



**BOSTWICK**  
*Georgia*



# Issue Based Comprehensive Plan

■ A Resource Book For Morgan County

PRODUCED BY: MOSIAC CONSULTING, NELSNICK ENTERPRISES, AND HALL CONSULTING (2016)  
UPDATED BY: THE NORTHEAST GEORGIA REGIONAL COMMISSION (2022)

# 2022-2036 Issue Based Comprehensive Plan

A Resource Book for Morgan County  
And the Cities of Bostwick, Buckhead, and Rutledge

Prepared for the  
Morgan County Board of Commissioners,  
The Bostwick Mayor and City Council,  
The Buckhead Mayor and Town Council, and  
The Rutledge Mayor and City Council

Updated by



**RESOLUTION – ADOPTION OF 2022-2036 COMPREHENSIVE PLAN**

**STATE OF GEORGIA  
COUNTY OF MORGAN**

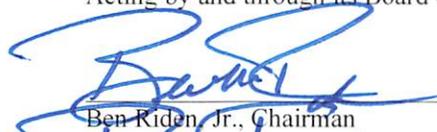
**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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

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

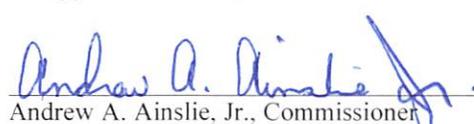
**SO RESOLVED**, this 19<sup>th</sup> day of July, 2022.

MORGAN COUNTY, GEORGIA,  
Acting by and through its Board of Commissioners

  
Ben Riden, Jr., Chairman

  
Bill Kurtz, Vice-Chairman

  
Philipp von Hanstein, Commissioner

  
Andrew A. Ainslie, Jr., Commissioner

  
Donald B. Harris, Commissioner

  
Attest: Leslie Brandt, County Clerk



## RESOLUTION

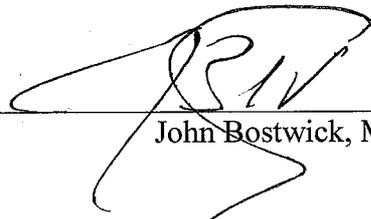
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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

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

Adopted this 1<sup>st</sup> day of August, 2022.

City of Bostwick, Georgia



John Bostwick, Mayor



Amy Bone, Clerk

## RESOLUTION

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

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

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

Adopted this 18<sup>th</sup> day of July, 2022.

Town of Buckhead

Steve Bryant  
Steve Bryant, Mayor

[Signature]  
Clerk

## RESOLUTION

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

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

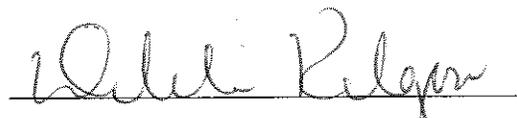
NOW THEREFORE, BE IT RESOLVED by the City of Rutledge that the Comprehensive Plan Update for the City of Rutledge, Georgia dated 2022, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said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

Adopted this 19 day of July, 2022.

City of Rutledge



Bruce Altnauer, Mayor

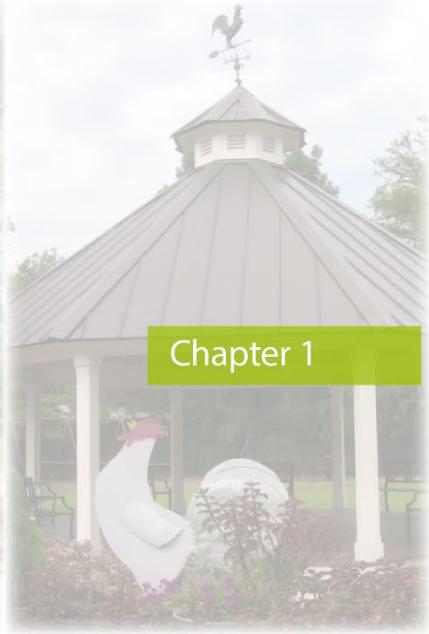


Debbie Kilgore, Clerk

# Table of Contents

Introduction.....	5
Comprehensive Plan Background.....	5
Acknowledgements .....	6
Definitions, Data Sources, and Notes.....	7
Chapter 2.1 – Morgan County Community Profile .....	13
Demographic Snapshot .....	14
Chapter 2.2 – Vision and Goals .....	16
Community Goals .....	16
Community Policies .....	17
Chapter 2.3 – Issues and Opportunities.....	19
Chapter 2.4 – Expanding Broadband Services .....	20
Chapter 2.5 – Sustainable Economic Growth and Prosperity.....	23
Chapter 2.6 - Responsible Public Investment in the Future .....	24
Chapter 2.7 – Treasured Natural and Cultural Resources .....	26
Chapter 2.8 – Chapter 2.8 – Maintain and Promote Culture of Civic Involvement in Vibrant, Healthy Communities.....	33
Chapter 2.9 – Housing for People in All Stages of Life.....	35
Chapter 2.10 – Implementation Program Summary.....	36
Character Area Map .....	37
Character Area Descriptions.....	39
Community Work Program.....	50
Chapter 3.1 – Bostwick Community Profile .....	54
Chapter 3.2 – Vision and Goals .....	56
Community Goals .....	56
Community Policies .....	56
Chapter 3.3 – Issues and Opportunities.....	58
Chapter 3.4 – Expanding Broadband Services .....	59
Chapter 3.5 – Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement.....	61
Chapter 3.6 – Responsible Public Investment in the Future.....	62
Chapter 3.7 – Appropriately-Scaled Housing for People in All Stages of Life.....	63
Chapter 3.8 – Preserve Natural and Cultural Resources.....	64
Chapter 3.9 – Implementation Program Summary.....	67
Character Area Map .....	70
Character Area Descriptions.....	72
Community Work Program.....	77
Chapter 4.1 – Buckhead Community Profile.....	81
Chapter 4.2 – Vision and Goals .....	83
Community Goals .....	83

Community Policies .....	83
Chapter 4.3 – Issues and Opportunities.....	85
Chapter 4.4 – Expanding Broadband Services.....	86
Chapter 4.5 – Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement.....	88
Chapter 4.6 – Responsible Public Investment in the Future.....	89
Chapter 4.7 – Preserve Natural and Cultural Resources.....	90
Chapter 4.8 – Housing for People in All Stages of Life.....	94
Chapter 4.9 – Implementation Program Summary.....	95
Character Area Map .....	98
Character Area Descriptions.....	100
Community Work Program.....	107
Chapter 5.1 – Rutledge Community Profile .....	110
Chapter 5.2 – Vision and Goals .....	113
Community Goals .....	113
Community Policies .....	113
Chapter 5.3 – Issues and Opportunities.....	116
Chapter 5.4 – Expanding Broadband Services .....	117
Chapter 5.5 – Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement.....	119
Chapter 5.6 – Responsible Public Investment in the Future.....	121
Chapter 5.7 – Sustainable Economic Growth and Prosperity.....	122
Chapter 5.8 – Preserve Natural and Cultural Resources.....	123
Chapter 5.9 – Implementation Program Summary.....	126
Character Area Map .....	129
Character Area Descriptions.....	131
Community Work Program.....	139
Morgan County: List of Accomplishments (from 2017-2022 Short Term Work Program).....	142
City of Bostwick: List of Accomplishments (from 2017-2022 Short Term Work Program) .....	148
Town of Buckhead: List of Accomplishments (from 2017-2022 Short Term Work Program).....	151
City of Rutledge: List of Accomplishments (from 2017-2022 Short Term Work Program) .....	155
Public Input.....	159
Housing Market Data.....	166
Economic Development Supplemental Data .....	174
Results of Community Survey of Community Needs .....	181
Appendix.....	188
Community Reports.....	188
Survey Results.....	289



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# Introduction

## Comprehensive Plan Background

This Joint Comprehensive Plan includes the identification of important issues that the residents and business owners of Morgan County and the Cities of Bostwick, Buckhead, and Rutledge expressed during an extensive public involvement process. This process included an initial overview of the comprehensive planning process, visioning, identification of character areas, refinement of the issues, and a public hearing on the draft plan. This plan represents the culmination of seven public meetings, conducted to solicit input from residents and community stakeholders.



The resulting plan is designed to meet the citizens' vision for the county and their respective cities. Put simply, we have summarized the citizens' thoughts of what the county and cities would like to look like into the future. Now how do we get there? The Northeast Georgia Regional Commission has worked with the steering committee, County and City staff, and elected officials to refine the steps and work program items contained in this final plan.

As part of the planning process, responsible parties were identified for each work program item, costs and timelines were estimated and refined, and funding sources, if needed, were determined. A draft was made available for public review and comment and adjustments were made as needed. County Commissioners and City Council members have approved transmission of the overall plan to the Northeast Georgia Regional Commission (NEGRC) and the Department of Community Affairs (DCA) for their required review. After addressing comments from the NEGRC and the DCA, if any, the Comprehensive Plan will be ready for adoption by each jurisdiction.

The planning document is structured to allow the County and the individual cities to have a stand-alone plan. The introduction provides a general overview of the process, background information, acknowledgements, and purpose of the plan. Chapter 2 provides the county-wide plan, and Chapters 3



through 5 provide the plans for Bostwick, Buckhead, and Rutledge. The Supporting Documentation in the last section includes a list of accomplishments for each of the plan participants, supporting data, and other required items. Each community's plan contains a profile of the community, a vision statement, goals, policies, and character areas. This is followed by the main issues concerning each community and associated steps to address each issue. Finally, the last section of each community's plan contains the character area map and consolidated work program.

## Acknowledgements

Hundreds of Morgan County residents supported the development of this Comprehensive Plan by attending visioning workshops and community meetings, and taking surveys. Additionally, several local organizations were instrumental in coordinating with the planning team to provide access to their constituents for focused input on the plan. These groups included the Madison-Morgan Conservancy, Union Springs Baptist Church, Morgan County Family Connection, Morgan County Public Schools, and the Madison-Morgan Cultural Center.

Finally, the planning team wishes to acknowledge the immense contributions of the Comprehensive Plan's local Steering Committee, which met regularly throughout the project and provided important input and guidance at each step along the way.

### **2022-2036 Comprehensive Plan Steering Committee**

Bill Kurtz  
Morgan County Board of  
Commissioners – District 5

Bob Hughes  
President/Economic  
Development Director,  
Madison-Morgan Chamber

Blake McCormack  
Planning and Zoning  
Commission  
Morgan County

Connie Booth  
Chair, Planning and Zoning  
Commission  
Morgan County

Chuck Jarrell  
Director  
Morgan County Planning &  
Development

Tara Cooner  
Senior Planner  
Morgan County Planning &  
Development

Allison Stover  
Community Development  
Planner  
Morgan County Planning &  
Development

Zachary Vill  
GIS Analyst  
Morgan County Planning &  
Development

Cheryl Saffold  
City Clerk  
Town of Buckhead

Lori Christian  
Town of Buckhead

Lee Nunn  
City of Bostwick  
Councilmember

Faye Craft  
City of Bostwick

Bruce Altnauer  
Mayor, City of Rutledge

Dennis Myers  
City of Rutledge

Adam Mestres  
Morgan County Manager

## Definitions, Data Sources, and Notes

### Definitions

**Responsible Party** – A person or organization who takes the responsibility of leading the implementation of a work program item. Preferably, the Responsible Entity is someone who is motivated or interested in the particular item.

**Vision Statement** – A description of how the community will look in the future. The vision statement may describe physical (parks, roads, libraries) or nonphysical (education levels, job type) properties of the community.

**Goal** – A generally broad statement describing a target that a community desires to achieve. A community may have a goal to have more accessible housing for first time buyers.

**Policy** – A statement that guides decisions or work processes. Policies are generally designed to realize goals of a community or to avoid problems.

### Data Sources

**Decennial Census Data** – Data collected by the Decennial Census for 2020, 2010, 2000, and 1990 is used in this plan (older Census data is only used in conjunction with more recent data in order to illustrate trends). The Decennial Census data is used by the U.S. Census Bureau to create several different datasets:

- 2020, 2010, and 2000 Census Summary File 1 (SF 1) – This dataset contains what is known as “100% data,” meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is very broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.
- 2000 and 1990 Census Summary File 3 (SF 3) – Containing sample data from approximately one in every six U.S. households, this dataset is compiled from respondents who received the “long form” Census survey. This comprehensive and highly detailed dataset contains information on such topics as ancestry, level of education, occupation, commute time to work, and home value. The SF 3 dataset was discontinued for the 2010 Census, but many of the variables from SF 3 are included in the American Community Survey.

**American Community Survey (ACS) / ESRI Business Analyst Report (BAO)** – The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data throughout the 10 years between censuses. This approach trades the accuracy of the Decennial Census Data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count (like the Decennial Census’s SF 1 data) and therefore is susceptible to sampling errors.

- ACS Multi-Year Estimates – For geographies with fewer than 20,000 residents (which includes Morgan County), ACS data is only available as 5-year estimates. ACS 5-year estimates are based on survey responses compiled over a rolling 60-month period and are released annually. This data is more current than Decennial Census data but subject to some sampling error due to being based on responses from a sample of households rather than a survey completed by every household in the county. The 2010-2014

ACS 5-year estimates are the most current estimates available as of the date of this plan.

- The BAO is a survey generated by the Environmental Science Research Institute (ESRI) utilizing ESRI data and ACS data to compile statistics for geographic areas.

**Woods & Poole Forecast Data** – Annual county-level data, including projections to 2050, was obtained from Woods & Poole Economics, Inc. and is included throughout this plan. In addition to the projections, the Woods & Poole dataset includes historical data back to 1970 for a variety of demographic, social, and economic factors. Woods & Poole’s figures are based on census and other publicly-available data, as well as its own proprietary sources and calculations.

**Previous Works of Research** – This plan is supported by, and in some cases builds upon, other plans and works of local or regional research conducted for or by Morgan County and its cities. These include the following:

- Joint Issue Based Comprehensive Plan 2036 – Originally adopted in 2017 by Morgan County and each of its municipalities, the 2017 comprehensive plan, is the immediate predecessor to this plan and what this plan template is based from. Notably, the 2017 Joint Plan did not include the City of Madison which opted to create its own comprehensive plan.
- Joint Comprehensive Plan 2025 – Originally adopted in 2004 by Morgan County and each of its municipalities. Notably, the 2004 Joint Plan included the City of Madison.
- Morgan County Green Print Plan, 2003 – Intended to be a long-term strategy for the preservation of features such as rural landscape, open spaces, agricultural lands, and historic structures, the Green Print Plan was prepared by Robert & Company on behalf of the Morgan County Board of Commissioners, the City of Madison, the Trust for Public Land, and the Madison-Morgan Conservancy.
- East Georgia Multi-County Transportation Study, 2007 – This long-range plan developed in 2007 by HNTB provides a prioritized list of transportation improvements based on population and employment forecasts, community goals, funding projections, and other data. The multi-county plan covers Greene, Jasper, Morgan, and Putnam counties.
- A Focus Group Study: Morgan County, Georgia, 2009 – The Morgan County Board of Commissioners and the Northeast Georgia Regional Commission contracted with the University of Georgia’s Small Business Development Center to produce this study of community perceptions among county residents.
- Over/Under Supply Analysis: Morgan County, Georgia, 2009 – Prepared for the Madison-Morgan Chamber of Commerce by the University of Georgia’s Small Business Development Center, this study assesses consumer business sectors to determine whether those sectors are over- or under-supplied when compared to similar counties. The result is a tool that can indicate potential markets for new businesses.

**Stakeholder Engagement** – The most important source of data and input into this plan came from engagement with Morgan County residents. Experience in public engagement has shown that lasting solutions are best identified when all segments of a community – individuals, elected officials, the business community, and civic organizations – are brought together in a spirit of cooperation. A collaborative approach to community engagement is not an opportunity, but a necessity. Working with a diverse 15-member Steering Committee, itself representing a variety of points of view, the planning team developed and implemented a robust Community Participation Plan. These efforts included multiple visioning workshops and character area study meetings, a community survey, focus groups targeting hard-to-reach segments of the population, presentation of draft products at community events, and creative advertising methods. In all, over 354 residents and stakeholders participated in the plan process.



- **Survey** – In conjunction with development of this plan, the County conducted an online survey to collect input from a broad spectrum of residents. Respondents were asked to rate needs for various types of future growth and development in categories such as transportation, housing, economic development, natural and cultural resources, community facilities, and infrastructure. In all, 339 survey responses were received.
- **Stakeholder Input** – Key community stakeholders were identified, contacted, and invited to participate in meetings as well as a SWOT and visioning survey. These stakeholders included county department heads, representatives of nonprofit organizations, housing developers, land owners, and real estate agents.
- **Community Meetings** – Public meetings were convened at several points during the plan development process, and Table 1.1 displays the meeting times, dates, and locations of all the public input meetings. A public hearing was advertised and held to start the joint planning process where the NEGRC facilitated an introduction and overview of the comprehensive planning criteria set by the DCA. The process concluded with a public hearing that allowed the public, stakeholders, local governments, and the steering committee to provide feedback on the draft plan.



The format of these community meetings ranged from formal presentations to discussions, but all included interactive exercises and opportunities for attendees to provide input and feedback to the planning team. Public input meetings were held on the following dates:

**Table 1.1: Public Input Sessions**

Date	Event	Time	Location
November 3, 2021	Public Hearing 1 and Input Meeting 1	10:00 a.m.	Morgan Co. Government Building
January 11, 2022	Input Meeting 2	10:00 a.m.	Morgan Co. Government Building
January 19, 2022	Input Meeting 3	10:00 a.m.	Morgan Co. Government Building
February 1, 2022	Input Meeting 4	2:00 p.m.	Morgan Co. Government Building
May 19, 2022	Public Hearing 2	6:00 p.m.	Morgan Co. Government Building

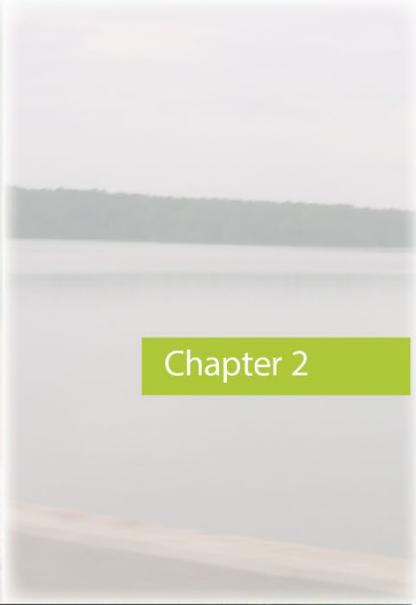
### Notes

Comprehensive planning is a requirement of Georgia law (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq., 110-12-1, et seq.) and this plan is intended to comply with the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning.

Throughout this plan, the authors have made careful choices regarding which datasets to use. The choice of a dataset often involves tradeoffs among criteria. For example, more recent datasets often have a limited number of data variables available for analysis. Additionally, there is the unavoidable tradeoff between geographic and socio-economic detail (less detailed data for smaller geographies) that sometimes restricts the availability of data. This tradeoff particularly affects the data available for Morgan County's smaller cities, namely Bostwick, Buckhead, and Rutledge. The most detailed data available for these small geographies is not as recent as it may be for more populous places. Also, the detailed definitions of data variables can change over time limiting their comparability.

Finally, all source data used in the preparation of this plan is assumed to be accurate, whether from national sources (e.g. the U.S. Census Bureau), local sources, or proprietary sources (e.g. Woods & Poole projections).





## Chapter 2



# County-Wide Plan

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UPDATED BY: THE NORTHEAST GEORGIA REGIONAL COMMISSION (2022)

# 2022-2036 Issue Based Comprehensive Plan

A Resource Book for Morgan County

Prepared for the  
Morgan County Board of Commissioners

**Ben Riden**

*Chairman/District 3*

**Donald B. Harris**

*District 1*

**Andy Ainslie**

*District 2*

**Phillip von Hanstein**

*District 4*

**Bill Kurtz**

*District 5*

Updated by







Currently, the largest age band in the county's population is residents aged 45-64, with the county's median age being 43.8. A majority of the housing stock in the county is owner-occupied. Of the county's 8,326 housing units, 68.3% are owner-occupied, 20.5% are renter-occupied, and 11.2% are vacant.

## Chapter 2.2 – Vision and Goals

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision was developed and refined as part of the Community Participation Program for this Comprehensive Plan Update and is presented below.

### ***Rural living with opportunities for all generations in thriving small communities***

*Morgan County abounds with rural beauty and historic resources; it provides a full range of housing choices and employment opportunities for a skilled, local workforce in clean industries and agriculture. Morgan County's outstanding schools and carefully managed natural resources serve existing residents and support gradual growth. Quality housing, local entertainment, and retail services are readily available, easily accessible, and are clustered in and around its cities. Tourists are drawn to Morgan County's rural beauty, cultural attractions, and thriving historic downtown districts.*

### Community Goals

The purpose of the Community Goals element is to lay out a road map for the community's future. It was developed through a public process of involving residents, community leaders, business owners, and other stakeholders. The Community Goals are the most important part of the plan, for they identify the community's direction for the future and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

**Goal: Sustainable Economic Growth and Prosperity** – Support the existing agricultural economy and our unique sense of place while attracting and retaining new businesses that meet the needs of future generations.

**Goal: Responsible Public Investment in the Future** – Utilize existing infrastructure efficiently in a planned and coordinated manner to support existing residents and businesses and to direct new developments.

**Goal: Treasured Natural and Cultural Resources** – Protect agricultural, environmental, and historic resources and preserve open space.

**Goal: Vibrant Healthy Downtowns** – Focus growth into Character Areas designated for growth while respecting the historic context, sense of place, rural atmosphere, and overall setting of Morgan County.

**Goal: Housing for People in All Stages of Life** – Create housing options that give people in all life stages and all economic means viable choices for safe, stable, and affordable homes.

**Goal: Retain and Promote Culture of Civic Involvement** – Protect and enhance Morgan County's popular family-oriented public events and encourage a high level of civic involvement as communities grow.

**Goal: Implementation and Land Use** – Balance high quality of life with the needs of a growing population and development pressure by working jointly with neighboring jurisdictions and the cities of Bostwick, Buckhead, Madison, and Rutledge.

## Community Policies

Policies are adopted to provide ongoing guidance and direction to help local officials achieve their goals. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the county's issues and opportunities. The policies below lead to implementation strategies that, along with the arrangement of land uses into descriptive Character Areas, will enable the County to realize its vision and achieve its goals.

### Housing

A diverse housing stock is necessary, both to accommodate the county's growth and the natural lifecycles of its residents. Units appropriate for residents wishing to age in place, housing affordable to young people at the early stages of their careers, and starter homes for young families will all be needed.

Housing development is an inherently private-sector endeavor, but can be shaped by local regulations. To the extent zoning regulations determine the outcome of what housing is feasible to build and where, they should be structured to permit, in appropriate locations, a greater variety of housing types to expand the options available to Morgan County residents.

- 1) We will promote a variety of housing types in order to encourage a multi-aged and multi-income community.
- 2) We will emphasize the importance of accessibility features in housing stock to expand housing options for the elderly and people with disabilities.
- 3) We will encourage opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- 4) We will encourage small-lot and attached housing in appropriate areas.
- 5) We will encourage affordable housing opportunities to ensure that all those who work in Morgan County have a viable option to live in the county.

### Economic Development

Sustainable economic development will depend on the County's ability to grow existing employment sectors while attracting new businesses that diversify the local economy and tax base.

