling alley (5)
- Bowling alley at Bell's Shopping Center (2)
- Bring businesses to Bell's shopping center (grocery store)
- Reality tv show centered around Jim's Grill (2)

- Redesign Hwy 29 – turn into 3 lane (one way) (young adults focus group)
- Make Post Office more attractive
- Gulf Station

Housing:

- Apartment & loft living downtown (3)
- Condominiums with nice live/work/play amenities (1)
- Add more downtown housing

Consolidate City & County government (2)**Transit:**

- Transit to lake (1)
- Small local & regional transit system (1)
- Trolley to lake

Promotion & marketing:

- Better gateway signage linking I-85 to Hartwell (1)
- More PR in outerlying areas
- Fund all events

Community/ Recreation:

- HYDRA
- Gymnastics facility
- Programs at campgrounds through Summer - for kids & adults

Downtown Hartwell Community Input Meetings

September 19th & 25th, 2012 Hart County Adult Learning Center

Facilitators:

- Ilka McConnell, Hart Co. Archway Partnership
- Kiera Partlow, Hart Co. Chamber of Commerce

1. What is going well in Downtown Hartwell? What do you like?

- Defined downtown/streetscape
- Well defined downtown area
- Streetscapes/sidewalks
- Streetscape
- Street beautification
- Streetscape
- New sidewalks
- Landscaping Starting to “spruce” it up.
- Buildings that are occupied look good.
- City Hall adds to downtown now.
- Walkable/accessibility
- Traffic flow: one-way around the square
- One--- way traffic Access to services: courthouse, Post Office
- Location of Post Office Close proximity of everything downtown
- Depot Street
- Parking downtown
- Atmosphere
- Small-town/hometown atmosphere
- Keeping the small town atmosphere
- Historic feel
- Attractive buildings keep historical flavor
- Residential areas near downtown showing signs of revitalization
- Depot Street & Railroad Street have potential
- Events
- Scarecrows and events, parades, festivals (3)
- Organized events i.e. Pre-4th, Monster Mash, Depot Day

- Events, need more – concerts, chili cook-off, First Saturdays
- Farmers Market
- Recognizing seasons & events with décor
- Events/activities
- Cars & Guitars
- Dancing on Depot
- Arts & Culture
- Hart County Community Theater (3)
- The Arts Center & gallery (3)
- Stores
- Restaurants/bars downtown
- Small Town Infrastructure
- Townhomes
- Traffic lights
- Knowing the merchants
- The square layout
- City is working hard to fill empty space
- Services
- Library
- Hart Transit
- YMCA (2)
- Post Office
- City Hall
- Shops & Restaurants
- Bailes Cobb (2)
- Downtown Café
- New York Pizza
- Restaurants
- Foothills Outfitters
- CVS – convenience
- Existing businesses

2. What is not going so well in downtown Hartwell? What could be improved?

- Traffic
- Red lights need coordinating – speed
- Need bypass around downtown
- Too many 18 wheeler trucks through town, chicken trucks or hauling dead animals
- Lack of parking ordinance
- No parking enforcement
- Angle parking
- Parking
- Backing out of parking
- Courthouse Parking (2)
- Courthouse on the square
- Ugly County courthouse (3)
- Not keeping up landscaping at courthouse
- Lack of support from the county at courthouse comment refers to landscaping by courthouse
- Lack of reasons to go downtown/amenities (2)
- Lack of diversity - retail, restaurants (2)
- Lack of merchants
- Lacking retail/restaurants, entertainment (3)
- Town goes to sleep too early
- Lack of restaurants (4)
- No coffee shop
- Too few nice restaurants
- Too many thrift stores (3)
- Lack of youth activities (3)
- No year-round swim facility
- Depot Street Trash containers – unsightly, smell (3)
- Clean up Railroad Street & Depot Street – mostly unoccupied
- Signage/Entryway
- Limited directional signage from 85 towards downtown Hartwell
- Old stop signs
- Entry points coming into town unclear or unattractive
- Blight, unoccupied buildings – both entryways, downtown, and throughout City

- Empty buildings (4)
- Absentee owners
- Aesthetics
- City Fire Department
- Sidewalks/repair
- Not mowing lots
- No park in downtown
- Lack of greenspace
- Overhead utilities
- Old shut down gas stations
- Pure Oil gas station dilapidated (2)
- Lack of identity
- Code enforcement/ordinances
- Animal control (6)
- Code violations
- Lack of code enforcement/zoning
- No enforcement of sign ordinance
- Garbage cans on the street

3. If you were in charge and resources were not an issue, what would you DO in downtown Hartwell? What do you want to see in the next 5-10 years? (Ideas were suggested. Then, each participant had 2 votes to choose priorities. #s in parenthesis after the idea are the # of votes received during the meeting. No parenthesis = idea received no votes.