- 1) We will support programs for retention, expansion, and creation of businesses for the benefit of local residents by considering job skill requirements and linkages to existing businesses.
- 2) We will support tourism, including agritourism and eco-tourism.
- 3) We will take into account access to housing and impacts on transportation, natural resources, and our towns when considering economic development projects.
- 4) We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- 5) We will consider the employment needs and skill levels of the labor force in making decisions on proposed economic development projects.

### Responsible Public Investment in the Future

Enhanced infrastructure can support downtown vitality, improved employment opportunities, improved education, and access to housing and economic development. Morgan County will consider how all these pieces fit together and develop solutions to meet the needs of the community including water, sewer, roads, sidewalks, and internet access.

- 1) The County's dynamic planning functions will continue to be synchronized with the operating budget.
- 2) The County's land use plans will, by design, remain dynamic with periodic reviews at least every five years.
- 3) Small area plans shall not be modified without consideration of contiguous plans.

### Natural Resources

This issue relates to the balance to be achieved between economic development and the need to protect farming, cultural resources, and greenspace. This issue is concerned with the strategies employed to preserve resources more so than the leveraging of natural resources for economic benefit.

- 1) Taking into account the Development Suitability Map (Figure 2.3), we will encourage new development and infrastructure investments in suitable locations in order to protect natural resources, environmentally sensitive areas, and valuable historic or cultural resources.
- 2) Where appropriate, we will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- 3) Commercial development within the Rural Living Character Area, when allowed, should be small-scale, local-serving businesses that reflect the rural and agricultural heritage of the area.
- 4) We will encourage an interconnected network of protected lands and support wildlife enhancement programs, easements, and sanctuaries.

### Implementation and Land Use

- 1) We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- 2) We will encourage development that advances Morgan County's economy and housing options and is sensitive to the historic context, sense of place, and overall setting of Morgan County.
- 3) We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 4) Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- 5) We will provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- 6) Our gateways and corridors will create a "sense of place" for our community.
- 7) Creation of recreational facilities and set-aside of greenspace are important to our community.
- 8) We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in previously undeveloped or agricultural areas of the community.

### Broadband Services

- 1) Increase collaboration between Morgan County government and internet service providers to maximize service capabilities to residents.
- 2) We will work to ensure that all residents have access to meaningful service and sufficient broadband for to accommodate modern living.

## Chapter 2.3 – Issues and Opportunities

The planning team relied upon extensive public engagement and input to identify the core planning issues that make up the structure of this issue-based plan. The issues were derived from a public survey and visioning exercises held with the county, including each of the participating municipalities. The initial public input, and an outline of the issues discerned by the planning team, was presented at follow-up public meetings for feedback and further refinement by the public. Public hearings and public input sessions provided participants additional opportunities to comment on the framing of the core issues and their relative priority. Specific dates and times of the input sessions and public hearings are listed in Table 1.1 in the first chapter. Ultimately, the Comprehensive Plan Steering Committee added its confirmation to the various issues, their formulation, and priority order.

The issues identified, in order of priority are:

- 1) Expanding Broadband Services
- 2) Sustainable Economic Growth and Prosperity
- 3) Responsible Public Investment in the Future
- 4) Treasured Natural and Cultural Resources
- 5) Maintain and Promote Culture of Civic Involvement in Vibrant, Healthy Communities
- 6) Housing for People in All Stages of Life

These issues (or “needs” in the comprehensive planning terminology used by the state of Georgia) are discussed in additional detail in the following pages. Each need is expounded upon and presented with complementary opportunities and planning strategies that will be implemented as part of the County’s Community Work Program.

## Chapter 2.4 – Expanding Broadband Services

### The Issue

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

The Georgia Department of Community Affairs considers 43% of populated areas in Morgan County, to be “served” by broadband. While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission’s (FCC) definition of “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. The remaining 57% of populated areas in the county do not meet this state threshold of broadband availability.

Survey respondents stated that there is a crucial need to address broadband speeds and availability. 79% of survey respondents rated Internet services as “Poor,” while 10.7% rated the service as “Average.” Surveys also indicated affordable broadband should be a point of focus over the next five years.

### Opportunities

Morgan County has received grant funding from the Rural Digital Opportunity Fund (RDOF) to expand broadband services. The County has also entered into an agreement to expand broadband services throughout a majority of the county by December 2026. The increased coverage will expand broadband to a majority of citizens, but there will still be a gap north of Hard Labor Creek. Along Interstate 20, residents can expect to see fiber optic infrastructure, with slower speeds being installed in the northern section of the county.

The local government also has the opportunity to provide free public Wi-Fi to residents in public spaces. Currently, to access free, publicly accessible Wi-Fi within the county, residents must travel to libraries or private businesses. *The County should explore options for upgrading service, as necessary, and determine whether publicly accessible Wi-Fi can be offered at County facilities such as parks, recreation centers, community centers, or fire stations.*

### Strategies

#### BROAD-1 – Increase Broadband Services

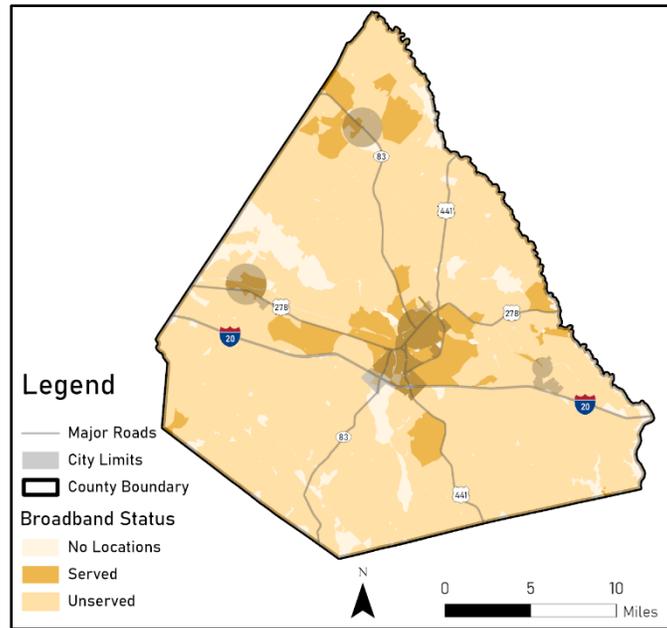
Increase broadband service area to include more geographical locations across the county.

- Provide faster and better quality internet services throughout the county with speeds faster than the minimum set by the FCC.
- Work to provide quality internet services at an affordable rate.

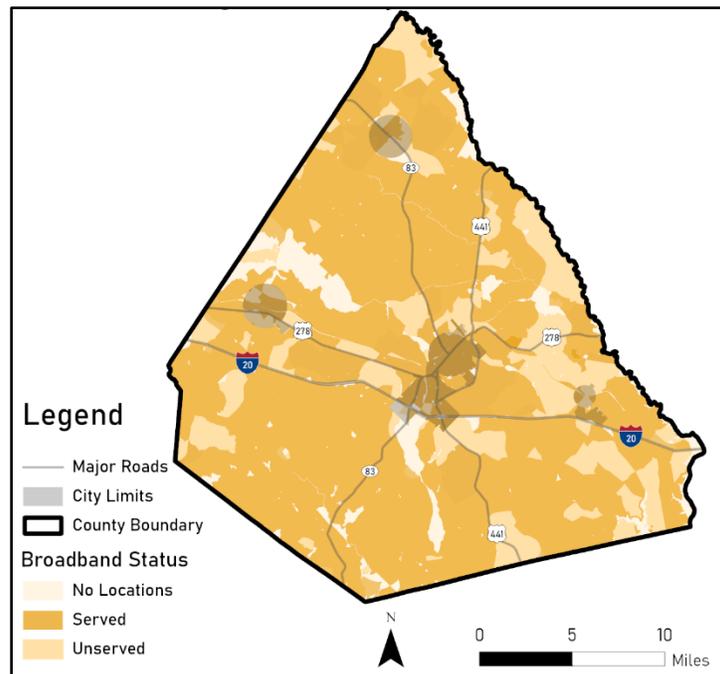
BROAD-2 – Create Strategy for Addressing Broadband Gaps

Create strategy to expand broadband to areas that will not be served after the Phase 1 expansion.

**Figure 2.1**  
**Morgan County**  
**Current Broadband Status**



**Figure 2.2**  
**Morgan County**  
**Future Broadband Status**



## Chapter 2.5 – Sustainable Economic Growth and Prosperity

### The Issue

Public input received during development of this Plan identified a strong need for increased economic diversity in Morgan County in order to retain the County’s young adult residents and encourage young families to settle here. Residents also identified the importance of economic development efforts focusing on the recruitment of low impact, “green” businesses that are compatible with Morgan County’s rural character.

A new electric automobile manufacturing facility has been proposed in the western corner of Morgan County along the Interstate 20 corridor in an extension of the Stanton Springs Business Park. The project site is located approximately 5 miles from Rutledge’s town center. The development is expected to open in 2024, bringing an estimated 12 million square feet of manufacturing space, creating up to 7,500 new jobs for the area, and will include the addition of a new I-20 interchange at Old Mill Road.

This development will bring tremendous employment opportunity to Morgan County residents and will attract new residents to the area. *Ensuring a pathway for local students to access employment opportunities will help retain younger residents in the county.* While some of these new jobs may be filled by existing Morgan County and Rutledge residents, it is reasonable to expect an increase in housing demand when these facilities open. *Consistent use of the future land use element included in this plan will be required to maintain the community’s vision through future growth pressures. Also, infrastructure will need to be expanded and upgraded accordingly to maintain a high standard of living for residents where growth occurs.*

### Opportunities

Sustainable economic development will depend on the County’s ability to grow existing employment sectors while attracting new businesses that diversify the local economy and tax base. The current growth in popularity of agritourism and ecotourism position Morgan County for economic growth based on its agricultural roots. Meanwhile, development of scientific and research-oriented industry in neighboring counties presents an opportunity to attract supportive businesses, related to these fields, to Morgan County. Technological advances are likely to greatly reduce the cost associated with expanding internet service throughout the county.

### Strategies

#### ECON-1 – Agricultural Incentives

Consider agricultural initiatives that can be implemented as economic development incentives.

#### ECON-2 – Economic Benefits of Trails

Research economic benefits of a trail system and determine feasibility of trail connection between Westside development and City of Rutledge/Hard Labor State Park.

#### ECON-3 – Attract Low Intensity Industries

Develop regulations to help retain and attract new low intensity, land intensive land uses (e.g. tree farms, wineries, etc.)

## Chapter 2.6 – Responsible Public Investment in the Future

### The Issue

The issue of responsible public investment in the future was an item identified as part of the public involvement process. This is not to suggest that the existing public investment process is not responsible; rather, the residents and business owners of Morgan County recognize the need to better plan for future needs as Morgan County grows. Additionally, Morgan County may be impacted by outside forces beyond the County's control, including macro-economic, economic, and migratory factors.

### Opportunities

The Morgan County Board of Commissioners are the elected leaders for the residents of Morgan County, including the cities of Bostwick, Buckhead, Rutledge, and Madison. They share in the responsibility in how the County Government operates both internally and with other local, state, and federal agencies. Currently, public investment is directed through the annual budgeting process that includes requests by multiple agencies and organizations for funding. Careful and coordinated planning for long-range capital improvements and other capabilities and infrastructure items presents the greatest opportunity to plan responsibly for the County's future.

### Strategies

#### PI-1 – Technology Improvements

Continue to research and implement technological improvements in County facilities.

#### PI-2 – Research Benefits of Scenic Routes

Research benefits of formally designating scenic routes in the county and define appropriate uses.

#### PI-3 – Explore Benefits of Waste-Water System

Consider the benefits of a waste-water management system in conjunction with a Utility Development Zone related to Westside development.

#### PI-4 – Research Feasibility of Transit Routes

Research feasibility of transit routes in conjunction with Westside development.

#### PI-5 – Replace Emergency Response Equipment

Update/replace emergency response equipment such as emergency vehicles, breathing apparatuses, air tanks, and other lifesaving equipment.

#### PI-6 – Research Feasibility of Utility Zones

Research feasibility of utility zones, including locations and funding sources.

#### PI-7 – Multi-Modal Road Improvements

Explore feasibility of multi-modal road improvements.

#### PI-8 – Public Transit Expansion

Explore feasibility of expanding public transit.

#### PI-9 – Review Existing Bridge Conditions

Continue to review existing bridge conditions and review potential funding sources.

PI-10 – Recycling and Solid Waste

Explore solid waste and recycling opportunities, as well as utilize the *Northeast Georgia Regional Solid Waste Management Plan (2021-2031)* as a guide for waste management practices and site expansions.

## Chapter 2.7 - Treasured Natural and Cultural Resources

### The Issue

Rural character and natural and cultural resources provide Morgan County with a strong sense of place. The southern portions of Morgan County are still overwhelmingly rural with most of the land classified as agricultural. Overwhelmingly, residents of the county want new development that respects its rural character and natural resources. Efficient utilization of existing infrastructure and minimizing the conversion of undeveloped land in the rural areas of the county was identified as a goal. The Rural Living Character Area was created to discourage urban sprawl and to encourage the protection of working farms.

### Opportunities

Since the adoption of the 2004 Comprehensive Plan, Morgan County has demonstrated its commitment to preserving natural and cultural resources by adopting ordinances, inventorying resources, and creating new institutions. This commitment, paired with the ordinances and infrastructure needed to advance preservation as a policy priority is a key opportunity to build upon going forward. Some specific examples of policies and initiatives that are opportunities for ongoing resource preservation include adopting a Tree Protection Ordinance and Off-Site Impacts ordinance, acquiring sixty acres of land for a park, completing a Cemetery and Historic Resource Survey, instituting Keep Morgan County Beautiful, and documenting historic resources through the Historic Structures Reports and Oral History Project. Additionally, the County has increased education efforts promoting Lake Oconee and Hard Labor Creek State Park and meets or exceeds all the requirements of *Rule 391-3-16 Rules for Environmental Planning*. Additionally, the County has completed a conservation subdivision ordinance and a bicycle trails plan.

Several of the issues that fall under “Treasured Natural and Cultural Resources” relate to balancing and supporting economic development with the need to protect farming, cultural resources, and sensitive natural resources such as wetlands and groundwater recharge areas. The policies and strategies set forth below focus on the preservation of resources.

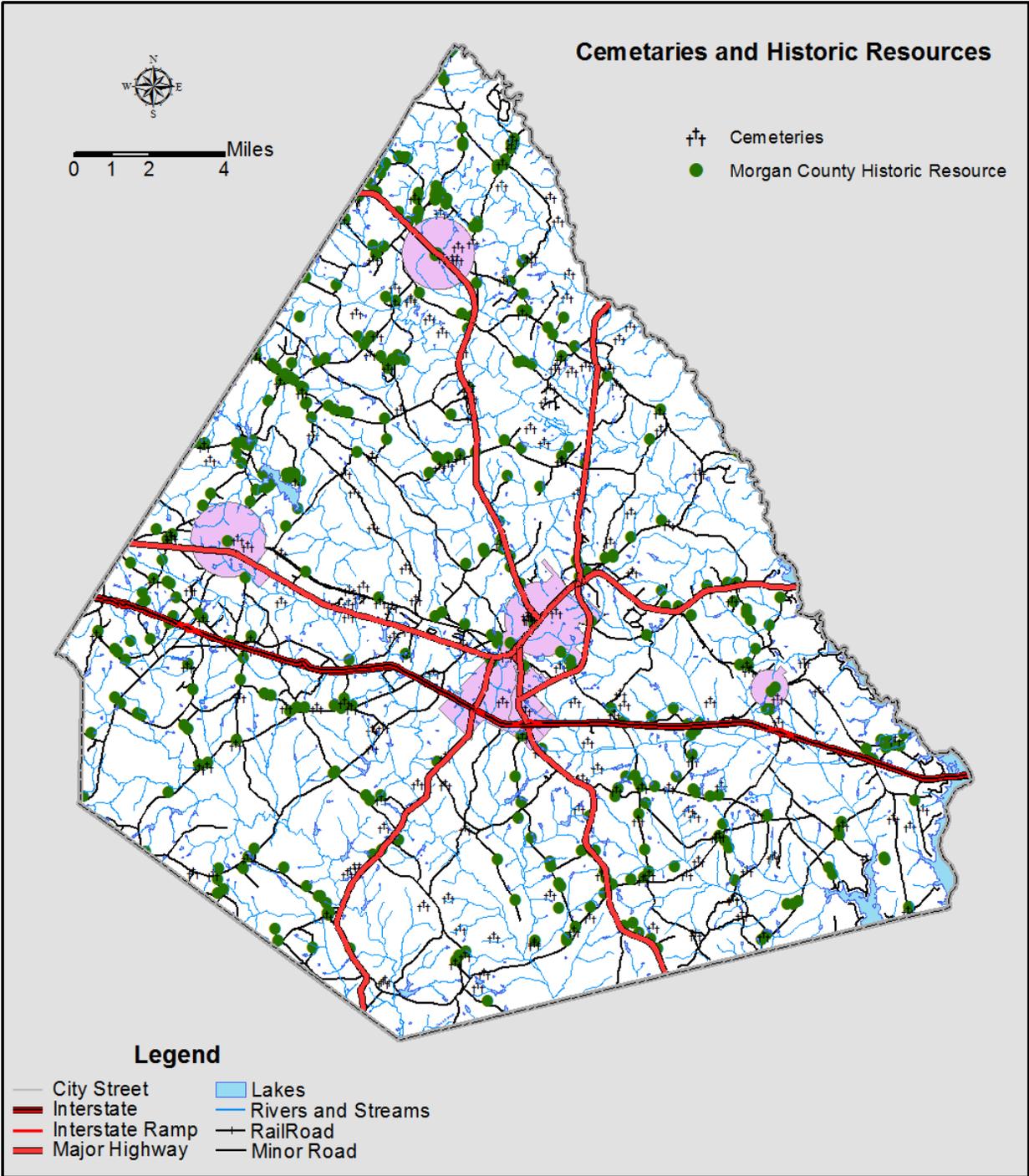
### Preservation of Sensitive Natural and Cultural Resources

Throughout the public involvement process, residents identified protecting the rural landscape, open spaces, agriculture lands, forests, natural resources, and historic properties and structures as high priorities in Morgan County. Over the last decade hundreds of acres have been placed in conservation easements, several historic sites have been protected, and additional cultural resources have been identified.

#### NCR-1 – Protection of Conservation Areas

Identify and pursue funding sources for protection of green and open space, greenways and gateways.

**Figure 2.3**  
**Morgan County**  
**Cultural and Historic Resources**



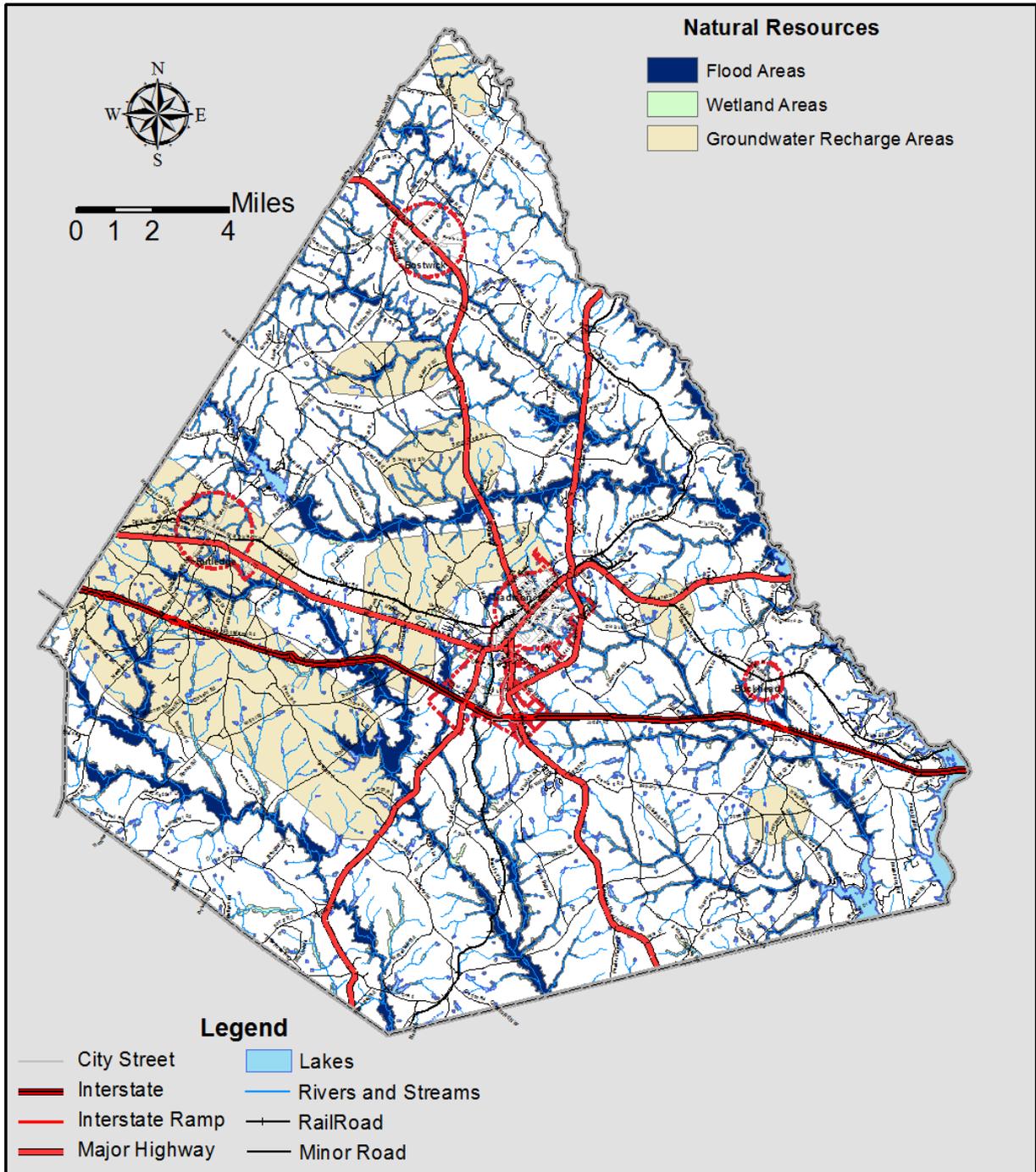
### Protect Environmental Resources

High priority should be given to the preservation of environmentally sensitive lands in Morgan County. Figure 2.4 below shows the county-wide Sensitive Environmental Resources. Figure 2.5 is a county-wide Development Suitability Map. The Development Suitability map uses GIS software to overlay slope, wetland, flood plain, and ground water recharge areas to estimate relative potential for additional costs for new development. The suitability map does not consider proximity to road, rail, water, and sewer infrastructure. The lighter an area is shaded, the fewer environmental conditions are impacted and the lower the development costs for mitigating environmental conditions. The darkest areas in the map would be difficult locations for any new development and, in some cases, those locations may not be developable at all. In general, higher slopes generate more grading cost; water recharge areas require stormwater mitigation and reduction of impervious area; wetlands require replacement mitigation; and floodplains prevent most construction activity and may be only suitable for trail or natural park systems with minimal impact from creation of impervious areas. In addition, soft soils located in valleys, such as saprolite, are considered a major influence on groundwater availability and recharge. Protection of valleys and lowlands from impervious surfaces or development pressures will help preserve Morgan County's groundwater capacity for future generations. For new development, unplanned, random site selection may increase the number of dry or nearly dry wells drilled.

Morgan County should focus efforts of environmental conservation in the "Conservation Areas" shown in Figure 2.6. Conservation areas are defined as mostly undeveloped land to be limited from development pressures due to sensitive environmental conditions and natural resource protection. These areas were selected for their proximity to major riparian areas, their characteristics regarding groundwater recharge, the existing tree canopy, and desires to preserve prime farmland. The use of land for agriculture and forestry will be appropriate in tandem with low-density residential development as to preserve open space. The use of public land for outdoor recreational opportunities, such as hiking, camping, hunting, fishing, canoeing, kayaking, biking, climbing, horseback riding, etc., are encouraged where possible.

Maintaining the integrity of the natural environment within Morgan County resonates with public input that was received during the planning process of this document. Work program items NCR-2 – NCR-5 are intended to improve the local government's ability to guide growth in the Figure 2.6 Conservation Areas through consistent planning initiatives and careful consideration of environmental resources per the community's vision.

**Figure 2.4**  
**Morgan County**  
**Sensitive Environmental Resources**



**Figure 2.5**  
**Morgan County**  
**Development Suitability**

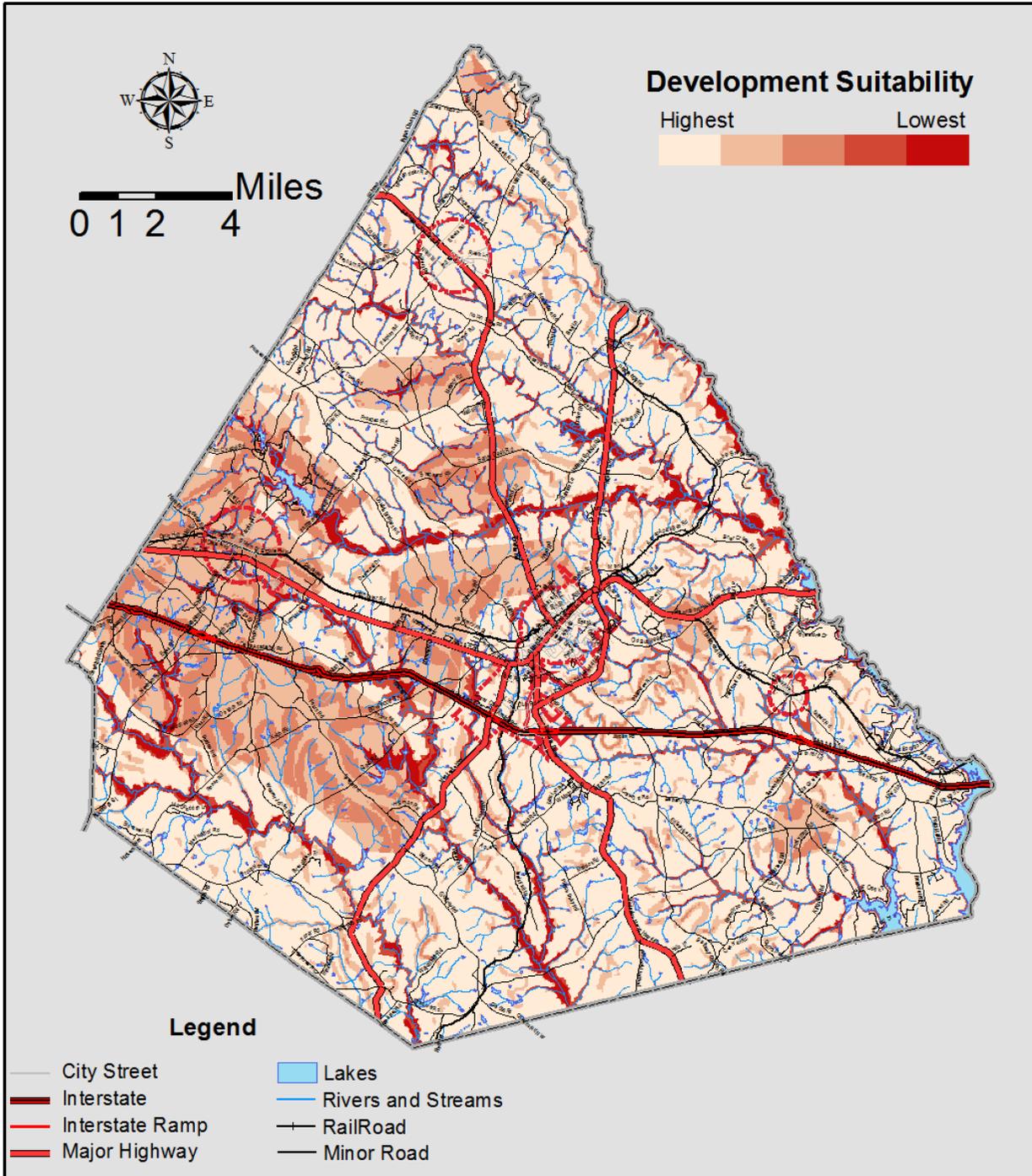
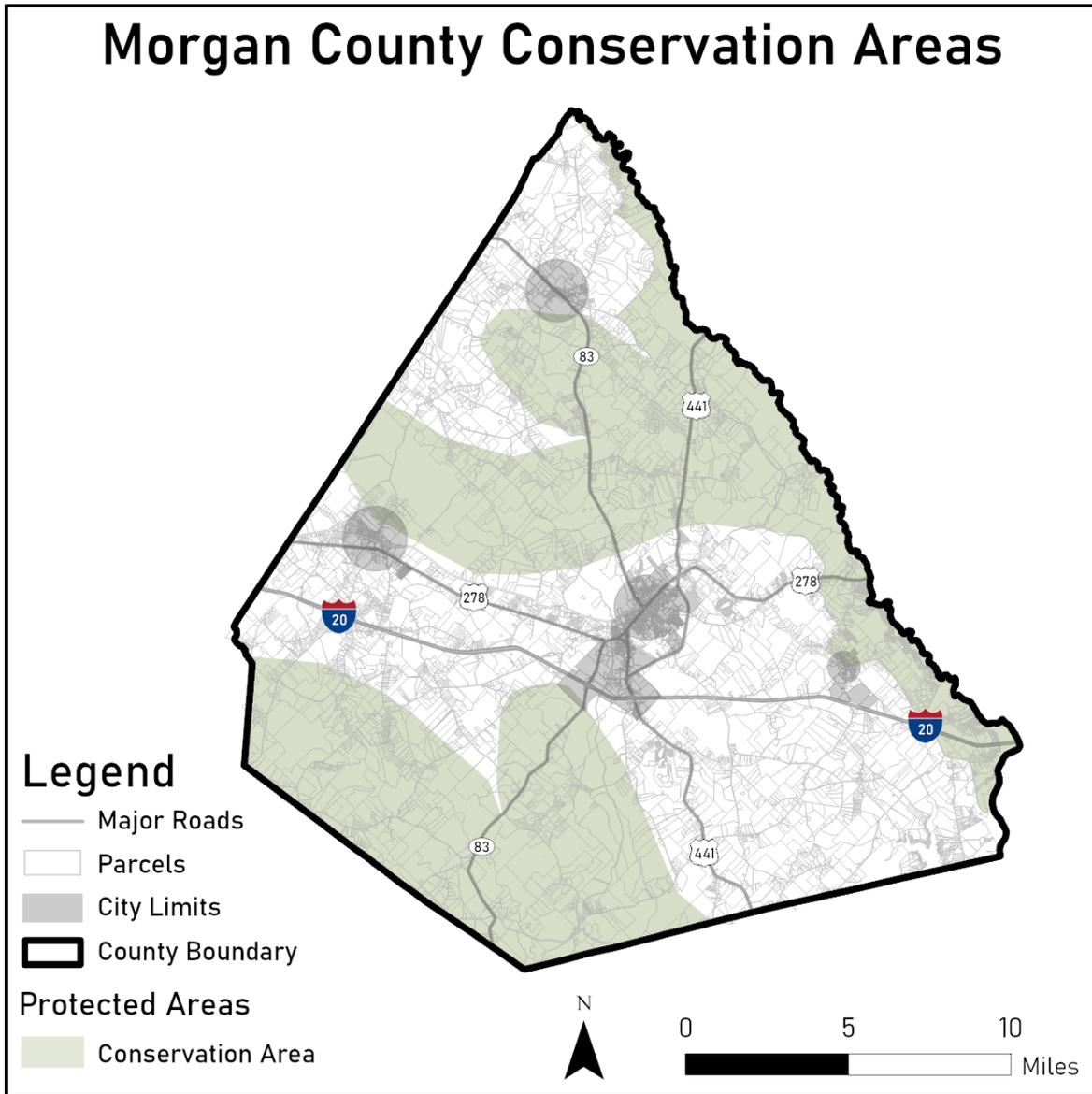


Figure 2.6  
Morgan County  
Proposed Conservation Areas



NCR-2 – Perform a Detailed Geologic Mapping Survey

Conduct survey of existing wells to determine stress on aquifers and threat of depletion. Also, perform electro-magnetic aerial surveying county-wide to determine well site suitability and projected local capacity.

### NCR-3 – Riparian Preservation Programs

Combine efforts of local conservation organizations, the Morgan County Planning Department, and local elected officials to determine collective strategies to implement riparian preservation programs.

Examples include:

- Require 100% water runoff retention for the first 1-inch of rainfall in common developments or commercial areas
- Require pollutant “hot spots” such as fueling stations to install proprietary devices (i.e. upflow filters in storm water drains) to remove pollutants in common developments or commercial areas
- Require a 100-foot impervious surface setback on water resources such as wetlands, streams, rivers, and floodplains.
- Implement local low impact residential development standards
- Review minimum lot sizes in Conservation Areas
- Encourage voluntary resource preservation through conservation easements

### NCR-4 – Innovative Land Conservation Tools

Research and develop implementation plans for use on innovative land conservation tools. Examples include: transfer of development rights, purchase of developments rights, conservation easements, partnerships with farm steward organizations, etc.

### NCR-5– Enhance Agricultural Land Uses

Consider mechanisms to protect and enhance existing agricultural land uses in the county to protect prime farmland as defined by the USDA Natural Resources Conservation Service.

## Public Education for Natural and Cultural Resources

Successful implementation of natural and cultural resources protection strategies requires community support. While most residents of Morgan County appreciate their rural and agriculture-based environment, they may not fully recognize the opportunities offered by nearby natural and cultural resources. Fully engaging residents in preserving and enjoying their natural resources inspires protection of these resources.

### NCR-6 – Urban Greenspace Preservation

Discuss feasibility and finding/partnership opportunities for urban greenspace preservation.

## Protect Cultural and Historic Resources

The projects initiated by the Morgan County Resource Preservation Advisory Board have been successful in regard to the identification and documentation of significant cultural and historical resources. Additional work should be done to educate residents about these resources and to utilize the inventory to enhance tourism opportunities in the unincorporated county and within small cities.

### NCR-7 – Expand County Archives

Expand the existing County Archives and improve the archival storage facilities.



## Chapter 2.8 – Maintain and Promote Culture of Civic Involvement in Vibrant, Healthy Communities

### The Issue

Many residents and business owners were attracted to Morgan County due to the small-town charm available in the incorporated areas of the county. The County can reinforce the unique character of its communities through continued planning support, restricting development sprawl, and directing retail land uses to downtowns. The County should encourage employment opportunities in manufacturing that augment what the cities can offer. Finally, the County does and should continue to support access to larger scale recreational facilities, such as Hard Labor Creek and Lake Oconee.

### Opportunities

Morgan County and its communities are already civically engaged, with residents participating actively in their local government and decision-making processes. This civic engagement is a valuable resource that can be tapped in local master planning efforts. Much of the planning and implementation regarding Morgan County's downtowns will fall to the communities of Bostwick, Buckhead, and Rutledge. However, the County will also play a role in downtown preservation and development by supporting decisions by these cities and collaborating to ensure that land use and planning efforts are compatible across jurisdictional boundaries.

### Strategies

The strategies below outline ways in which Morgan County can support its downtowns in the future.

#### CCI-1 – Master Plan for Westside Development

Research and develop a Master Plan for Westside development in conjunction with DOT installation of new Interstate 20 exit.

## Chapter 2.9 – Housing for People in All Stages of Life

### The Issue

Housing needs and preferences often evolve with one's age, necessitating a greater variety of housing types in order to accommodate demographic changes over time. Housing affordable to young people who tend to be mobile, may just be beginning their careers, and who often have little savings will be needed to retain this population. Starter homes for young families who make up the backbone of the county's workforce will be needed as well as "move-up" options that may be more expensive, but offer families more space and amenities. As the county's residents age, empty nesters may require different types of housing units, perhaps downsizing to smaller homes that require less maintenance, include accessibility features, and are close to medical facilities. In the later stages of life, residents may need more intensive care and assistance as is provided in a nursing home. Add to these housing types the desire of some residents for second homes on Lake Oconee or large rural estates and hobby farms, and the imperative for a diverse mixture of housing types is clear.

### Opportunities

The majority of unincorporated Morgan County is not served by water and sewer infrastructure, which means that housing development requires wells and septic systems. However, the county's municipalities provide water and, in some cases, limited sewer capacity that can accommodate future housing development. Additionally, conservation subdivisions along the US-278 corridor between Rutledge and Madison holds potential for residential development. This area has access to municipal water supply and good transportation access.

### Strategies

#### HO-1 – Expand Housing Options in Focused Areas

The unincorporated county and its cities already offer some variety in housing options, from traditional historic neighborhood development to subdivisions of detached single-family homes, large-lot residential properties, and some limited multifamily development in Madison. While these existing housing types all contribute to the range of options available to county residents, greater variety – in terms of size, type, and price point – will attract and accommodate a more diverse population as the county continues to grow.

- Consider changes to the zoning ordinance that will strengthen conservation subdivision strategies and encourage diversified housing

## Chapter 2.10 – Implementation Program Summary

In the previous sections of this chapter, detail has been provided for the implementation of the county-wide vision. Tasks have been identified to address the issues and concerns that were important to the citizens of the county. This chapter consolidates this work program and provides the existing land use and future character area map for the county.

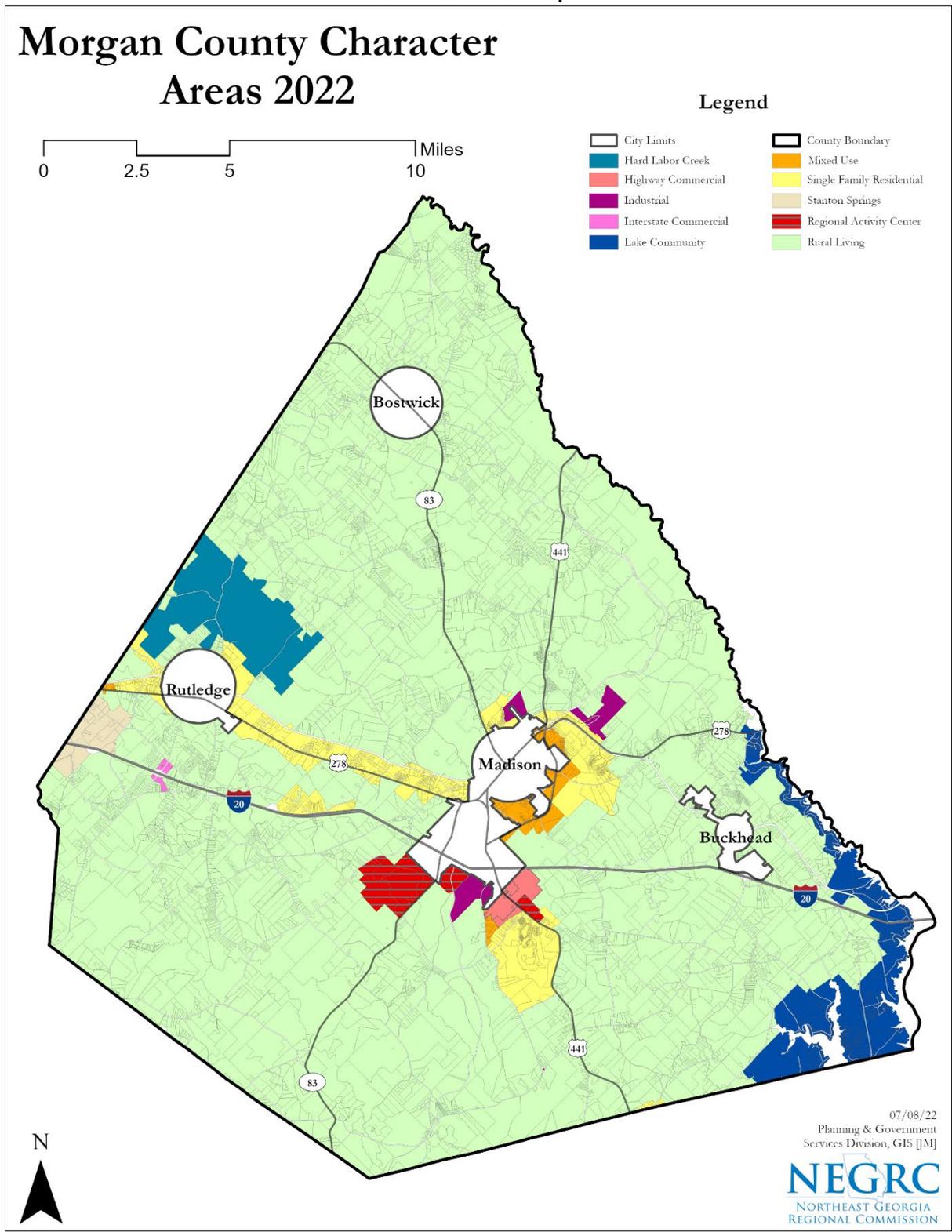
### Where we are

Morgan County, Georgia is a predominately rural area with a variety of agricultural uses mixed with large residential parcels, scattered business and industries and the communities of Bostwick, Buckhead, Madison, and Rutledge that each have their own brand of small-town character. Based on community feedback, the rural nature of the county is highly regarded and the community wishes to maintain its existing character.

### Where We Would Like To Be

Character Areas for Morgan County are displayed in the following map, which also serves to identify intended future land use. The Character Areas acknowledge visual and functional differences between various places in the community, allowing Morgan County to provide area-specific guidance for future development through appropriate planning.

**Figure 2.6**  
**Morgan County**  
**Character Area Map**



The Character Areas defined here have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Area map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area.

Each Character Area is described in the pages that follow, along with suggested strategies to help maintain or achieve desired development patterns. These strategies are not requirements, but recommendations for the desired types of development and redevelopment. The strategies were also used to develop short-term activities and long-term policies for future growth in Morgan County.

Character Area descriptions are based on State Planning Recommendations, public input, and interviews with County staff.

## Character Area Descriptions

### Hard Labor Creek



Georgia State Park surrounding Lake Rutledge and Lake Brantley, just north of the City of Rutledge. Destination for both local residents and tourists for outdoor recreation, including hiking, camping, swimming, boating, and golf.

#### Character Area Location

Unincorporated Morgan County – Surrounding Lake Rutledge and Lake Brantley and accessible via Knox Chapel Road and Old Mill Road/Fairplay Road

#### Development Patterns

- Park controlled by State of Georgia with a focus on conservation and recreation, including hiking, camping, swimming, boating, and golf

#### Primary Land Uses

- Recreation conservation

#### Implementation Strategies

- Continued natural resource protection and management by the State of Georgia to preserve recreation opportunities and environmental quality
- Promote Hard Labor Creek State Park as a component of Morgan County's outdoor recreation and agritourism offerings
- Collaboration between City of Rutledge and Morgan County to increase tourism connection between Hard Labor Creek State Park and downtown Rutledge

# Highway Commercial



This character area provides opportunities to expand the County's tax base and develop quality commercial development adjacent to the county's highways.

## Character Area Location

Highway 278 west of Rutledge, Highway 441 by-pass near the hospital and Highway 441 south of Madison.

## Development Patterns

- Mix of commercial and attached housing
- High vehicular traffic
- Low pedestrian access
- Organic patterns of roadways with dead-ends.

## Primary Land Uses

- Commercial
- Attached housing

## Implementation Strategies

- Encourage site design with buildings oriented to the street, parking in the rear or sides and minimize views of service area
- Design standards to ensure quality development
- Employ sign standards to reduce visual clutter

# Industrial



Intensive employment such as industrial park or warehouse/distribution center that is characterized by the presence of large, regional employers engaged in manufacturing, trucking, or production. A goal of this character area is to expand local industry and attract new businesses and jobs.

## Character Area Location

Unincorporated Morgan County – Includes areas northeast of Madison at Highway 278 and Athens Highway, and south of Madison between US 441 and Highway 83.

## Development Patterns

- Employment centers with large, regional employers
- Consider grading, access to major transportation routes, and access to public infrastructure in locating industrial employment centers and large industrial sites
- Encourage location of nearby services for the daytime needs of employees

## Primary Land Uses

- Industrial
- Commercial
- Business park

## Implementation Strategies

- Continued protection of surrounding residential uses from noise, smoke, lights, and visual impacts of industrial uses
- Continued use of regulations for high-intensity uses, such as aesthetic standards, truck route designation, and required traffic studies for developments over 200,000 square feet

## Interstate Commercial



This district is located at Exit 103 and northeast of Stanton Springs North, and is targeted toward specific commercial uses that frequent interstate exits but are a benefit to the surrounding community.

### Character Area Location

Unincorporated Morgan County at Interstate 20 Exit 103

### Development Patterns

- Mix of commercial uses
- Low to non-existent pedestrian access except within shopping nodes
- High vehicular traffic
- Architecturally compatible development

### Primary Land Uses

- Commercial

### Implementation Strategies

- Encourage site design with buildings oriented to the street, parking in the rear or sides and minimize views of service area
- Require use of buffers and landscaping to enhance streetscapes
- Architectural standards
- Employ sign standard to reduce visual clutter

## Lake Community



This character area has rural character and includes a mix of residential and small commercial uses and water recreation opportunities along Lake Oconee.

### Character Area Location

Unincorporated Morgan County – Areas surrounding approximately 25 miles of shoreline along Lake Oconee on the County's southeastern edge

### Development Patterns

- Encourages a mix of housing types (e.g. single family detached homes and attached housing)
- Discourages commercial and industrial uses

### Primary Land Uses

- Recreation and conservation
- Residential – lakeshore low, medium, and high densities
- Neighborhood commercial and lakeshore town center overlay
- Agriculture and undeveloped areas left in their natural state

### Implementation Strategies

- Continued protection and management of Lake Oconee by Georgia Power to preserve natural resources, recreation opportunities, and environmental quality
- Promote Lake Oconee as a component of Morgan County's outdoor recreation and agritourism offerings
- Educate residents and visitors about public lake access points, such as Swords Recreation Area
- Collaboration between Morgan County and Town of Buckhead to increase tourism connection between Lake Oconee and downtown Buckhead
- Review zoning ordinance to encourage diversified housing
- Review and modify existing ordinances to strengthen protection of environmentally sensitive areas

## Mixed Use



This character area allows a mix of medium and high density uses, depending on utility availability. These areas act as transition areas between commercial districts and residential neighborhoods. Specific commercial uses, attached housing, higher density single family detached housing and offices may be mixed with open space and park areas.

### Character Area Location

Unincorporated Morgan County

### Development Patterns

- Mix of limited commercial, offices, residential, and parks
- Provides suitable transition to surrounding residential uses
- Landscaping and streetscaping to encourage walkability within developments

### Primary Land Uses

- Limited neighborhood commercial
- Offices
- Medium and high density residential

### Implementation Strategies

- Encourage site design with buildings oriented to the street, parking in the rear and minimize views of service area
- Design standards to create aesthetically compatible development
- Development regulations to manage interior streets and stormwater

# Single-Family Residential



Areas of the county where the predominant land use is medium-density and large-lot residential neighborhoods.