- Attract restaurants (10)
- Specialty retail: candy coffee, ice cream, brewery, children's museum (8)
- More restaurants & retail shops (3)
- Attract businesses to fill vacant buildings (3)
- Microbrewery/wine & cheese shop (3)
- Coffee shop/bookstore (1)
- Recruit 211 Main Street restaurant [currently in Lavonia]
- Farm-to-table restaurant
- Bookstore
- Ice cream

- Bars
- Railroad Street project (9)
- Redevelopment of Railroad Street (6)
- Finish railroad project (4)
- Move courthouse & make that area a park (7)
- Green space on the square (5)
- Greenspace/picnic areas, water features, family area, park, playground (2)
- Public park: wifi, trees, greenspace (1)
- Create a green center park (1)
- Make greenspace on square
- Build place for kids entertainment on square
- More greenspace
- Build a pretty park with swings
- Amphitheater
- Build year-round swimming facility (7)
- Pub on Corner (4)
- Low interest loans to attract business (3)
- Tax incentive
- Redevelop Depot Street (3)
- Redevelopment of Depot Street
- Fix Pure Oil Station (3)
- Clean up Pure Oil station
- Permit beer & wine sales at special events i.e. a la Anderson, SC (3)
- Art enclave/culture (2)
- Music venue (2)
- Special events venue
- More entertainment venues for youth/children
- Relocate Courthouse to an empty building downtown (2)
- Remove courthouse
- Relocate courthouse
- Discount liquor store!! (2)
- Package store
- Bring jobs (2)

- Re-think lake level management (2)
- Recruit and support local business (1)
- Improved infrastructure – water, sewer, roads (1)
- Spruce up Bell’s strip mall. Bring back a grocery store! (1)
- Entertainment center: movie theater, arcade, etc. (1)
- Movie theater
- Open movie theater
- Build movie theater
- Build a movie theater
- Open a bowling alley (1)
- Build a bowling alley
- Build bowling facility
- Renovate buildings-with grants? (1)
- Unify appearance of buildings
- Hire animal control officer (1)
- Tax people less: more economic freedom (1)
- Tax people equally
- Bike trail
- Bike shop/rails to trails
- Rails to trails
- Need stronger involvement from DDA
- Create & fund promotional budget
- Maintain landscaping at courthouse
- Expand streetscape
- Fix rest of sidewalks
- Convert Benson Street sidewalks
- Public bathrooms downtown
- Public restrooms
- Permanent farmers market
- Indoor farmers market
- Railroad tourism
- Museum – rail, Dam, history
- Keep Arts Center open daily

- Offer night cruises on the lake
- Teasley House bed & breakfast [John B. Benson House, next to City Hall]
- Skelton House bed & breakfast
- Hotel
- Bury utilities
- Create bypass around downtown to avoid downtown
- Construct truck route
- Apartments/lofts
- Lofts downtown
- Fix up Candler Linder House
- Finish Mega Ramp
- Operate Hart State Park
- Restore cabins at Hart State Park
- Build a Civic Center
- Build water park
- Build skating rink
- No empty buildings
- Complete county buildings

RESOLUTION No. 11-02-15


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

WHEREAS, a Public Hearing was held on August 13, 2015 to solicit public input on the contents of the proposed update of the Comprehensive Plan for the City of Hartwell, as a guide for future growth and development, including future land use plan; and

WHEREAS, the City of Hartwell Mayor and Council unanimously approved the acceptance of the updated Comprehensive Plan at a regularly scheduled meeting of Mayor and Council held on November 2, 2015.

NOW THEREFORE, BE IT RESOLVED, that the Comprehensive Plan, including the Future Land Use Plan map, is hereby adopted for the City of Hartwell.

ADOPTED this 2nd day of November, 2015.



Brandon Johnson, Mayor
City of Hartwell

ATTEST:



Jean Turner
City Clerk