## Character Area Location

Along Highway 278 from Rutledge to Madison, on the northeastern border of Madison, and along Davis Academy Road southeast of Rutledge. Also, along Highway 441 south of Madison and Interstate 20 between Pierce Dairy Road and Maddox Road.

## Development Patterns

- Medium and large-lot residential
- Limited municipal water availability
- High vehicular traffic
- Low pedestrian access
- Organized street pattern in grid formation
- Mixture of open fields and forested areas

## Primary Land Uses and Zoning Categories

- Medium and low density residential

## Implementation Strategies

- Conservation subdivision regulations
- Allow non-residential uses complementary to neighborhood development, such as recreation facilities
- Limit road frontage lots
- Limit or prohibit commercial uses other than residential home occupations
- Design standards to ensure quality development

# Stanton Springs



This character area consists large tracts of land suitable for the planned development of a mixed-use business park district that provides new jobs and increases the tax base.

## Character Area Location

Adjacent to Walton County and Interstate 20 with access to Highway 278.

## Development Patterns

- Large tracts of land
- High vehicular traffic
- Low pedestrian access

## Primary Land Uses

- Offices
- Research and product development facilities
- Light manufacturing facilities
- Warehouse and distribution facilities

## Implementation Strategies

- Encourage site design that protects natural resources, protects historic resources, utilizes night sky protection principles and minimizes air emissions.
- Employ transportation studies to minimize traffic impacts on surrounding neighborhoods
- Employ design principles to reduce visual clutter seen from Interstate 20 and adjacent roads

## Regional Activity Center



Regional destinations for residents and visitors that include a mix of entertainment and educational facilities, commercial uses, and high-density residential.

### Character Area Location

Unincorporated Morgan County – Southwest of the I-20 and Highway 83 interchange and US-441 at Mission Road

### Development Patterns

- Destination facilities with intense pedestrian activity
- Civic and cultural uses
- Commercial uses: primarily specialty retail, hospitality, restaurants, and professional offices
- High vehicular traffic
- Attached multifamily housing
- Landscaping, streetscaping, and buffers

### Primary Land Uses

- Mixed-use
- Commercial
- Residential – high density

### Implementation Strategies

- Master planning that addresses ingress, egress, parking, and connectivity to neighboring sites
- Pedestrian-oriented design with walkable connections between different uses
- Compatible architectural styles that maintain regional character
- Explore joint marketing endeavors to support local heritage and agritourism

# Rural Living



Areas of the county where the predominant functions are agriculture with low density and large lot residential use as well as other rural pursuits. Agricultural uses may include uses such as farming, forestry, pasture, soil conservation, horse breeding, agritourism, specialty cultivation, and raising livestock.

## Character Area Location

Unincorporated Morgan County

## Development Patterns

- Mixture of low density/large lot residential and agricultural uses
- Limited agricultural commercial to provide value-added agricultural opportunities to farmers and to support agritourism and eco-tourism
- Low to nonexistent pedestrian access

## Primary Land Uses

- Agricultural and large lot residential
- Undeveloped areas left in their natural state
- Agriculture

## Implementation Strategies

- Continued use of development regulations that provide for stormwater management and protection of water resources
- Encourage preservation of agricultural economy and rural viewsheds and inclusion of open space in new developments
- Vegetative or other screening to minimize visual impact of development from roadways
- Review and modify existing ordinances to strengthen protection of environmentally sensitive areas
- Continue to identify historic and culturally significant structures and landscapes for documentation and preservation
- Define agritourism uses to discourage inappropriate commercial uses
- Limit road frontage developments

### How We Will Do It

This Comprehensive Plan creates the roadmap to achieving the community's vision for the future of Morgan County. The plan development has been an iterative process, incorporating feedback from the Steering Committee, the City and Town Councils, the Board of Commissioners, government staff, and members of the public. Responsible parties have been identified for each of the plan's strategies and these entities will ensure plan implementation and keep the issues in front of the elected officials and department heads.

Planning should be considered a continuous process that allows for changing conditions. In implementing this comprehensive plan, we recommend that the responsible parties provide progress updates to the elected officials on an annual basis. They should list successes and road blocks. Adjustments to the plan may be warranted to fully implement the community's vision.

### Intergovernmental Cooperation

The Comprehensive Plan will require intergovernmental cooperation between the municipal and county governments. This is most notable in transportation related projects that cross multiple jurisdictions. However, citizens could benefit from cities and counties cooperating in land use and community facility decisions. The current work program has identified several projects that would be done in cooperation with the cities.

### Community Work Program

The community work program (Table 2.1) contains a summary of the tasks needed to be accomplished over the next five years. More information for each project can be found by referencing the Chapter and subsection under the project ID.

**Table 2.1  
Morgan County  
Community Work Program, 2022 – 2027**

<b>ID</b>	<b>Description</b>	<b>Planning Horizon for Completion</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Potential Funding Sources</b>
BROAD-1 <i>Section 2.4</i>	Countywide Broadband Expansion	2026	\$5,000,000	Morgan County BOC, County Staff, Consultant	General Funds, Grants, State and Federal Funds
BROAD-2 <i>Section 2.4</i>	Broadband Gap Study	2025	\$5,000	County Staff, Regional Commission, Consultant	General Funds, Grants
ECON-1 <i>Section 2.5</i>	Agricultural Incentives	2025	Staff Time	County Staff	General Funds, Grants
ECON-2 <i>Section 2.5</i>	Economic Benefits of Trails	2023	Staff Time	County Staff	General Funds, Grants
ECON-3 <i>Section 2.5</i>	Attract Low Intensity Industries	2027	Staff Time	County Staff	General Funds, Grants
PI-1 <i>Section 2.6</i>	Technology Improvements	2027	Staff Time	County Staff, IT Staff	General Funds, Grants
PI-2 <i>Section 2.6</i>	Research Benefits of Scenic Routes	2023	Staff Time	County Staff	General Funds, Grants
PI-3 <i>Section 2.6</i>	Explore Benefits of Waste-Water System	2024	Staff Time	County Staff	General Funds, Grants
PI-4 <i>Section 2.6</i>	Research Feasibility of Transit Routes	2024	Staff Time	County Staff	General Funds, Grants
PI-5 <i>Section 2.6</i>	Replace Emergency Response Equipment	2027	\$125,000	Morgan County BOC, County Staff	General Funds, Grants
PI-6 <i>Section 2.6</i>	Research Feasibility of Utility Zones	2025	Staff Time	County Staff	General Funds, Grants
PI-7 <i>Section 2.6</i>	Multi-Modal Road Improvements	2023	\$5,000	County Staff, Consultant	General Funds, State

<b>ID</b>	<b>Description</b>	<b>Planning Horizon for Completion</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Potential Funding Sources</b>
					Funds, Grants
PI-8 <i>Section 2.6</i>	Public Transit Expansion	2024	\$10,000	Morgan County BOC, County Staff, Consultant	General Funds, State Funds, Grants
PI-9 <i>Section 2.6</i>	Review Existing Bridge Conditions	2023	\$30,000	Morgan County BOC, County Staff, Consultant	General Funds, Grants
PI-10 <i>Section 2.6</i>	Recycling and Solid Waste	2022	\$7,500	County Staff, Consultant, Regional Commission	General Funds, Grants
NCR-1 <i>Section 2.7</i>	Protection of Conservation Areas	2023	Staff Time	County Staff	General Funds, Grants
NCR-2 <i>Section 2.7</i>	Perform a Detailed Geologic Mapping Survey	2026	\$25,000	County Staff, Consultant	General Funds, Grants
NCR-3 <i>Section 2.7</i>	Riparian Preservation Programs	2026	Staff Time	County Staff	General Funds, Grants
NCR-4 <i>Section 2.7</i>	Innovative Land Conservation Tools	2023	Staff Time	County Staff	General Funds, Grants
NCR-5 <i>Section 2.7</i>	Enhance Agricultural Land Uses	2025	Staff Time	County Staff	General Funds, Grants
NCR-6 <i>Section 2.7</i>	Urban Greenspace Preservation	2024	Staff Time	County Staff	General Funds, Grants
NCR-7 <i>Section 2.7</i>	Expand County Archives	2026	\$50,000	County Staff	General Funds, Grants
CCI-1 <i>Section 2.8</i>	Master Plan for Westside Development	2023	\$50,000	County Staff, Consultant	General Funds, Grants
HO-1 <i>Section 2.9</i>	Expand Housing Options In Focused Areas	2026	Staff Time	County Staff	General Funds, Grants



# Bostwick Plan

■ A Resource Book For The City of Bostwick

**BOSTWICK**  
*Georgia*

PRODUCED BY: MOSIAC CONSULTING, NELSNICK ENTERPRISES, AND HALL CONSULTING (2016)  
UPDATED BY: THE NORTHEAST GEORGIA REGIONAL COMMISSION (2022)

# 2022-2036 Issue Based Comprehensive Plan

A Resource Book for the City of Bostwick

Prepared for the  
Bostwick Mayor and City Council

**John Bostwick**  
*Mayor*

**Damon Malcom**

**Ken Johnson**

**Angie Howard**

**Lee Nunn**

Updated by



## Chapter 3.1 – Bostwick Community Profile

Bostwick is the proud home of the Annual Cotton Gin Festival and 4<sup>th</sup> of July Barbeque. Bostwick is located in northern Morgan County, approximately 11 miles north of the City of Madison, an hour's drive from Atlanta, and a half-hour's drive from Athens. The most common words used by residents attending Bostwick's visioning meeting to describe the current state of their community and the future they hope for it are depicted in the word clouds that follow. The larger the word, the more often it was used.

### Bostwick Today is...



### In the Future, Bostwick should be...



The data below is taken from the 2016-2021 American Community Survey estimates and provides a brief overview of key demographics in Bostwick.

<b>Bostwick Fast Facts</b>			
	<b>Bostwick</b>	<b>Morgan County</b>	<b>Georgia</b>
Population	378 <sup>†</sup>	20,097 <sup>†</sup>	10,711,908 <sup>†</sup>
Housing Units	178	8,326	4,540,161
Median Home Value	\$294,444	\$280,063	\$224,301
Median Household Income	\$67,512	\$67,089	\$60,605
Median Age	44.0	43.8	37.2
Households with Children	51.4%	35.4%	35.5%

*<sup>†</sup>Denotes 2020 Decennial Census figures from the Census Bureau. All other data is sourced from 2016-2021 ACS and ESRI's BAO.*

## Chapter 3.2 – Vision and Goals

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision was developed and refined as part of the Community Participation Program for the Bostwick Comprehensive Plan Update and is presented below.

*Bostwick is a small town with strong community spirit that takes pride in its history. Downtown Bostwick will be the social and cultural heart of the community, featuring cultural and historic attractions, churches, and small businesses. Neighborhoods will exude a small town charm where people feel safe and secure, away from the stresses of big city life. The annual Cotton Gin Festival and 4<sup>th</sup> of July Barbecue will continue to be a focus of community life, drawing both locals and residents of neighboring communities.*

### Community Goals

The purpose of the Community Goals element is to lay out a road map for the community's future. The goals were developed with input from residents, business owners, other community leaders, and stakeholders. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

**Goal: Vibrant Healthy Downtown Maintaining and Promoting a Culture of Civic Involvement** – Focus appropriate growth into downtown Bostwick, while respecting the historic context, sense of place, rural atmosphere, and overall setting of the City of Bostwick. Protect and enhance the extraordinary civic involvement and voluntarism of Bostwick's citizens and ensure that the town maintains its small town character.

**Goal: Responsible Public Investment in the Future** – Utilize and improve existing infrastructure and create new facilities in an efficient, planned, and coordinated manner.

**Goal: Appropriately-Scaled Housing for People in All Stages of Life** – Create housing options in appropriate locations that give people in all life stages and all economic means viable choices for safe, stable, and affordable homes.

**Goal: Preserve Natural and Cultural Resources** – Protect and restore important historic resources and protect open space, trees, and agricultural areas.

### Community Policies

Policies are adopted to provide ongoing guidance and direction to help local officials achieve their goals. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing Bostwick's issues and opportunities. The policies below lead to implementation strategies that, along with the arrangement of land uses into descriptive Character Areas, will enable Bostwick to realize its vision and achieve its goals.

### *Vibrant, Healthy Downtown Maintaining and Promoting a Culture of Civic Involvement*

- 1) We support downtown revitalization and restoration of existing historic structures.
- 2) We will continue to encourage the redevelopment of vacant and underutilized structures as incubator space for small business entrepreneurs and new small, locally owned, appropriately-scaled retail, antique shops, and boutiques.
- 3) We support partnering with Morgan County, other municipalities, and the Chamber of Commerce to expand the heritage tourism product as an economic base for the community.
- 4) We will create a pedestrian friendly downtown and pedestrian accessibility within the city and invest in parks and open space to enhance the quality of life for our citizens.
- 5) We encourage gateway signs and landscaping that defines the city boundary and welcomes visitors.
- 6) We strongly support family and youth activities, attractions, and events.

### *Responsible Public Investment in the Future*

- 1) We support investing in sidewalks and improving pedestrian access to activity centers.
- 2) We encourage access to internet and mobile phone service for all of our businesses and residents.
- 3) We will coordinate provision of public facilities and services with land use planning to promote efficient growth within Bostwick and protect agricultural and natural resources.

### *Appropriately-scaled Housing for People in All Stages of Life*

- 1) New housing units should be consistent with existing development pattern and historic plats. Subdivisions are not appropriate in Bostwick.
- 2) We encourage accessibility features in single family homes to expand housing options for the elderly and people with disabilities.
- 3) We will encourage senior preferred housing such as cottages and small-lot one and two family homes on one floor per infrastructure availability.
- 4) We will work to eliminate substandard or dilapidated housing in our community.
- 5) We will consider infill housing development in existing neighborhoods.

### *Preserve Natural and Cultural Resources*

- 1) We encourage community crops and specialty foods influencing the local food industry.
- 2) We support connecting Bostwick to a trail system throughout the county.
- 3) We will promote the protection and maintenance of trees and green open space throughout Bostwick.
- 4) We will work to redirect development pressure away from agricultural areas in order to protect farmland.
- 5) We will promote eco-tourism and agritourism in Bostwick and throughout Morgan County.
- 6) We will support activities and developments that protect our environment and water quality.

### *Broadband Services*

- 1) Increase collaboration between Morgan County government and internet service providers to maximize service capabilities to residents.

## Chapter 3.3 – Issues and Opportunities

The planning team relied upon extensive public engagement and input to identify the core planning issues that make up the structure of this issue-based plan. The issues were derived from an online public survey and visioning exercises. The initial public input, and an outline of the issues discerned by the planning team, was presented at a follow-up public meeting for feedback and further refinement by the public. Public hearings and public input sessions provided participants additional opportunities to comment on the framing of the core issues and their relative priority. Specific dates and times of the input sessions and public hearings are listed in Table 1.1 in the first chapter. Ultimately, the Comprehensive Plan Steering Committee added its confirmation to the various issues, their formulation, and priority order.

The issues identified, in order of priority are:

- 1) Expanding Broadband Services
- 2) Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement
- 3) Responsible Public Investment in the Future
- 4) Appropriately-Scaled Housing for People in All Stages of Life
- 5) Preserve Natural and Cultural Resources

These issues (or “needs” in the comprehensive planning terminology used by the state of Georgia) are discussed in additional detail in the following pages. Each need is expounded upon and presented with complementary opportunities and planning strategies that will be implemented as part of the City’s Community Work Program.

## Chapter 3.4 – Expanding Broadband Services

### The Issue

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

The Georgia Department of Community Affairs considers 38% of populated areas in Bostwick to be “served” by broadband. While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission’s (FCC) definition of “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. The remaining 62% of populated areas in the city do not meet this state threshold of broadband availability, and after the planned broadband expansion through 2026, a majority of the city will still be classified as unserved.

Survey respondents stated that there is a crucial need to address broadband speeds and availability. 100% (nine responses) of survey respondents rated Internet services as “Poor”. Surveys also indicated high-speed internet should be a point of focus over the next five years.

### Opportunities

The City of Bostwick should explore the option of becoming a designated Georgia Broadband Ready Community. The designation displays that the local government is serious about broadband expansion. The City of Bostwick needs to plan for broadband development and explore public-private partnerships for broadband expansion.

### Strategies

#### *BROAD-1 – Increase Broadband Services*

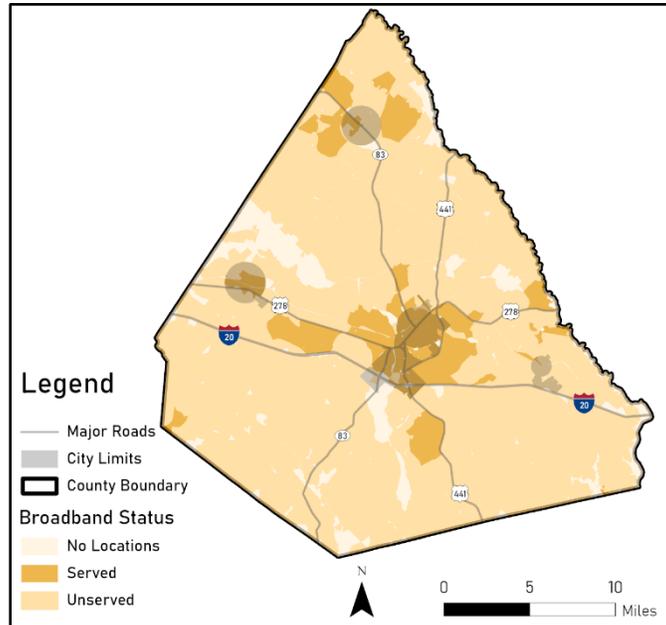
Partner with Morgan County to increase the broadband service area to include more geographical locations across the county.

- Provide faster and better quality internet services throughout the city with speeds faster than the minimum set by the FCC.
- Work to provide quality internet services at an affordable rate.

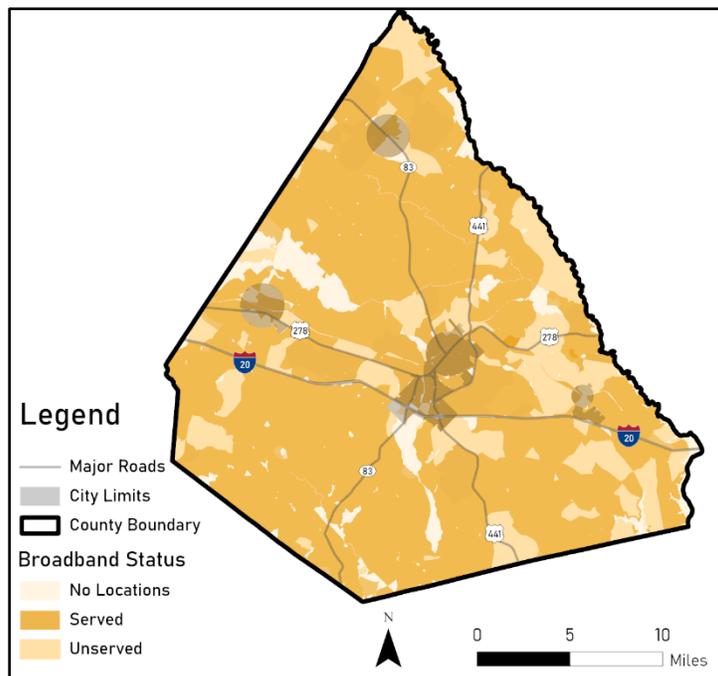
#### *BROAD-2 – Create Strategy for Addressing Broadband Gaps*

Partner with Morgan County to create a strategy to expand broadband to areas that will not be served after the Phase 1 expansion.

**Figure 3.1**  
**Morgan County**  
**Current Broadband Status**



**Figure 3.2**  
**Morgan County**  
**Future Broadband Status**



## Chapter 3.5 – Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement

### The Issue

Downtown Bostwick serves as the historic and cultural center of the city. Bostwick should plan for changing demographic and economic trends to ensure historic preservation, infrastructure stability, and business recruitment to the downtown area, in order to promote the continued downtown vibrancy and role of downtown in the community. Planning should focus on attracting both residents and visitors through leveraging physical, cultural, and economic attributes and investing in the city's vision and assets. Additionally, plans for growth must balance the need for economic opportunity for residents with preserving small town character and resident quality of life. This balance places some limitations on growth and requires a strategic development approach.

### Opportunities

The City of Bostwick has an existing master plan that could be reviewed and updated as a guide to the City's future development strategy. The plan update should capitalize on Bostwick's key assets, which include: natural beauty, close proximity to natural resources and outdoor recreational activities, historic buildings, including the Susie Agnes Hotel and historic church buildings, and arts and cultural activities and traditions, such as the Cotton Gin Festival and the 4<sup>th</sup> of July Barbeque.

### Strategies

#### VHD-1 – Master Plan Update

Bostwick should work with planning staff from Morgan County and consultants to complete a Master Plan update. The plan should focus on:

- Planning for family friendly outdoor space and green space for gathering and socializing to encourage visitors to downtowns to remain in the area.
- Promotion of local downtown events and historic and cultural sites.
- Development and promotion of new arts and cultural activities to promote the city's historical value with special focus given to establishing events at historic sites like the Susie Agnes Hotel.
- Promote community volunteerism through recognition programs for sponsors and contributors to the Cotton Gin Festival, 4th of July Barbeque, and other town initiatives like historic preservation, downtown beautification, small business mentorship, etc.
- Locating financial resources for improvements: Grants, loans, and other financial programs that provide funding to renovate and maintain existing buildings and make other improvements.
- Preservation incentives: Help to locate Federal and state tax incentives for the rehabilitation of historic properties.
- Work with property owners to develop a plan for the rehabilitation/redevelopment of the Bostwick Manufacturing Complex.
- Refurbish City facilities.
- Improvements to City water system and adding to existing facilities.

To the extent possible, the City will work in conjunction with Morgan County and the Chamber of Commerce to continue implementation of development of local assets, business retention, and tourism strategies.

## Chapter 3.6 – Responsible Public Investment in the Future

### The Issue

The issue of responsible public investment in the future was an item identified as part of the public involvement process. This is not to suggest that the existing process is not a responsible mechanism, rather, the residents and business owners of Bostwick recognize the need to better plan future needs as the city grows. Additionally, Bostwick may be impacted by outside forces beyond its control, including macro-economic, economic, and migratory factors.

### Opportunities

Currently, public investment is directed through the annual budgeting process that includes multiple competing requests for funding. Careful and coordinated planning for long-range capital improvements and other capabilities and infrastructure items presents the greatest opportunity to plan responsibly for the City's future.

### Strategies

The following are guidelines that can be implemented to reinforce the responsible expenditure of general fund and other tax dollars.

#### PI-1 – Capital Improvements Planning

As part of the City's master plan update (see VHD-1), the Council should see that the planning policy is implemented. The task will be to have a capital improvement plan that projects estimated annual expenditures for the next five years and identify the funding source(s) for each project.

#### PI-2 – Designation of Local Issuing Authority

The City should explore the process to designate Morgan County as the Local Issuing Authority for the City of Bostwick.

#### PI-3 – Prioritization of Infrastructure Improvements

Develop a prioritization list of aging water infrastructure that requires replacement.

#### PI-4 – Update Existing Water System

Replace outdated water infrastructure to provide clean and accessible water to citizens.

#### PI-5 – Expand Water System

Create new water infrastructure to add additional lines to service more residents.

#### PI-6 – Update Zoning Ordinances

Work with Morgan County planning staff to update zoning ordinances within the city.

#### PI-7 – Update Development Regulations

Work with Morgan County planning staff to incorporate newly adopted county development regulations into city ordinances.

#### PI-8 – Transportation Infrastructure Improvements

Perform maintenance on roads and potholes based on the prioritization list created during the 2020 Comprehensive Rating Survey.

## Chapter 3.7 – Appropriately-Scaled Housing for People in All Stages of Life

### The Issue

Housing needs and preferences often evolve with one’s age, necessitating a greater variety of housing types in order to accommodate demographic changes over time. Housing affordable to young people who tend to be mobile, may just be beginning their careers, and who often have little savings will be needed to retain this population. Starter homes for young families who make up the backbone of the county’s workforce may be needed as well as “move-up” options that are more expensive, but offer families more space and amenities. As Bostwick’s residents age, empty nesters may require smaller homes that require less maintenance and include accessibility features.

### Opportunities

With the exception of eight mobile homes, all of Bostwick’s 195 housing units are detached single-family dwellings. Nearly two-thirds of these are three-bedroom homes. While there may be a good deal of uniformity in the type and size of Bostwick’s housing stock, opportunity lies in the fact that homes in the city do vary somewhat in the settings in which they are located. There are units in historic areas of downtown, traditional neighborhoods with some proximity to neighbors, and on large lots in low-density residential or agricultural areas. Different people have different values with respect to housing: some prefer the quiet of a home on its own, far away from other homes or businesses. Others prefer proximity to neighbors, cultural assets, or recreation areas. Some residents can afford larger estate properties while others hold low-wage jobs, face income insecurity, and need a range of affordable ownership or rental options.

### Strategies

#### HO-1 – Codification of Ordinances

Bostwick is expected to grow by approximately 65 new households by 2040. This modest population growth can be accommodated in such a way as to preserve the city’s unique character, and ordinances give the City the ability to enforce rules.

- Create ordinances that assist the City with decision making and allow the City to enforce rules.

## Chapter 3.8 – Preserve Natural and Cultural Resources

### The Issue

Rural character and small-town quality of life provide Bostwick with a strong sense of place. Natural and cultural resources play an important part in supporting the character of the small town. During the Community Participation Program residents cited the need to preserve open space and agricultural areas. As Morgan County grows, development pressures will make the need to protect farming, cultural resources, and greenspace in Bostwick even more important.

### Opportunities

The projects initiated by the Morgan County Resource Preservation Advisory Board have been successful in regard to the identification and documentation of significant cultural and historical resources. Additional work should be done to educate residents about these resources and to utilize the inventory to enhance tourism opportunities in Bostwick and the unincorporated county.

The policies and strategies set forth below focus on the preservation of resources.

### Greenspace and open space preservation

#### NCR-1 – Gateway Corridor Overlays

“Franchise” or “corporate architecture” is not compatible with the small-town character of Bostwick. Guidelines for landscaping, sign control, and tree protection should be created and implementation encouraged.

### Protect Environmental Resources

Figure 3.3 on the following page shows the Sensitive Environmental Resources in Bostwick. Figure 3.4 is a Development Suitability Map. The Development Suitability map uses GIS software to overlay slope, wetland, flood plain, and ground water recharge areas to estimate relative potential additional cost for new development. The suitability map does not consider proximity to road, rail, water, or sewer infrastructure. The lighter an area is shaded, the fewer environmental conditions are impacted and the lower the development costs for mitigating environmental conditions. The darkest areas in the map would be difficult locations for any new development and, in some cases, those locations may not be developable at all. In general, higher slopes generate more grading cost; water recharge areas require stormwater mitigation and reduction of impervious area; wetlands require replacement mitigation; and floodplains prevent most construction activity and may be only suitable for trail or natural park systems with minimal impact from creation of impervious areas.

### Protect Cultural and Historic Resources

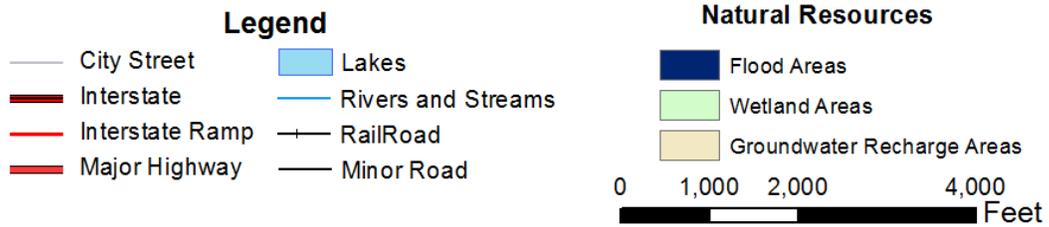
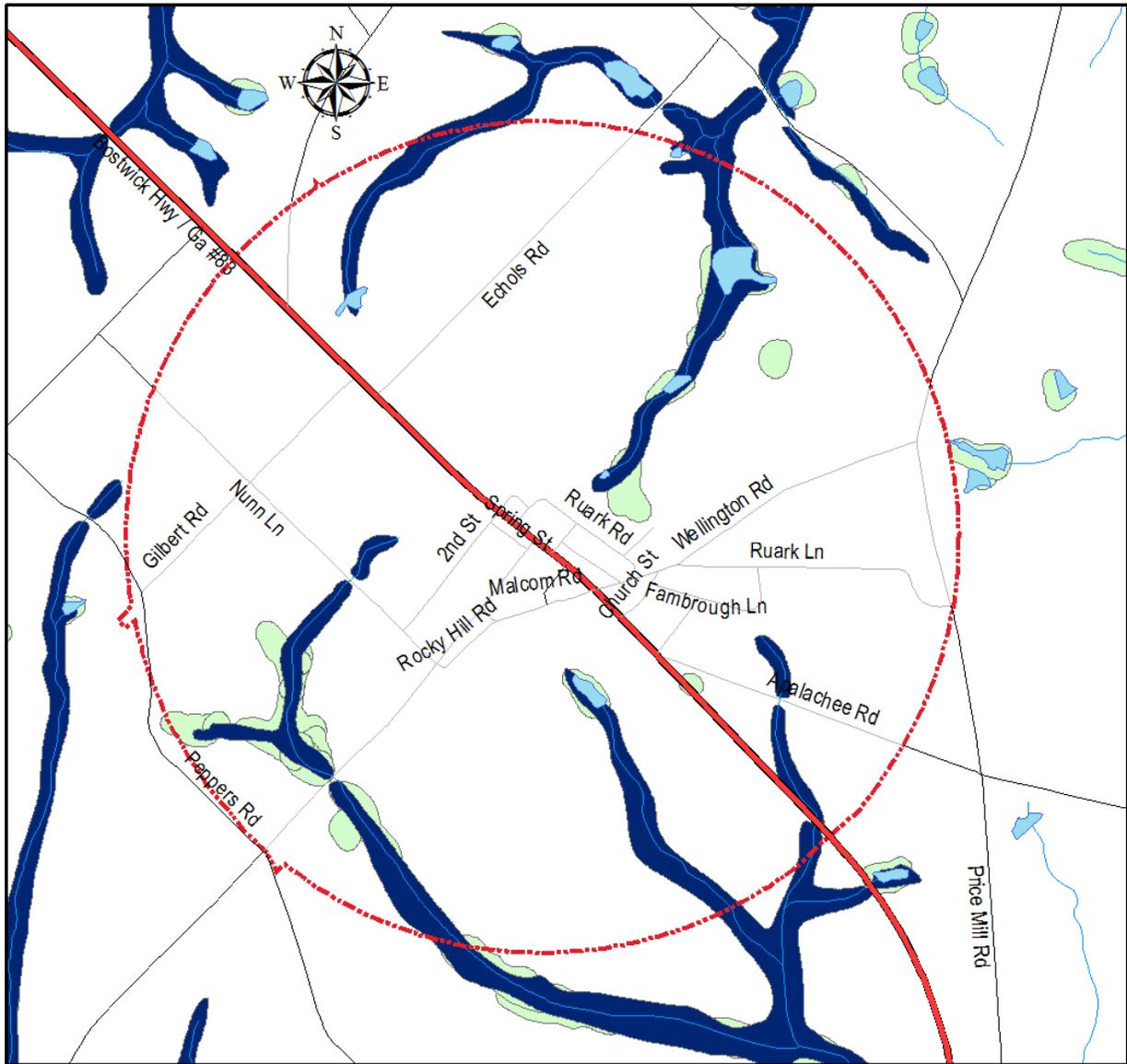
#### NCR- 2 – Redevelopment/Restoration of Historic Downtown Buildings

Work with property owners to develop a plan for the redevelopment of underutilized areas of the downtown.

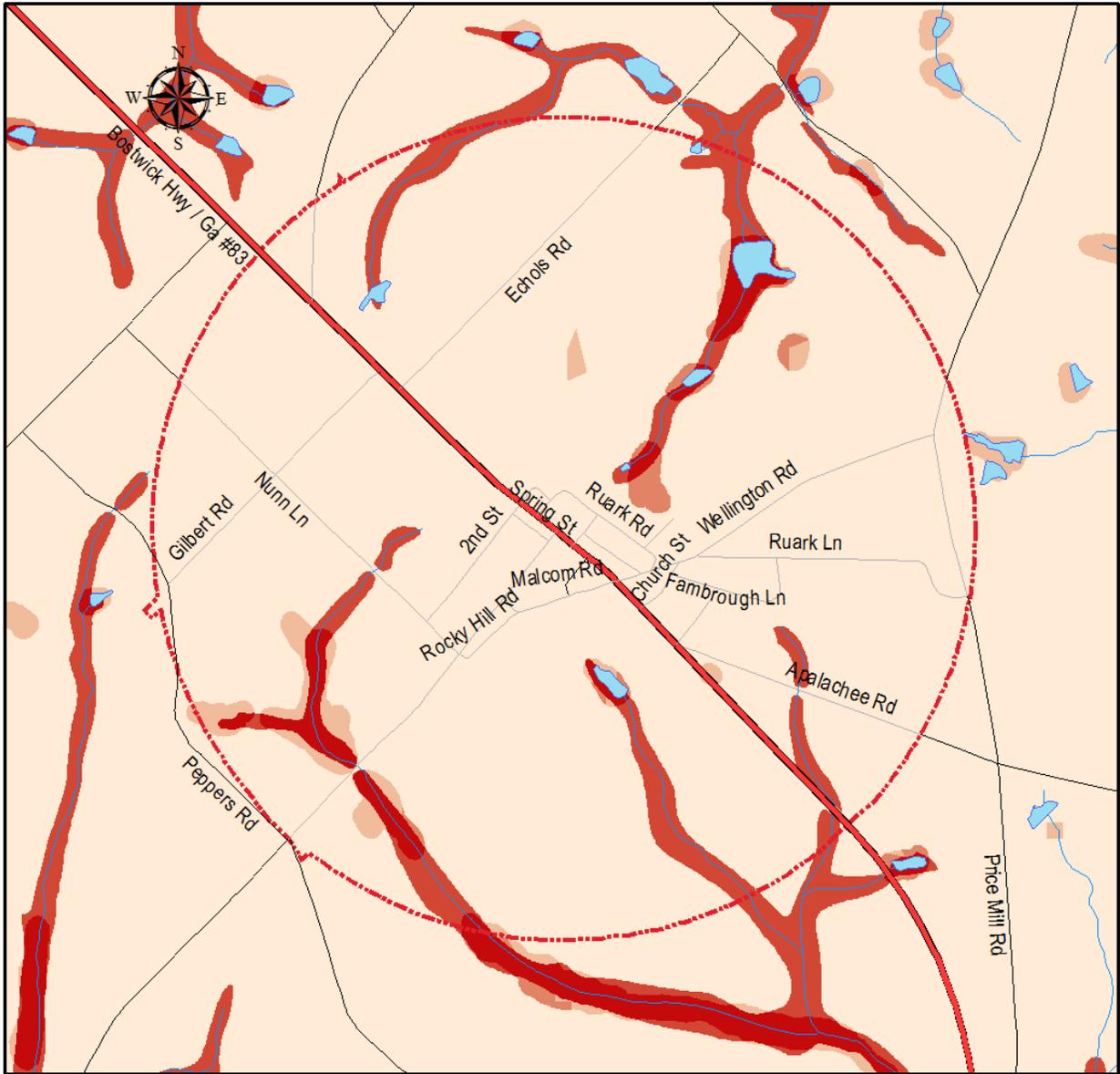
#### NCR- 3 – Conservation Planning

Work with County Planning staff to incorporate County conservation measures into City ordinances.

**Figure 3.3**  
**City of Bostwick**  
**Sensitive Environmental Resources**



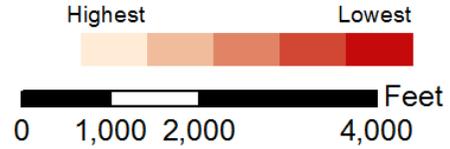
**Figure 3.4**  
**City of Bostwick**  
**Development Suitability**



**Legend**

- |                 |                    |
|-----------------|--------------------|
| City Street     | Lakes              |
| Interstate      | Rivers and Streams |
| Interstate Ramp | Rail Road          |
| Major Highway   | Minor Road         |

**Development Suitability**



## Chapter 3.9 – Implementation Program Summary

In the previous sections of this chapter, detail has been provided for the implementation of the Bostwick vision. Tasks have been identified to address the issues and concerns that were important to the citizens of the city. This chapter consolidates this work program and provides the existing land use and future character area map for the City.

### Where we are

Bostwick, Georgia is a small town located in the northern part of Morgan County. The city has a small downtown with a restaurant, law office, gas station, and limited retail. Downtown provides the backdrop for two large festivals – the Annual 4<sup>th</sup> of July Barbecue and the Annual Cotton Gin Festival. The existing land use is depicted below in Figure 3.5.

The existing land use designations are based on DCA’s classifications as follows:

**Residential** - The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

**Public Institutional** - This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

**Parks and Recreation** - This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Transportation/Communication/Utilities** - This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

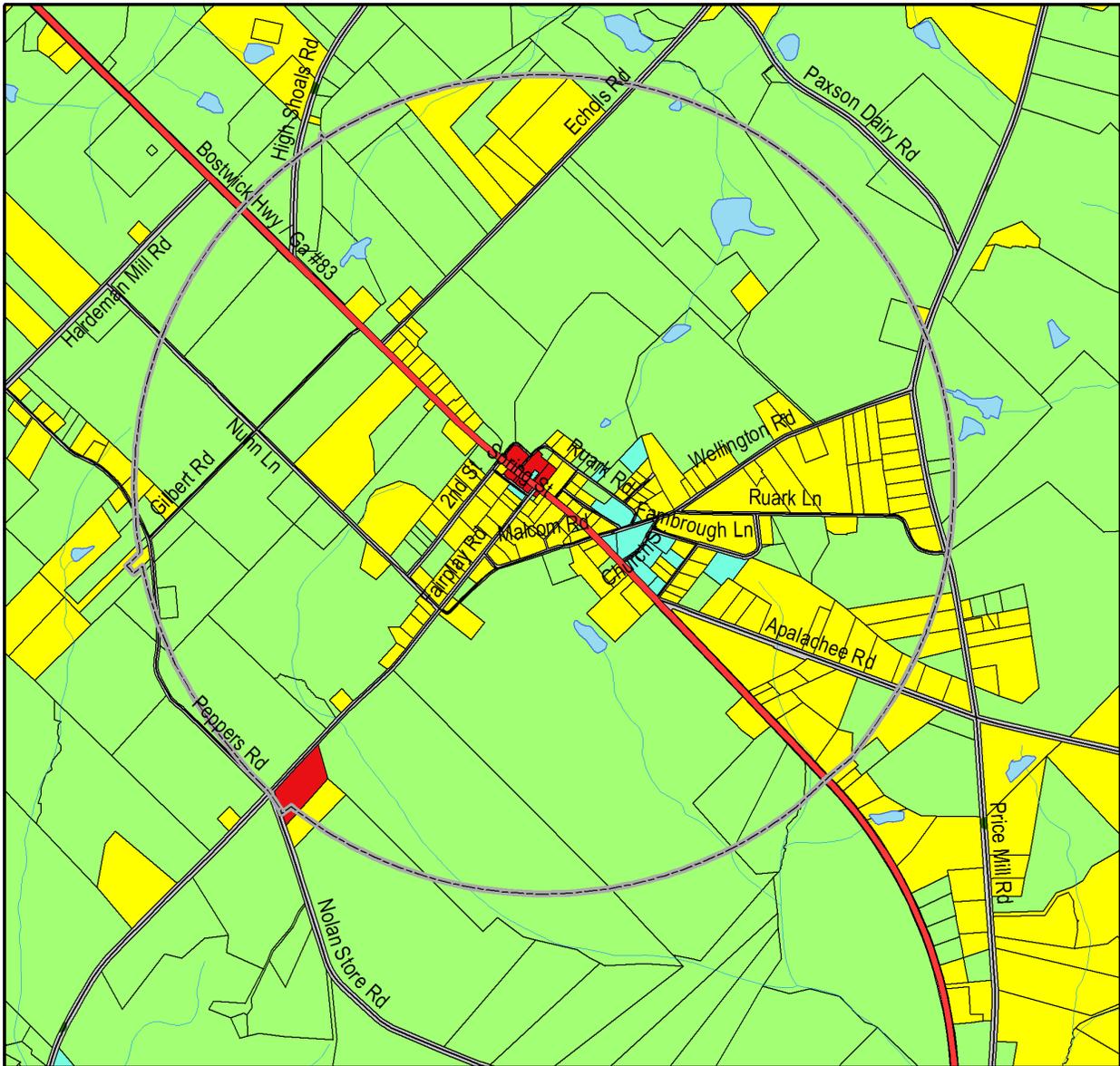
**Industrial** - This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**Commercial** - This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

**Agriculture/Forestry** - This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

**Undeveloped/Vacant** - This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

**Figure 3.5**  
**City of Bostwick**  
**Existing Land Use**

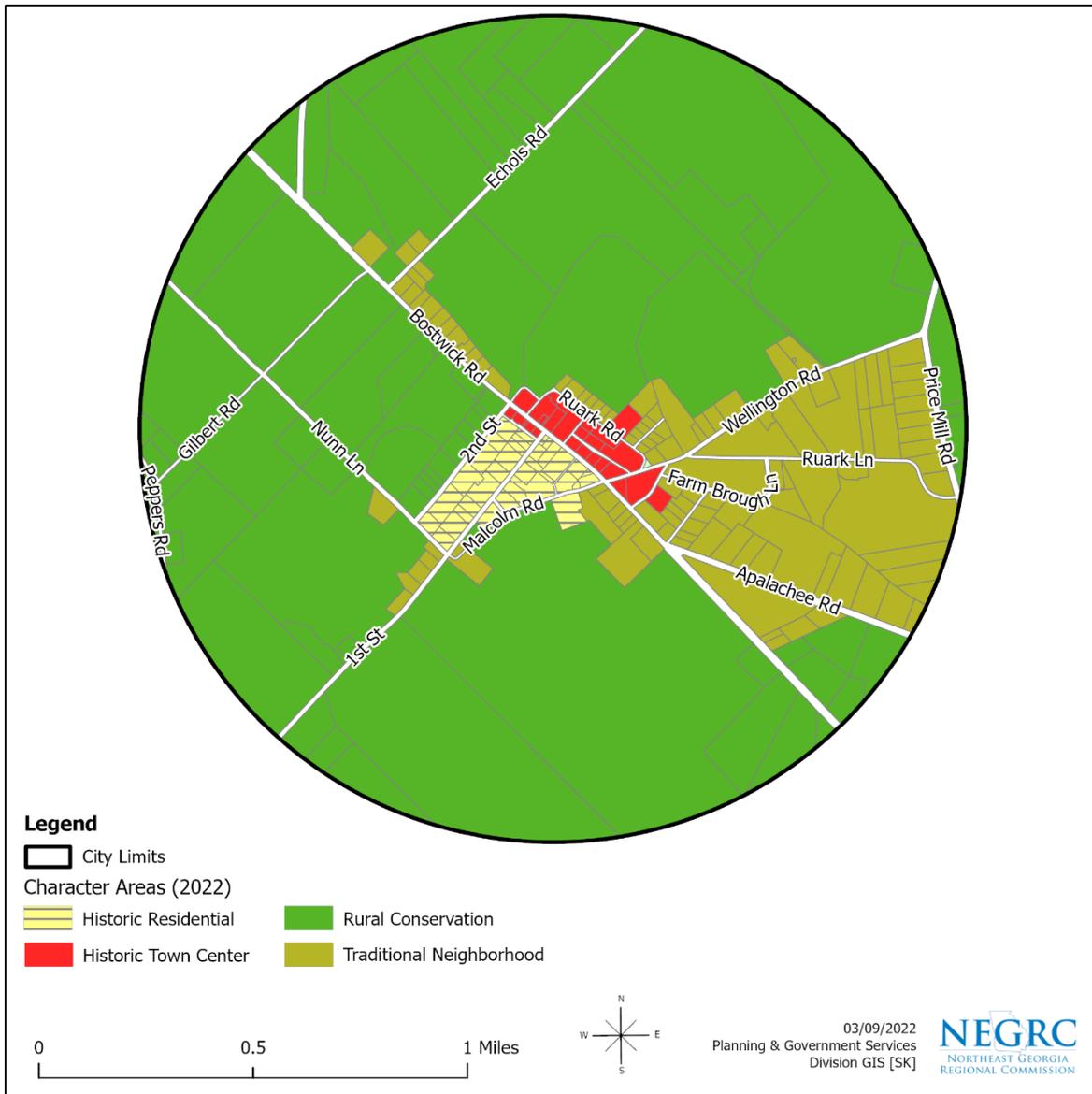


<b>Legend</b>			
City Street	Lakes	Residential	Industrial
Interstate	Rivers and Streams	Public Institutional	Commercial
Interstate Ramp	Railroad	Parks and Recreation	Agricultural/Forrestry
Major Highway	Minor Road	Transport./Comm./Utilities	Undeveloped/Vacant

Where we would like to be

Character Areas for the City of Bostwick are displayed in the following map, which also serves to identify intended future land use. The Character Areas acknowledge visual and functional differences between various places in the community, allowing the City to provide area-specific guidance for future development through appropriate planning.

**Figure 3.6**  
**City of Bostwick**  
**Character Area Map**



The Character Areas defined here have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Areas map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area.

Each Character Area is described in the pages that follow, along with suggested development strategies to help maintain or achieve desired development patterns. These strategies are not requirements, but recommendations for the desired types of development and redevelopment. The strategies were also used to develop short-term activities and long-term policies for future growth in Bostwick.

Character Area descriptions are based on State Planning Recommendations, public input, and interviews with elected officials.

## Character Area Descriptions

### Historic Residential



Single-family homes on relatively large lots dominate Bostwick’s Historic Residential Neighborhood. Well-established street trees provide shade to pedestrians as they stroll the sidewalk just steps away from downtown.

#### Character Area Location

City of Bostwick – Neighborhood southwest of downtown Bostwick bordered by Highway 83, 2<sup>nd</sup> Street, Nunn Lane, and Malcolm Road

#### Development Patterns

- Stable and well maintained residential neighborhood with a majority of homes pre-dating WWII
- Primarily low-density, single family detached homes with traditional architecture (front porches, rear or no garages, front door orientation, etc.)
- Existing sidewalk system
- Existing tree canopy

#### Primary Land Uses

- Low and Medium Density Residential

#### Implementation Strategies

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing
- Maintain strong pedestrian and bicycle connections to encourage residents to walk or bike to shopping and events downtown

# Historic Town Center



Traditional focal point for Bostwick with preserved historic buildings, rustic retail, and open space.

## Character Area Location

Downtown Bostwick

## Development Patterns

- Preserves historic buildings from demolition
- Provides space for local festivals, recreation facilities, and compatible uses to serve the city
- Provides pedestrian access and open space for citizen enjoyment
- Includes connections to greenspace and trail networks

## Primary Land Uses

- Mixed use including commercial, civic, and open space uses

## Implementation Strategies

- Implement relevant portions of the Northeast Georgia Regional Commission's Bicycling and Walking Plan
- Continue working with Code Enforcement to address dilapidated properties
- Work with the County and Chamber of Commerce on business assistance and tourism/branding
- Work with property owners to develop a plan for redevelopment of underutilized areas of the Cotton Gin
- Encourage new development to be of the scale and architectural design to fit well into the area's historic fabric, with parking to the side or rear

# Rural Conservation



Areas of Bostwick where the primary uses are farming, forestry, pasture, and soil conservation in coexistence with low density residential and large lot residential uses.

## Character Area Location

City of Bostwick

## Development Patterns

- Agricultural uses (farming, forestry, pasture, and soil conservation) in coexistence with low density residential and large lot residential uses
- Preserves the economic function of agriculture, livestock, and forestry
- Preserves rural character in viewsheds
- Low to non-existent pedestrian access
- Discourages extension of public utilities

## Primary Land Uses

- Low density residential and agricultural residential
- Undeveloped areas left in their natural state
- Agriculture

## Implementation Strategies

- Focus new development in areas served by existing water infrastructure rather than extending them to Rural Conservation areas
- Updated master planning for Bostwick that protects existing Rural Conservation areas
- Research ways zoning can be used to encourage agritourism

# Traditional Neighborhood



Existing neighborhoods of single-family homes in Bostwick.

## Character Area Location

Along Highway 83, Wellington Road, Ruark Lane, and Apalachee Road

## Development Patterns

- Protects existing single-family neighborhoods
- Includes housing for residents in all stages of life
- Home are maintained and reinvested in

## Primary Land Uses

- Residential – low and medium density

## Implementation Strategies

- Encourage homeownership and maintenance or upgrade of existing properties
- Infill development on vacant properties should be architecturally compatible
- Implement relevant portions of the Northeast Georgia Regional Commission's bicycle and pedestrian plan to increase bicycle and pedestrian connections in Traditional Neighborhood areas

### How will we do it

This Comprehensive Plan creates the roadmap to achieving the community's vision for the future of Bostwick. The plan development has been an iterative process, incorporating feedback from the Steering Committee, the City Council, the Board of Commissioners, government staff, and members of the public. Responsible parties have been identified for each of the plan's strategies and these entities will ensure plan implementation and keep the issues in front of the elected officials and department heads.

Planning should be considered a continuous process that allows for changing conditions. In implementing this comprehensive plan, we recommend that the responsible parties provide progress updates to the elected officials on an annual basis. They should list successes and road blocks. Adjustments to the plan may be warranted to fully implement the community's vision.

### Intergovernmental Cooperation

The Comprehensive Plan will require intergovernmental cooperation between the municipal and county governments. This is most notable in transportation-related projects that cross multiple jurisdictions. However, citizens could benefit from cities and counties cooperating in land use and community facility decisions. There are several projects identified in this plan that can help both the cities and county in the years to come and achieve the visions of each.

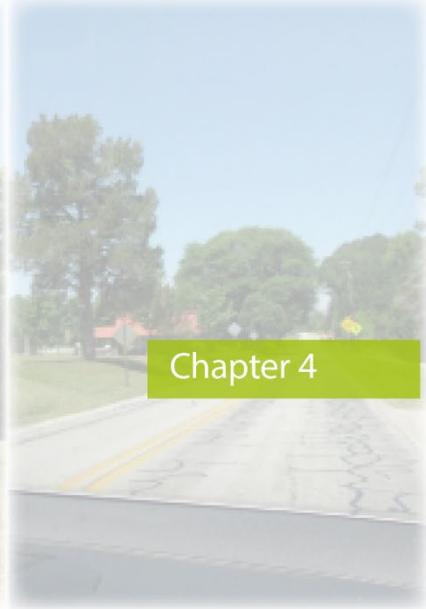
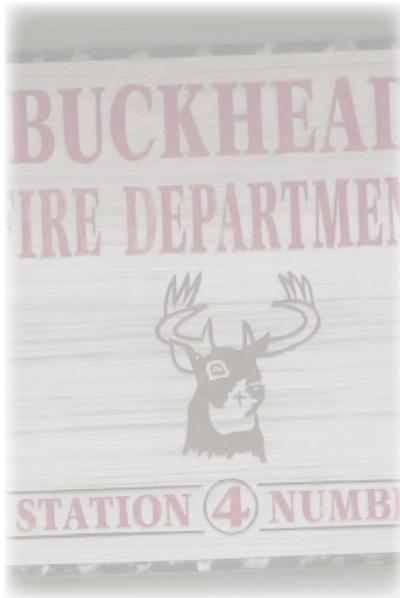
### Community Work Program

The community work program (Table 3.1) contains a summary of the tasks needed to be accomplished over the next five years. More information for each project can be found by referencing the Chapter and subsection under the project ID.

**Table 3.1**  
**City of Bostwick**  
**Community Work Program, 2022 – 2027**

<b>ID</b>	<b>Description</b>	<b>Planning Horizon for Completion</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Potential Funding Sources</b>
BROAD-1 <i>Section 3.4</i>	Increase Broadband Services	2026	\$500,000	City Staff, County Staff, Consultants	Local, Grants, State and Federal Funding
BROAD-2 <i>Section 3.4</i>	Create Strategy for Addressing Broadband Gaps	2026	Staff Time	City Council, City Staff, Morgan County Planning Staff	Local, Grants, State and Federal Funding
VHD-1 <i>Section 3.5</i>	Master Plan Update	2027	\$15,000	City Staff, Morgan County Planning Staff, Consultants	Local, Grants
PI-1 <i>Section 3.6</i>	Capital Improvement Plan	2023	Staff time	City Council, City Staff	Local, Grants
PI-2 <i>Section 3.6</i>	Designation of Local Issuing Authority	2024	Staff Time	City Council, City Staff, Morgan County Planning Staff	Local, Grants
PI-3 <i>Section 3.6</i>	Prioritization of Infrastructure Improvements	2023	\$12,500	City Council, City Staff, Consultants	Local, Grants
PI-4 <i>Section 3.6</i>	Update Existing Water System	2025	\$3,000,000	Council Member, City Staff, Consultants	Local, Grants, State and Federal Funding
PI-5 <i>Section 3.6</i>	Expand Water System	2027	\$1,500,000	City Council, City Staff, County Staff, Consultants	Local, Grants, State and Federal Funding
PI-6 <i>Section 3.6</i>	Update Zoning Ordinances	2023	Staff time	City Council, City Staff, Morgan County Planning Staff	Local, Grants
PI-7 <i>Section 3.6</i>	Update Development Regulations	2024	Staff Time	City Council, City Staff,	Local, Grants

ID	Description	Planning Horizon for Completion	Estimated Cost	Responsible Party	Potential Funding Sources
				Morgan County Planning Staff	
PI-8 <i>Section 3.6</i>	Transportation Infrastructure Improvements	2027	\$25,000	Town Council, County Staff, Consultant	Local, Grants, SPLOST
HO-1 <i>Section 3.7</i>	Codification of ordinances	2024	Staff ,time	City Council, City Staff, Morgan County Planning Staff	Local, Grants
NCR-1 <i>Section 3.8</i>	Gateway Corridor Overlays	2026	Staff time	City Council, City Staff, Morgan County Planning Staff	Local, Grants
NCR-2 <i>Section 3.8</i>	Redevelopment/ Restoration of Historic Downtown Buildings	2027	\$10,000	City Council, City Staff, Morgan County Planning Staff	Local, Grants
NCR-3 <i>Section 3.8</i>	Conservation Planning	2023	Staff Time	City Council	Local, Grants



# Buckhead Plan

■ A Resource Book For The Town of Buckhead



PRODUCED BY: MOSIAC CONSULTING, NELSNICK ENTERPRISES, AND HALL CONSULTING (2016)  
UPDATED BY: THE NORTHEAST GEORGIA REGIONAL COMMISSION (2022)

# 2022-2036 Issue Based Comprehensive Plan

A Resource Book for the Town of Buckhead

Prepared for the  
Buckhead Mayor and Town Council

**John White**  
*Mayor Pro Tem*

**Shawn Christian**

**Yolanda Peters**

**Richard Harris**

**John White**

Updated by



## Chapter 4.1 – Buckhead Community Profile

Located in eastern Morgan County, approximately 12 miles east of the City of Madison, Buckhead was founded in the late 1790's and is one of Morgan County's oldest settlements. The town derives its name from Benjamin Fitzpatrick and hunters who marked the promising nature of the area with an actual buck's head. Buckhead soon became a busy small town with an agricultural and railroad economy with small commercial businesses including a hotel, bank, stores, and a saloon. Since the late 1860's, the town has struggled to regain a sustainable local economy. However, with new county-wide growth pressures of regional scale, the town expects new opportunities to arise for residential, commercial, and agri-tourism.

The most common words used by residents Buckhead's to describe the current state of their community and the future they hope for it are depicted in the word clouds that follow. The larger the word, the more often it was used.

### **Buckhead Today is...**



In the Future, Buckhead should be...



The data below is taken from the 2016-2021 American Community Survey estimates and provides a brief overview of key demographics in Buckhead.

Buckhead Fast Facts			
	Buckhead	Morgan County	Georgia
Population	194+	20,097+	10,711,908+
Housing Units	89	8,326	4,540,161
Median Home Value	\$264,286	\$280,063	\$224,301
Median Household Income	\$75,529	\$67,089	\$60,605
Median Age	47.7	43.8	37.2
Households with Children	39.2%	35.4%	35.5%

*\*Denotes 2020 Decennial Census figures from the Census Bureau. All other data is sourced from 2016-2021 ACS and ESRI's BAO.*

## Chapter 4.2 – Vision and Goals

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision was developed and refined as part of the Community Participation Program for this Comprehensive Plan Update and is presented below:

*Buckhead residents enjoy an easy-paced country lifestyle that embraces the rural landscape and the economic and recreational opportunities it affords. Historic downtown Buckhead features locally-owned businesses that serve as gathering places for the close-knit community and stopping points for visitors on their way to Lake Oconee. Buckhead strives to support a good quality of life for all residents through economic development, housing options, and educational and recreation opportunities as a part of the county-wide community.*

### Community Goals

The purpose of the Community Goals element is to lay out a road map for the community's future. It was developed through a public process of involving residents, business owners, community leaders, and other stakeholders. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

**Goal: Vibrant Healthy Downtown Maintaining and Promoting a Culture of Civic Involvement** – Attract and retain new businesses in downtown Buckhead while respecting the historic context, sense of place, rural atmosphere, and overall setting of the town. Protect and enhance the strong civic involvement and spirit of community among Buckhead's citizens.

**Goal: Responsible Public Investment in the Future** – Utilize and improve existing infrastructure and community facilities and create new facilities in an efficient, planned, and coordinated manner.

**Goal: Preserve Natural and Cultural Resources** – Protect and restore valuable historic resources and preserve environmental resources and meaningful open space.

**Goal: Housing for People in All Stages of Life** – Support housing options that give people in all life stages and all economic means viable choices for safe, stable, and affordable homes.

**Goal: Support Expansion of Broadband Services** – Support an expansion of private broadband services within city limits that enable people to better participate in the modern digital economy.

### Community Policies

Policies are adopted to provide ongoing guidance and direction to help local officials achieve their goals. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing issues and opportunities in Buckhead. The policies below lead to implementation strategies that, along with the arrangement of land uses into descriptive Character Areas, will enable Buckhead to realize its vision and achieve its goals.

### Vibrant, Healthy Downtown and Small Town Atmosphere

- 1) We support downtown revitalization and will focus on restoring and repurposing historic buildings in downtown.
- 2) We support partnering with Morgan County, other municipalities, and the Chamber of Commerce to expand the heritage tourism product as an economic base for the community.
- 3) We encourage attracting and retaining appropriate downtown businesses, including restaurants and shops that serve local residents and visitors.
- 4) We will explore opportunities to develop the local visitor market by attracting recreation travelers on their way to Lake Oconee and other destinations.
- 5) We will create a pedestrian friendly downtown.
- 6) We will support businesses and industries that enhance Buckhead's small-town character and Morgan County's rural and agricultural identity.
- 7) We encourage gateway signs and landscaping that defines the town boundary and welcomes visitors.
- 8) We support family and youth activities, attractions, and events.
- 9) We will maintain and invest in parks and open space to enhance the quality of life for our citizens.

### Responsible Public Investment in the Future

- 1) We support investing in sidewalks and improving pedestrian access in downtown and other activity centers.
- 2) We encourage internet and mobile phone service availability to all of our businesses and residents.
- 3) We will coordinate provision of public facilities and services with land use planning to promote efficient growth within Buckhead and to protect agricultural and natural resources.
- 4) Work with Morgan County to develop gateway signage that establishes a sense of place along major transportation corridors leading into Buckhead.

### Appropriately-scaled Housing for People in All Stages of Life

- 1) New housing units should be consistent with existing development pattern and historic **plats**.
- 2) We support infill housing development of varying sizes that are affordable to young families.
- 3) We support the development of single-family homes that are accessible to people with disabilities.
- 4) Where appropriate, we will encourage senior preferred housing such as cottages and single family homes.
- 5) We will encourage the improvement of substandard or dilapidated housing in our community.

### Preserve Natural and Cultural Resources

- 1) We support agricultural activities and prime farmland where feasible in Buckhead and will direct development activity to areas that will minimize environmental impacts.
- 2) We support connecting Buckhead to a trail system throughout the county.
- 3) We support improved connections to Lake Oconee and support the development of recreation related businesses.
- 4) We will promote eco-tourism and agritourism in Buckhead that offer recreational and educational opportunities for youth and families..
- 5) We will support activities and developments that protect our environment and water quality.

### Broadband Services

- 1) Increase collaboration between Morgan County government and internet service providers to maximize service capabilities to residents.

## Chapter 4.3 – Issues and Opportunities

The planning team relied upon public engagement and input to identify the core planning issues that make up the structure of this issue-based plan. The issues were derived from a public survey and visioning exercises held with Buckhead, participating municipalities, and the county. The initial public input, and an outline of the issues discerned by the planning team, was presented at a follow-up public meeting for feedback and further refinement by the public. Public hearings and public input sessions provided participants additional opportunities to comment on the framing of the core issues and their relative priority. Specific dates and times of the input sessions and public hearings are listed in Table 1.1 in the first chapter. Ultimately, the Comprehensive Plan Steering Committee added its confirmation to the various issues, their formulation, and priority order.

The issues identified, in order of priority are:

- 1) Expanding Broadband Services
- 2) Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement
- 3) Responsible Public Investment in the Future
- 4) Preserve Natural and Cultural Resources
- 5) Housing for People in All Stages of Life

These issues (or “needs” in the comprehensive planning terminology used by the state of Georgia) are discussed in additional detail in the following pages. Each need is expounded upon and presented with complementary opportunities and planning strategies that will be implemented as part of the Town’s Community Work Program.

## Chapter 4.4 – Expanding Broadband Services

### The Issue

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

The Georgia Department of Community Affairs considers 14% of populated areas in Buckhead, to be “served” by broadband. While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission’s (FCC) definition of “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. The remaining 86% of populated areas in the city do not meet this state threshold of broadband availability. After the planned broadband expansion through 2026, 50% of the city will still be classified as unserved.

Survey respondents stated that there is a crucial need to address broadband speeds and availability. 87% of survey respondents rated Internet services as “Poor” while 9.6% rated the service as “Average”. Surveys also indicated high-speed internet should be a point of focus over the next five years.

### Opportunities

The Town of Buckhead should explore the option of becoming a designated Georgia Broadband Ready Community. The designation displays that the local government is serious about broadband expansion. The Town of Buckhead needs to plan for broadband development and explore public-private partnerships for broadband expansion.

### Strategies

#### *BROAD-1 – Increase Broadband Services*

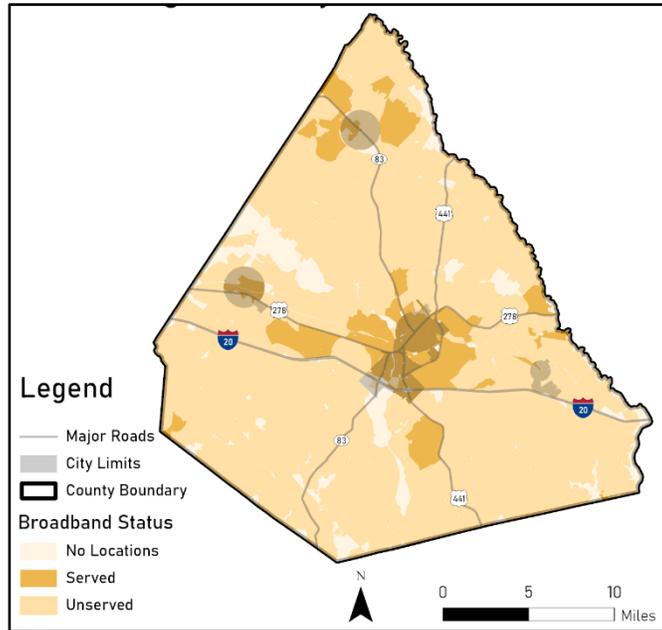
Partner with Morgan County to Increase broadband service area to include more geographical locations across the county.

- Provide faster and better quality internet services throughout the Town with speeds faster than the minimum set by the FCC.
- Work to provide quality internet services at an affordable rate.

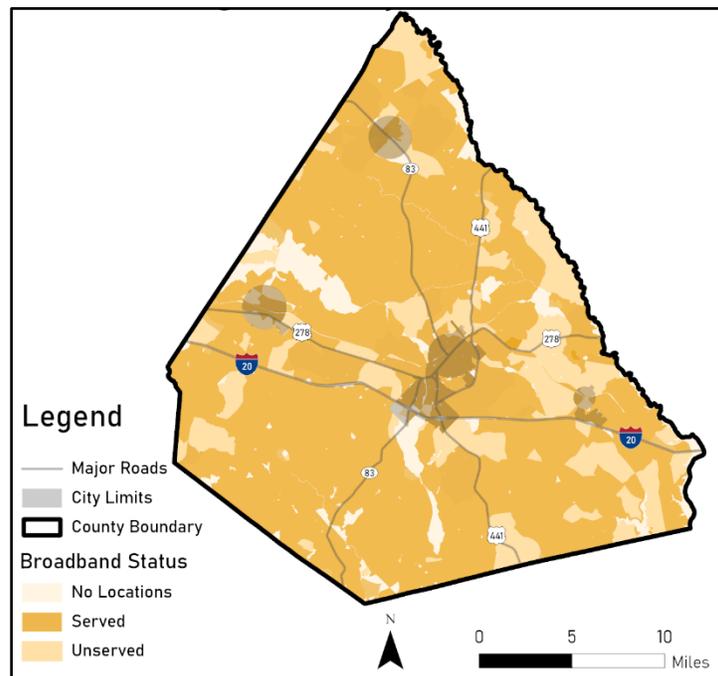
#### *BROAD-2 – Create Strategy for Addressing Broadband Gaps*

Partner with Morgan County to Create strategy to expand broadband to areas that will not be served after the Phase 1 expansion.

**Figure 4.1**  
**Morgan County**  
**Current Broadband Status**



**Figure 4.2**  
**Morgan County**  
**Future Broadband Status**



## Chapter 4.5 – Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement

### The Issue

Downtown Buckhead serves as the historic and cultural center of the town. Buckhead should plan for historic preservation, infrastructure stability, and thoughtful business development in the downtown area in order to promote continued downtown vibrancy. Planning should focus on attracting both residents and visitors by leveraging physical, cultural, and economic attributes and investing in the town's vision and assets. Additionally, plans for growth must balance the need for economic opportunity for residents and workers with preserving small town character and resident quality of life. This balance places some limitations on growth and requires a strategic development approach.

### Opportunities

Buckhead has several important assets that give rise to opportunities to develop into a vibrant and healthy downtown with a culture of civic involvement. These assets will be important components of future planning efforts and include the downtown's historic buildings, community festivals, natural beauty, proximity to natural resources, and outdoor recreational activities such as Lake Oconee.

### Strategies

#### VHD-1 – Downtown Redevelopment

As part of an overall master planning process, Buckhead should work with property owners to identify strategies for the redevelopment of vacant commercial spaces in the downtown area.

Redevelopment may include such strategies as:

- Planning for and maintaining family friendly outdoor space and green space for gathering and socializing in downtown and at the municipal park.
- Pedestrian-friendly streetscapes and downtown beautification.
- Promotion of local downtown events.
- Inclusion of downtown Buckhead in marketing materials developed by the Madison-Morgan County Convention and Visitors Bureau and in other promotional efforts targeting Lake Oconee visitors.
- Locating financial resources for improvements including: Grants aimed at historic preservation, loans, and other financial programs that provide funding to renovate and maintain existing buildings and make other improvements.
- Preservation incentives: Help to locate federal and state tax incentives for the rehabilitation of historic properties.

#### VHD-2 – Master Plan

The Town should prepare a master plan that incorporates utilities, streets, pedestrian facilities, parks, public buildings, and strategies for economic development and the preservation of historic and cultural resources.

## Chapter 4.6 – Responsible Public Investment in the Future

### The Issue

The issue of responsible public investment in the future was an item identified as part of the public involvement process. This is not to suggest that the existing process is not a responsible mechanism, rather, the residents and business owners of Buckhead recognize the need to better plan future needs as the town grows. Additionally, Buckhead may be impacted by outside forces beyond its control, including macro-economic, economic, and migratory factors.

### Opportunities

Currently, public investment is directed through the annual budgeting process that includes multiple competing requests for funding. Careful and coordinated planning for long-range capital improvements and other capabilities and infrastructure items presents the greatest opportunity to plan responsibly for the town's future.

### Strategies

The following are guidelines that can be implemented to reinforce the responsible expenditure of general fund and other tax dollars.

#### PI-1 – Prioritization of Infrastructure Improvements

Create a prioritization list of aging water infrastructure that requires replacement.

#### PI-2 – Update Existing Water System

Replace or update aging water infrastructure based on the prioritization list.

#### PI-3 – Sewer System Planning

Determine feasibility of installing septic system for historic downtown buildings at new Davis-White Park.

#### PI-4 – Public Facility Beautification

The Town should implement town beautification of public properties by using methods, such as landscaping, painting, and litter removal.

#### PI-5 – Bike and Pedestrian Plan

Update Buckhead's section of the Morgan County Joint Bicycle and Pedestrian Plan (2016) to evaluate trail connections, and create a prioritization list of trails, sidewalks, and bicycle infrastructure.

#### PI-6 – Transportation Infrastructure Improvements

Perform maintenance on roads and potholes based on the prioritization list created during the 2020 Comprehensive Rating Survey.

## Chapter 4.7 – Preserve Natural and Cultural Resources

### The Issue

Natural and agricultural resources play an important part in supporting the character of Buckhead. During the Community Participation Program residents cited the need to preserve open space. As Morgan County grows and major developments on Lake Oconee and surrounding Exit 121 on Interstate 20 add new pressures to the city's capacity, the need to protect cultural resources and greenspace will become even more important.

### Opportunities

Over the last decade, Buckhead has made progress toward protecting its historic and environmental resources by documenting resources and meeting all the requirements of *Rule 391-3-16 Rules for Environmental Planning*. Although, while most residents of Buckhead and surrounding Morgan County appreciate their rural environment, they may not fully recognize the opportunities offered by nearby natural and cultural resources. Also, Buckhead still lacks a formal historic preservation commission to oversee the protection and preservation of local historic resources. Further efforts related to education and public information of historic resources would help build the narrative of Buckhead's history.

The policies and strategies set forth below focus on the preservation of resources.

### Public Education for Natural and Cultural Resources

Successful implementation of natural and cultural resources protection strategies requires community support. Fully engaging residents in preserving and enjoying their natural resources inspires protection of these resources.

### Protect Environmental Resources

Figure 4.3 on the following page shows the Sensitive Environmental Resources in Buckhead. Figure 4.4 is a Development Suitability Map. The Development Suitability map uses ArcView GIS software to overlay slope, wetland, flood plain and ground water recharge areas to estimate relative potential additional cost for new development. The suitability map does not consider proximity to road, rail, water, or sewer infrastructure. The lighter an area is shaded, the fewer environmental conditions are impacted and the lower the development costs for mitigating environmental conditions. The darkest areas in the map would be difficult locations for any new development and, in some cases, those locations may not be developable at all. In general, higher slopes generate more grading cost; water recharge areas require stormwater mitigation and reduction of impervious area; wetlands require replacement mitigation; and floodplains prevent most construction activity and may be only suitable for trail or natural park systems with minimal impact from creation of impervious areas.

**Figure 4.3**  
**Town of Buckhead**  
**Sensitive Environmental Resources**

*Note: Figure 4.3 shows the boundaries of the Town of Buckhead prior to annexation of land south toward the I-20 corridor and west along Buckhead Road.*



**Legend**

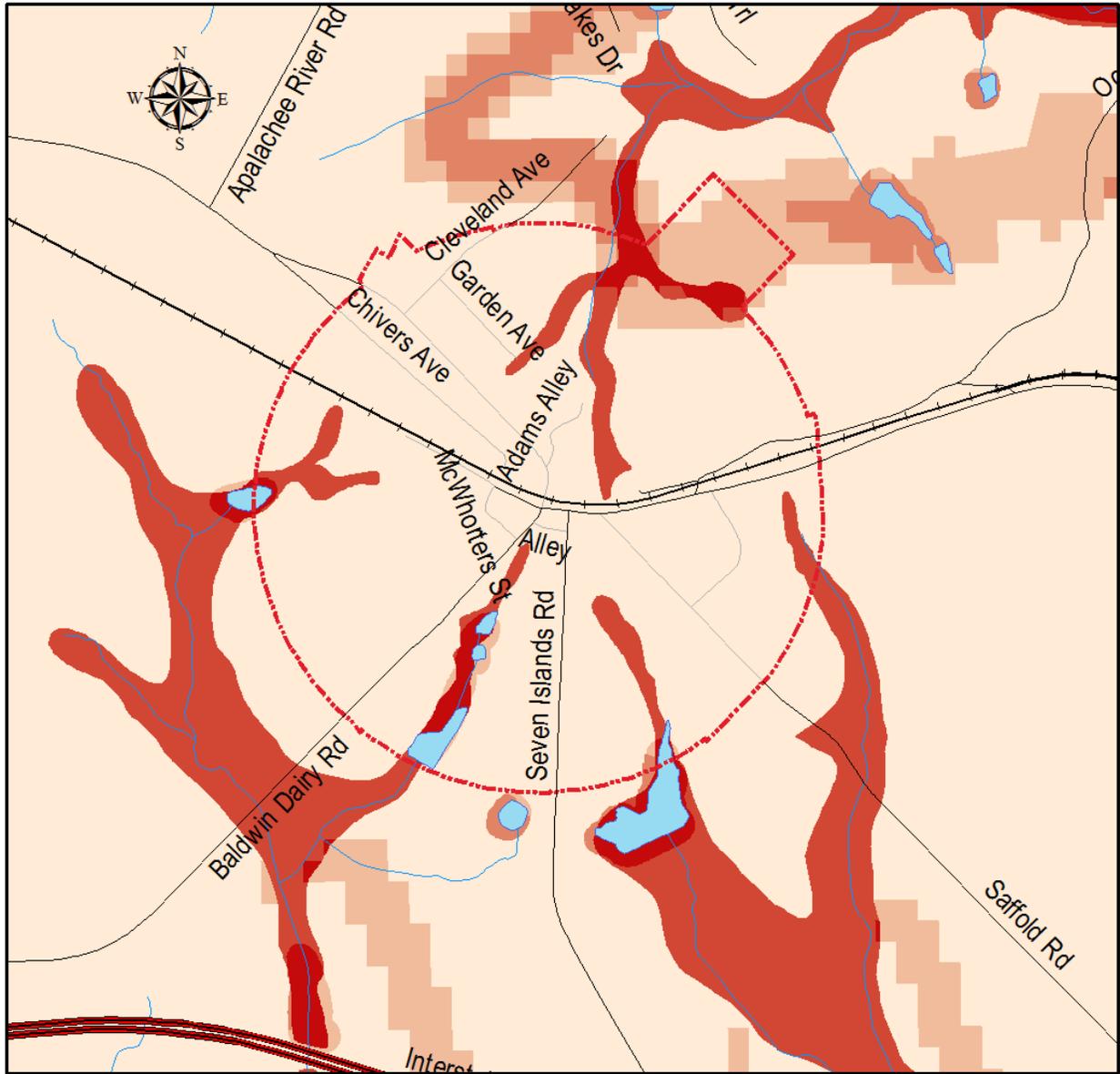
- City Street
- Interstate
- Interstate Ramp
- Major Highway
- Lakes
- Rivers and Streams
- Rail Road
- Minor Road

**Natural Resources**

- Wetland Areas
- Flood Areas
- Groundwater Recharge Areas

**Figure 4.4**  
**Town of Buckhead**  
**Development Suitability**

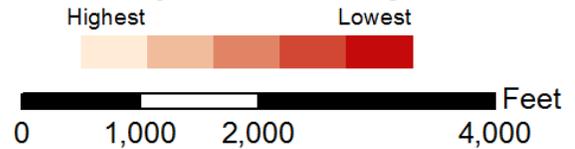
*Note: Figure 4.3 shows the boundaries of the Town of Buckhead prior to annexation of land south toward the I-20 corridor and west along Buckhead Road.*



**Legend**

- City Street
- Interstate
- Interstate Ramp
- Major Highway
- Lakes
- Rivers and Streams
- Rail Road
- Minor Road

**Development Suitability**



### Protect Cultural and Historic Resources

The projects initiated by the Morgan County Resource Preservation Advisory Board have been successful in regard to the identification and documentation of significant cultural and historical resources. Additional work should be done to educate residents about these resources and to utilize the inventory to enhance tourism opportunities in the unincorporated county and within small cities. Also, if the Town wishes to formally protect any of its historic resources beyond protections provided to any sites recognized in the U.S. Department of the Interior's Register of Historic Places, it should explore options and roles for how to create a local historic preservation group at the city or county level.

#### *NCR-1 – Conservation Planning*

Consider future Morgan County conservation measures into town ordinances if they align with the community's vision.

## Chapter 4.8 – Housing for People in All Stages of Life

### The Issue

Housing needs and preferences often evolve with one's age, necessitating a greater variety of housing types in order to accommodate demographic changes over time. Housing affordable to young people who tend to be mobile, may just be beginning their careers, and who often have little savings will be needed to retain this population. Starter homes for young families who make up the backbone of the County's workforce may be needed as well as "move-up" options that are more expensive, but offer families more space and amenities. As Buckhead's residents age, empty nesters may require smaller homes that require less maintenance and include accessibility features.

### Opportunities

Buckhead's housing stock is overwhelmingly composed of detached single-family units (78.6%) with the remainder being mobile homes (21.4%). All but 15 of the town's 112 housing units are either two- or three-bedroom homes. While Buckhead's homes vary little in their type and size, opportunity lies in the fact that the settings in which the homes are located are more diverse. There are units in traditional neighborhoods close to Buckhead's downtown, others are on larger lots in low-density residential areas, and still others are located in agricultural settings. Different people have different values with respect to housing: some prefer the quiet of a home on its own, far away from other homes or businesses. Others prefer proximity to neighbors, businesses, or recreation areas. Some residents can afford larger estate properties while others hold low-wage jobs, face income insecurity, and need a range of affordable ownership or rental options. Ensuring a continuation of this variety in setting can help the town maintain its sense of place.

### Strategies

#### HO-1 – Codification of Ordinances

Buckhead is experiencing nearby growth along the banks of Lake Oconee. While this population growth is outside of town limits, it can introduce new growth pressures by way of proximity. Town leadership should review its ordinances and amend as necessary to give the Town the ability to preserve the traditional neighborhoods close to Buckhead's downtown.

- Consider changes to the zoning ordinance that will strengthen development quality and form, and encourage diversified housing in appropriate town areas as infrastructure allows and the future land use map suggests.

## Chapter 4.9 – Implementation Program Summary

In the previous sections of this chapter, detail has been provided for the implementation of the Buckhead vision. Tasks have been identified to address the issues and concerns that were important to the citizens of the town. This chapter consolidates this work program and provides the existing land use and future character area map for the Town.

### Where we are

Buckhead, Georgia is a small town located in the eastern part of Morgan County. The town has a historic downtown and surrounded primarily by residential and undeveloped or agricultural uses. The existing land use is depicted below in Figure 4.5. *Note: Figure 4.5 shows the boundaries of the Town of Buckhead before annexation of new land south toward the I-20 corridor and west along Buckhead Road.*

The existing land use designations are based on DCA's classifications as follows:

**Residential** - The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

**Public Institutional** - This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

**Parks and Recreation** - This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Transportation/Communication/Utilities** - This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

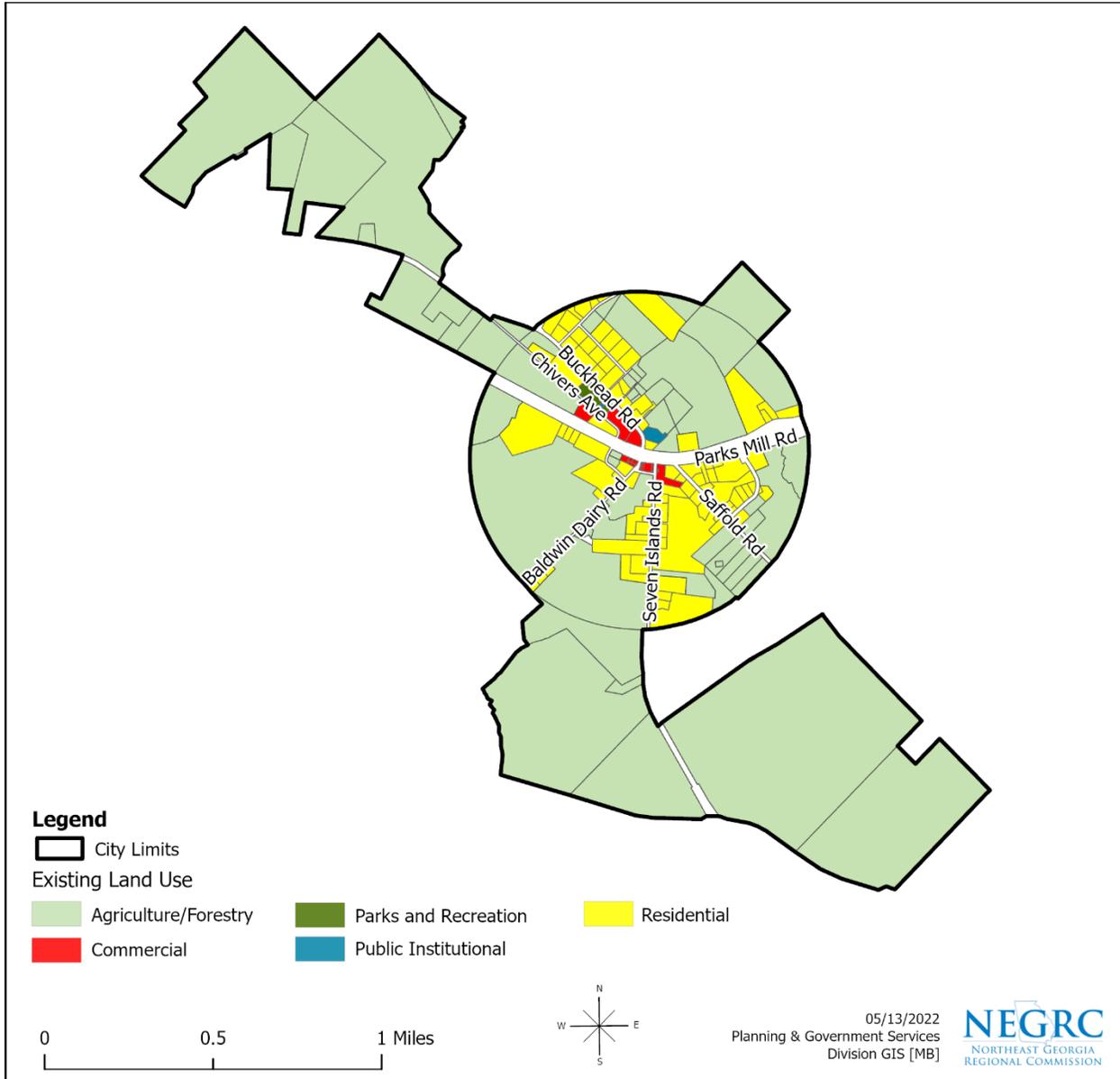
**Industrial** - This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**Commercial** - This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

**Agriculture/Forestry** - This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

**Undeveloped/Vacant** - This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

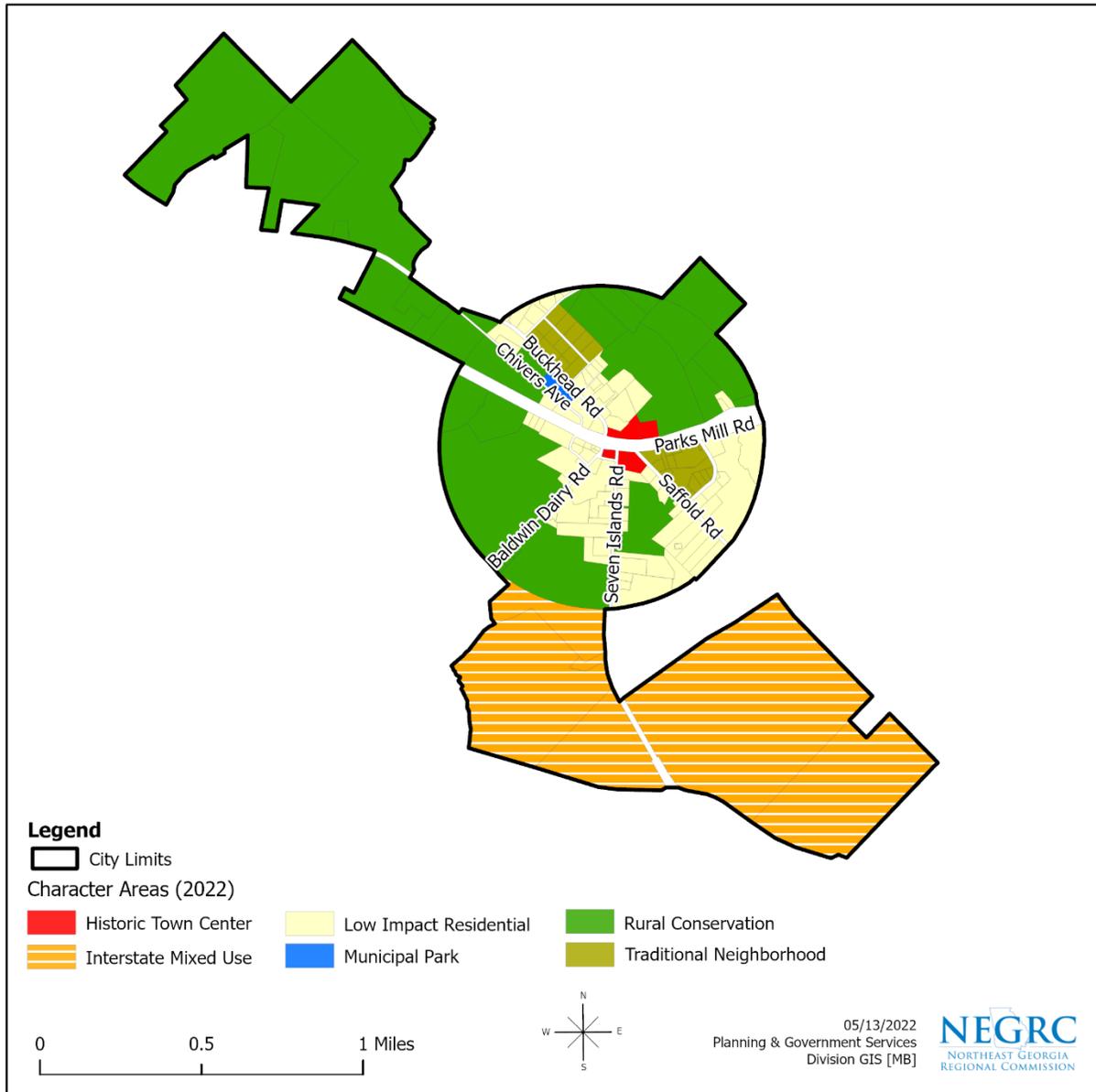
**Figure 4.5**  
**Town of Buckhead**  
**Existing Land Use**



### Where We Would Like To Be

Character Areas for the Town of Buckhead are displayed in the following map, which also serves to identify intended future land use. The Character Areas acknowledge visual and functional differences between various places in the community, allowing the town to provide area-specific guidance for future development through appropriate planning.

**Figure 4.6**  
**Town of Buckhead**  
**Character Area Map**



The Character Areas defined here have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Areas map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area.

Each Character Area is described in the pages that follow, along with suggested development strategies to help maintain or achieve desired development patterns. These strategies are not requirements, but recommendations for the desired types of development and redevelopment. The strategies were also used to develop short-term activities and long-term policies for future growth in Buckhead.

Character Area descriptions are based on State Planning Recommendations and public input.

## Character Area Descriptions

### Historic Town Center



Traditional focal point for Buckhead with preserved historic buildings, religious institutions, rustic retail, and open space.

### Character Area Location

Downtown Buckhead

### Development Patterns

- Preserves historic buildings from demolition
- Provides space for local festivals, recreation facilities, and compatible uses to serve the town
- Provides pedestrian access and open space for citizen enjoyment
- Includes connections to greenspace and trail networks
- Serves as a potential attraction for visitors traveling to Lake Oconee

### Primary Land Uses

- Mixed use including commercial, civic, and open space uses

### Implementation Strategies

- Implement relevant portions of the Northeast Georgia Regional Commission's bicycle and pedestrian plan
- Work with the County and Chamber of Commerce on business assistance and tourism/branding
- Working with Morgan County, complete a Master Plan that includes a focus on downtown and rehabilitation/redevelopment of vacant historic commercial buildings
- Encourage new development to be of the scale and architectural design to fit well into the area's historic fabric, with parking to the side or rear

## Interstate Mixed Use



This district is located at Exit 121 and south of the historic Town of Buckhead boundaries. It is targeted toward specific commercial uses that frequent interstate exits but are a benefit to the surrounding community. Also, some residential may be appropriate in the surrounding land with a significant setback from Interstate 20.

### Character Area Location

Seven Islands Road at Exit 121, south of Buckhead's town center.

### Development Patterns

- Mix of commercial uses
- Low to non-existent pedestrian access except within shopping nodes
- High vehicular traffic
- Architecturally compatible development
- Some residential development set back from the interstate and main road

### Primary Land Uses

- Commercial
- Residential

### Implementation Strategies

- Encourage site design with buildings oriented to the street, parking in the rear or sides and minimize views of service area
- Require use of buffers and landscaping to enhance streetscapes
- Ensure high development standards
- Employ sign standards to reduce visual clutter

## Low Impact Residential



Low density, single-family residential development in rural Buckhead.

### Character Area Location

Town of Buckhead

### Development Patterns

- Low-density residential development in Buckhead's existing rural residential area
- Limited opportunities for new housing development
- Historic homes along Seven Islands Road
- Low pedestrian orientation and access, large lots, open space, and high degree of building separation
- Where possible, connects to regional network of greenspace and trails

### Primary Land Uses

- Low or medium density residential

### Implementation Strategies

- Master planning that protects historic residential properties near downtown Buckhead
- Prioritize and implement relevant aspects of the County's existing bike and pedestrian plan
- Tree preservation

# Municipal Park



Intended as a public recreational area in Buckhead that serves as an outdoor area, community gathering space, and supports government and emergency service uses.

## Character Area Location

Buckhead Road northwest of downtown

## Development Patterns

- Recreation uses including sports facilities, playgrounds, and picnic areas
- Adjacent to rural fire stations

## Primary Land Uses

- Recreation and civic uses
- Small-scale Commercial

## Implementation Strategies

- Maintain local parks as recreation and civic facilities for use by the community
- Continue community events such as 4<sup>th</sup> of July Barbecue and Fireworks
- Develop a plan to renovate and enlarge Town Hall and fire station
- Consider municipal parks in master planning

# Rural Conservation



Areas of Buckhead where the primary uses are farming, forestry, pasture, and soil conservation in coexistence with low density residential and large lot residential uses.

## Character Area Location

Town of Buckhead

## Development Patterns

- Agricultural and agri-tourism uses (farming, forestry, pasture, and soil conservation) in coexistence with low density residential, large lot residential uses, and or agri-tourism or eco-tourism uses
- Preserves the economic function of agriculture, livestock, and forestry
- Preserves rural character in viewsheds
- Low to non-existent pedestrian access
- Discourages extension of public utilities

## Primary Land Uses

- Low density residential, agricultural/estate residential, agri-tourism
- Undeveloped areas left in their natural state
- Agriculture
- Agri-tourism or eco-tourism

## Implementation Strategies

- Focus new development in areas served by existing water infrastructure rather than extending them to Rural Conservation areas
- Master planning that protects existing Rural Conservation areas
- Research ways zoning can be used to encourage agritourism

# Traditional Neighborhood



Existing single-family home neighborhoods in Buckhead.

## Character Area Location

Garden Avenue and Perryman Street at Saffold Road

## Development Patterns

- Protects existing single-family neighborhoods
- Includes housing for residents in all stages of life
- Home are maintained and reinvested in

## Primary Land Uses

- Residential – low and medium density

## Implementation Strategies

- Encourage homeownership and maintenance or upgrade of existing properties
- Infill development on vacant properties should be architecturally compatible
- Implement relevant portions of the *Connecting Morgan County: A Bicycle and Pedestrian Plan (2016)* to increase bicycle and pedestrian connections in Traditional Neighborhood areas

### How will we do it

This Comprehensive Plan creates the roadmap to achieving the community's vision for the future of Buckhead. The plan development has been an iterative process, incorporating feedback from the Steering Committee, the Town Council, the Board of Commissioners, government staff, and members of the public. Responsible parties have been identified for each of the plan's strategies and these entities will ensure plan implementation and keep the issues in front of the elected officials and department heads.

Planning should be considered a continuous process that allows for changing conditions. In implementing this comprehensive plan, we recommend that the responsible parties provide progress updates to the elected officials on an annual basis. They should list successes and road blocks. Adjustments to the plan may be warranted to fully implement the community's vision.

### Intergovernmental Cooperation

The Comprehensive Plan will require intergovernmental cooperation between the municipal and county governments. This is most notable in transportation related projects that cross multiple jurisdictions. However, the citizens could benefit from cities and counties cooperating in land use and community facility decisions. There are several projects identified in this plan that can help both cities and counties in the years to come and achieve the visions of each.

### Community Work Program

The community work program (Table 4.1) contains a summary of the tasks needed to be accomplished over the next five years. More information for each project can be found by referencing the Chapter and subsection under the project ID.

**Table 4.1**  
**Town of Buckhead**  
**Community Work Program, 2022 – 2027**

<b>ID</b>	<b>Description</b>	<b>Planning Horizon for Completion</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Potential Funding Sources</b>
BROAD-1 <i>Section 4.4</i>	Increase Broadband Services	2026	\$250,000	Town Council	Local, Grants, State and Federal Funding
BROAD-2 <i>Section 4.4</i>	Create Strategy for Addressing Broadband Gaps	2026	Staff Time	Town Council, County Planning Staff	Local, Grants, State and Federal Funding
VHD-1 <i>Section 4.5</i>	Downtown Redevelopment	2024	\$15,000	Town Council	Local, Grants
VHD-2 <i>Section 4.5</i>	Master Plan	2025	\$10,000	Town Council, Consultant, County Planning Staff	Local, Grants
PI-1 <i>Section 4.6</i>	Prioritization of Infrastructure Improvements	2023	\$10,000	Town Council, Consultant	Local, Grants
PI-2 <i>Section 4.6</i>	Update Existing Water System	2027	\$1,500,000	Town Council, Consultant	Local, Grants
PI-3 <i>Section 4.6</i>	Sewer System Planning	2025	Staff Time	Town Council, County Staff	Local, Grants
PI-4 <i>Section 4.6</i>	Public Facility Beautification	2027	\$5,000	Town Council, County Staff, Non-Profits	Local, Grants
PI-5 <i>Section 4.6</i>	Bike and Pedestrian Plan	2025	\$2,500	Town Council, NEGRC	Local, Grants
PI-6 <i>Section 4.6</i>	Transportation Infrastructure Improvements	2027	\$25,000	Town Council, County Staff, Consultant	Local, Grants, SPLOST
NCR-1 <i>Section 4.7</i>	Conservation Planning	2024	Staff Time	Town Council, County Staff	Local, Grants
HO-1 <i>Section 4.8</i>	Codification of Ordinances	2025	Staff Time	Town Council, County Staff	Local, Grants



# Rutledge Plan

■ A Resource Book For The City of Rutledge



PRODUCED BY: MOSIAC CONSULTING, NELSNICK ENTERPRISES, AND HALL CONSULTING (2016)  
UPDATED BY: THE NORTHEAST GEORGIA REGIONAL COMMISSION (2022)

# 2022-2036 Issue Based Comprehensive Plan

A Resource Book for the City of Rutledge

Prepared for the  
Rutledge Mayor and City Council

**Bruce Altnauer**  
*Mayor*

**Adam Bekstine**  
*Post 1*

**Brandie Owens**  
*Post 3*

**Anthony Sells**  
*Post 2*

**Brenda Thompson**  
*Post 4*

Updated by



## Chapter 5.1 – Rutledge Community Profile



Rutledge, Georgia is located north of I-20 in the western part of Morgan County, just south of Hard Labor Creek State Park. The community has a mixture of single and multifamily homes and a vibrant downtown that offers a variety of retail services. Rutledge has a four way stop in downtown, with the signage placed in a steel barrel, which residents see as a unique feature of their city. The City moves this steel barrel once a year during their annual summer festival to allow for the parade. The City also allows music in the downtown park on Friday nights during the summer. Downtown buildings have a zero setback and front sidewalks. Parking is sufficient for typical day-to-day activity; however, during community wide events parking spills into the surrounding areas.

City Hall is a former Bank of Madison branch office located next to an active rail line that forms the southern boundary of the downtown area. Commercial activity extends south of the rail line. Rutledge provides water and wastewater services; also, a recent productive water well has been established that will serve projected demand for many years.



The city has two parks. One is located in the northern part of the city adjacent to the County fire station. It provides tennis, basketball, a ball field, a playground, and a skateboard area. The other park is adjacent to the downtown and serves for community events. There are a few swings, picnic tables, and a gazebo.





While Morgan County and its cities have certain characteristics in common, each also has a unique identity and vision for its future. These issues are explored in detail throughout this plan, but a snapshot of key demographic factors begins to reveal some of the uniqueness between these communities. The data below is taken from the 2016-2021 American Community Survey estimates.

<b>Rutledge Fast Facts</b>			
	<b>Rutledge</b>	<b>Morgan County</b>	<b>Georgia</b>
Population	871 <sup>†</sup>	20,097 <sup>†</sup>	10,711,908 <sup>†</sup>
Housing Units	395	8,326	4,540,161
Median Home Value	\$256,250	\$280,063	\$224,301
Median Household Income	\$50,202	\$67,089	\$60,605
Median Age	46.9	43.8	37.2
Households with Children	21.5%	35.4%	35.5%

*<sup>†</sup>Denotes 2020 Decennial Census figures from the Census Bureau. All other data is sourced from 2016-2021 ACS and ESRI's BAO.*

## Chapter 5.2 – Vision and Goals

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision was developed and refined as part of the Community Participation Program for this Comprehensive Plan Update and is presented below.

*Downtown is the social and cultural heart of the community, featuring festivals, restaurants, public spaces, employment opportunities, and shopping for both residents and visitors. Visitors are attracted by the southern gateway to Rutledge, which extends to I-20. Housing and employment opportunities flourish due to high quality services including parks and recreation, sidewalks, health, and safety. Higher population densities are balanced with rural town character.*

### Community Goals

The purpose of the Community Goals element is to provide a road map for the community's future, developed through a public process of involving residents, business owners, community leaders and other stakeholders. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The goals and policies below should serve as a reference to community leaders as they work toward achieving the desired future of the community.

**Goal: Vibrant Healthy Downtowns Maintaining and Promoting a Culture of Civic Involvement** – Focus appropriate growth into downtown Rutledge, maintain and expand community events, and support existing businesses. Protect and enhance Rutledge's unique qualities and events.

**Goal: Responsible Public Investment in the Future** – Utilize existing infrastructure efficiently in a planned and coordinated manner to support existing residents and businesses and to direct new developments.

**Goal: Sustainable Economic Growth and Prosperity** - Support our unique sense of place while attracting and retaining locally-focused businesses that meet the needs of future generations.

**Goal: Preserve Natural and Cultural Resources** – Protect agricultural, environmental, and historic resources and preserve meaningful open space.

### Community Policies

Policies are adopted to provide ongoing guidance and direction to help local officials achieve their goals. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the city's issues and opportunities. The policies below lead to implementation strategies that, along with the arrangement of land uses into descriptive Character Areas, will enable the City to realize its vision and achieve its goals.

#### Economic Development

Sustainable economic development will depend on the City's ability to grow existing employment sectors while attracting new businesses that diversify the local economy and tax base.

- 1) We will support programs for retention, expansion, and creation of businesses that are a good fit for Rutledge's economy in terms of job skill requirements.
- 2) We will take into account impacts on transportation and the character of our city when considering economic development projects.
- 3) We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- 4) We will consider the employment needs and skill levels of the labor force in the surrounding area when making decisions on proposed economic development projects.

### Responsible Public Investment in the Future

Enhanced infrastructure can support downtown vitality, improved employment opportunities, improved education, and access to housing and economic development. The Comprehensive Plan will look at how all the pieces fit together and develop a solution to meet the needs of the community including water, sewer, roads, sidewalks, and internet access.

- 1) Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- 2) We will limit development within our community to areas that can be reasonably served by public infrastructure.
- 3) Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- 4) We will invest in parks and open space to enhance the quality of life for our citizens.

### Natural Resources

This issue relates to the balance to be achieved between economic development and the need to protect farming, cultural resources, and greenspace. This issue is concerned with the strategies employed to preserve resources more so than the leveraging of natural resources for economic benefit.

- 1) The protection and conservation of natural and historic resources will play an important role in the decision-making process when making decisions about future growth and development.
- 2) We will factor potential impacts on water quality in making decisions on new developments.
- 3) We will protect our scenic corridors and vistas.
- 4) We will strive to maintain the health, quality of life and small town character through protecting air and visual quality from possible pollutants and excluding or discouraging inappropriate industries.

### Implementation and Land Use

- 1) We will pursue joint processes for collaborative planning and seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- 2) We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 3) Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- 4) Our gateways and corridors will create a "sense of place" for our community.
- 5) We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in previously undeveloped or agricultural areas of the community.
- 6) We support new land uses that enhance housing options and contribute to protecting the environment and preserving meaningful open space.

Broadband Services

- 1) Increase collaboration between Morgan County government and internet service providers to maximize service capabilities to residents.

## Chapter 5.3 – Issues and Opportunities

The planning team relied upon extensive public engagement and input to identify the core planning issues that make up the structure of this issue-based plan. The issues were derived from a public survey and visioning exercises held in Rutledge and throughout the county. The initial public input, and an outline of the issues discerned by the planning team, was presented at a follow-up public meeting for feedback and further refinement by the public. Public hearings and public input sessions provided participants additional opportunities to comment on the framing of the core issues and their relative priority. Specific dates and times of the input sessions and public hearings are listed in Table 1.1 in the first chapter. Ultimately, the Comprehensive Plan Steering Committee added its confirmation to the various issues, their formulation, and priority order.

The issues identified, in order of priority are:

- 1) Expanding Broadband Services
- 2) Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement
- 3) Responsible Public Investment in the Future
- 4) Sustainable Economic Growth and Prosperity
- 5) Preserve Natural and Cultural Resources

These issues (or “needs” in the comprehensive planning terminology used by the state of Georgia) are discussed in additional detail in the following pages. Each need is expounded upon and presented with complementary opportunities and planning strategies that will be implemented as part of the City’s Community Work Program.

## Chapter 5.4 – Expanding Broadband Services

### The Issue

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2017-2021 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018, the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

The Georgia Department of Community Affairs considers 48% of populated areas in Rutledge, to be “served” by broadband. While the DCA map provides greater detail than federal service maps, DCA utilizes the Federal Communications Commission’s (FCC) definition of “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This standard may be sufficient for certain kinds of digital needs, but it may not meet the speeds or bandwidth necessary for remote work, streaming content, or virtual learning. The remaining 52% of populated areas in the city do not meet this state threshold of broadband availability. After the planned broadband expansion through 2026, 48% of the city will still be classified as unserved.

Survey respondents stated that there is a crucial need to address broadband speeds and availability. 55% of survey respondents rated Internet services as “Poor” while 23% rated the service as “Average”. Surveys also indicated high-speed internet should be a point of focus over the next five years.

### Opportunities

The City of Rutledge should explore the option of becoming a designated Georgia Broadband Ready Community. The designation displays that the local government is serious about broadband expansion. The City of Rutledge needs to plan for broadband development and explore public-private partnerships for broadband expansion.

### Strategies

#### *BROAD-1 – Increase Broadband Services*

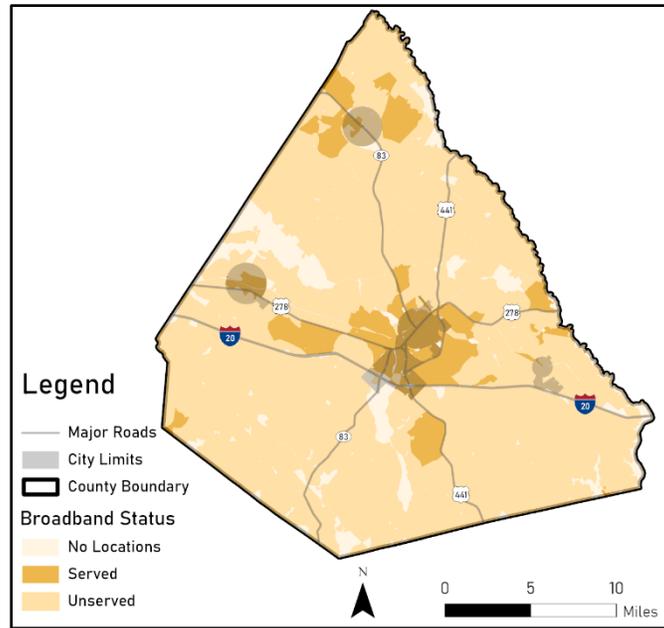
Partner with Morgan County to increase broadband service area to include more geographical locations across the county.

- Provide faster and better quality internet services throughout the City with speeds faster than the minimum set by the FCC.
- Work to provide quality internet services at an affordable rate.

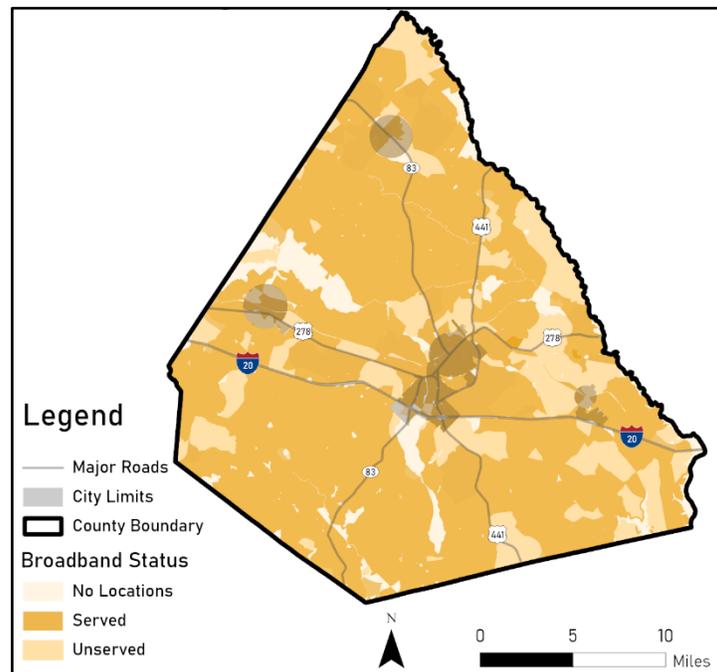
#### *BROAD-2 – Create Strategy for Addressing Broadband Gaps*

Partner with Morgan County to create strategy to expand broadband to areas that will not be served after the Phase 1 expansion.

**Figure 5.1**  
**Morgan County**  
**Current Broadband Status**



**Figure 5.2**  
**Morgan County**  
**Future Broadband Status**



## Chapter 5.5 – Vibrant, Healthy Downtown Maintaining and Promoting Culture of Civic Involvement

### The Issue

Many residents and business owners of the City of Rutledge enjoy the small-town character offered with a variety of housing choices, downtown pedestrian activity and access to locally based retail business. The City provides park and recreational facilities, festivals, and a summer in the park music concert series. The City promotes family activities and encourages economic activity in the downtown area. The City leadership recognizes that significant development pressure is occurring due to access to I-20 and the effect of their proximity to the Atlanta metropolitan area. Some of this pressure will occur outside of the City's boundary. The City leadership respects the property rights of individuals but would like to avoid the typical urban sprawl as witnessed in the Atlanta metropolitan area.

### Opportunities

Recent development in water supply has given the City of Rutledge sufficient water to serve the City and adjacent areas. Sewer treatment is nearing capacity and will require expansion to accommodate any new growth. An expansion of sewer capacity would offer opportunity for new commercial and industrial activity and would also address septic tank issues.

### Strategies

#### VHD-1 – Master Plan

The City should prepare a master plan in collaboration with Morgan County that will address service area and policies for land use. This would include expansion of water and wastewater facilities, downtown improvements, and other community facilities. The master planning effort should highlight Rutledge's key assets, which include: natural beauty, close proximity to natural resources (i.e. Hard Labor Creek State Park) and outdoor recreational activities, and cultural traditions, such as "Music in the Park." The plan should identify logical annexation areas the future infrastructure needed.

The master plan should focus on:

- Planning for family friendly outdoor space and green space for gathering and socializing to encourage visitors to downtowns to remain in the area.
- Promotion of local downtown events and historic and cultural sites.
- Development of marketing materials, such as a sample itinerary for potential visitors that includes historic, outdoor, cultural, art, and dining activities.
- Develop partnerships with Hard Labor Creek State Park to cross-market in which visitors are encouraged to visit Rutledge and Hard Labor Creek, and vice versa.
- Development and promotion of new arts and cultural activities to promote the city's historical value.
- Promote community volunteerism through recognition programs for contributors to town initiatives like historic preservation, downtown beautification, small business mentorship, etc.
- Explore grants for rehabilitation/redevelopment of the historic downtown commercial buildings.

#### VHD-2 – Connected Regional Trail System

In 2016, the Northeast Georgia Regional Commission completed the *Connecting Morgan County: A Bicycle and Pedestrian Plan (2016)*. This plan interconnects cities and provides access to the rural beauty of the County. Rutledge should focus on a multi-use trail connection from the city to Hard Labor Creek. Recreational grant programs can assist with funding the development and creation of the multi-use trail.

### VHD-3 – Downtown Branding

Marketing is a crucial element to increasing visitors to downtown areas and helping make downtowns vibrant employment, commercial, and cultural centers. Focusing on goals, such as the types of people to be attracted to the downtown area (e.g. families, outdoor enthusiasts, and conservationists), what makes the downtown area worth a special trip, and what sets the downtown area apart from other possible destinations. In developing a brand, Rutledge should focus on the uniqueness of its downtown, including:

- Historic sites;
- Local restaurants and shop owners; and
- Proximity to Hard Labor Creek Park and Agricultural assets

## Chapter 5.6 – Responsible Public Investment in the Future

### The Issue

The issue of responsible public investment in the future was an item identified as part of the public involvement process. This is not to suggest that the existing process is not a responsible mechanism, rather, the residents and business owners of Rutledge recognize the need to better plan future needs as the city grows. Additionally, Rutledge may be impacted by outside forces beyond its control, including macro-economic, economic, and migratory factors.

### Opportunities

Currently, public investment is directed through the annual budgeting process that includes multiple competing requests for funding. Careful and coordinated planning for long-range capital improvements and other capabilities and infrastructure items presents the greatest opportunity to plan responsibly for the City's future.

### Strategies

The following are guidelines that can be implemented to reinforce the responsible expenditure of general fund and other tax dollars.

#### *PI-1 – Transportation Infrastructure Improvements*

Perform maintenance on roads and potholes based on the prioritization list created during the 2020 Comprehensive Rating Survey.

#### *PI-2 – Designation of Local Issuing Authority*

Complete process to designate Morgan County as Local Issuing Authority for the City of Rutledge.

#### *PI-3 – Public Facilities Beautification*

Upgrade city parks with beautification methods such as brightening, landscaping, and painting.

#### *PI-4 – Annexation Plan*

Research feasibility of annexation to Interstate Exit 105

#### *PI-5 – Water Infrastructure Plan*

Develop water infrastructure plan to determine whether Water Service Delivery Agreement should be expanded.

#### *PI-6 – Sidewalk Improvements*

Research funding sources to improve sidewalks in downtown Rutledge.

## Chapter 5.7 – Sustainable Economic Growth and Prosperity

### The Issue

Public input received during development of this Plan identified a need for small-scale business growth in Rutledge, leading toward greater local market activity and prosperity for residents reminiscent of the rural character.

A new electric automobile manufacturing facility has been proposed in the western corner of Morgan County along the Interstate 20 corridor in an extension of the Stanton Springs Business Park. The project site is located approximately 5 miles from Rutledge’s town center. The development is expected to open in 2024, bringing an estimated 12 million square feet of manufacturing space, creating up to 7,500 new jobs for the area, and will include the addition of a new I-20 interchange at Old Mill Road.

This development will bring tremendous employment opportunity to Morgan County residents and will attract new residents to the area. *Ensuring a pathway for local students to access employment opportunities will help retain younger residents in the county.* While some of these new jobs may be filled by existing Morgan County and Rutledge residents, it is reasonable to expect an increase in housing demand when these facilities open. *Consistent use of the future land use element included in this plan will be required to maintain the community’s vision through future growth pressures. Also, infrastructure will need to be expanded and upgraded accordingly to maintain a high standard of living for residents where growth occurs*

### Opportunities

Sustainable economic development will depend on the region’s ability to grow existing employment sectors while attracting new businesses that diversify the local economy and tax base. Rutledge will need to support Morgan County’s policies which in turn will help support Rutledge’s growth. Economic growth strategies both support and depend on other aspects of this Plan, including public infrastructure like water, sewer, and internet access; housing options affordable to all segments of the workforce; preservation of natural and cultural resources; and downtown vibrancy.

### Strategies

#### ECON-1 – Local Tourist Market Development

Rutledge’s proximity to Hard Labor Creek State Park makes it a natural stop for visitors looking to enjoy outdoor recreation opportunities in the region. Visitor spending will continue to help support downtown businesses and opportunities for further capitalizing on the visitor market should be explored. Potential strategies for building on these tourism opportunities include:

- Developing marketing and signage to encourage visitors to Hard Labor Creek State Park to stop in downtown Rutledge for a meal or supplies as they head to or leave the park.
- Contacting the Georgia Department of Natural Resources to update the City of Rutledge’s listing on Hard Labor Creek State Park’s website to include a link to the downtown (<http://smallbutspecial.info/index.html>).
- Continuing to work with the Madison-Morgan County Convention and Visitors Bureau to promote Hard Labor Creek State Park and downtown Rutledge to target markets in the surrounding area, including metro Atlanta.
- Participate with the County to develop county-wide marketing for heritage tourism and agri-tourism.

## Chapter 5.8 – Preserve Natural and Cultural Resources

### The Issue

Several of the issues that fall under “Preserve Natural and Cultural Resources” relate to balancing and supporting economic development with the need to protect farming, cultural resources, and greenspace.

### Opportunities

The historic core of Rutledge is its downtown commercial district that boasts of specialty shops, restaurants, the city park, and a variety of public art and public amenities. The City is located in close proximity to Hard Labor Creek State Park, which offers recreational opportunities and natural amenities such as fishing, hunting, horse-back riding trails, swimming, and hiking trails. Rutledge is located in a groundwater protection area and has adopted ordinances to comply with all the requirements of *Rule 391-3-16 Rules for Environmental Planning*. The Morgan County Resource Preservation Advisory Board has been active and a successful partner within the community through its work of identifying and documenting resources for preservation.

The policies and strategies set forth below focus more directly on the preservation of resources.

### Public Education for Natural and Cultural Resources

Successful implementation of natural and cultural resources protection strategies requires community support. While most residents of Morgan County appreciate their rural and agriculture based environment, they may not fully recognize the opportunities offered by nearby natural and cultural resources. Fully engaging residents in preserving and enjoying their natural resources inspires protection of these resources.

#### NCR-1 – Education Programs

Initiate educational programs to provide information to the public and elected officials about the value and utilization of historic, cultural, and natural resources in the county. One of the goals of the Upper Oconee Regional Water Plan is to educate stakeholders in the region on the importance of water quality and managing water as a resource including practices such as water conservation and increased water efficiency.

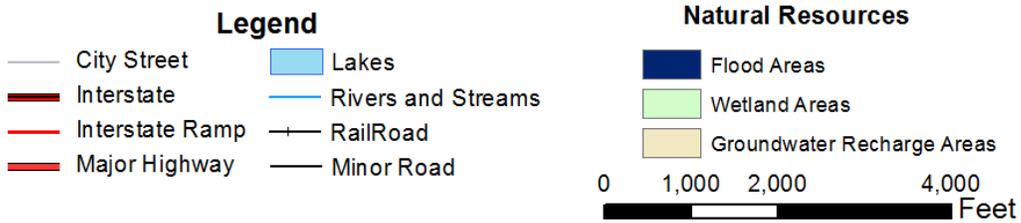
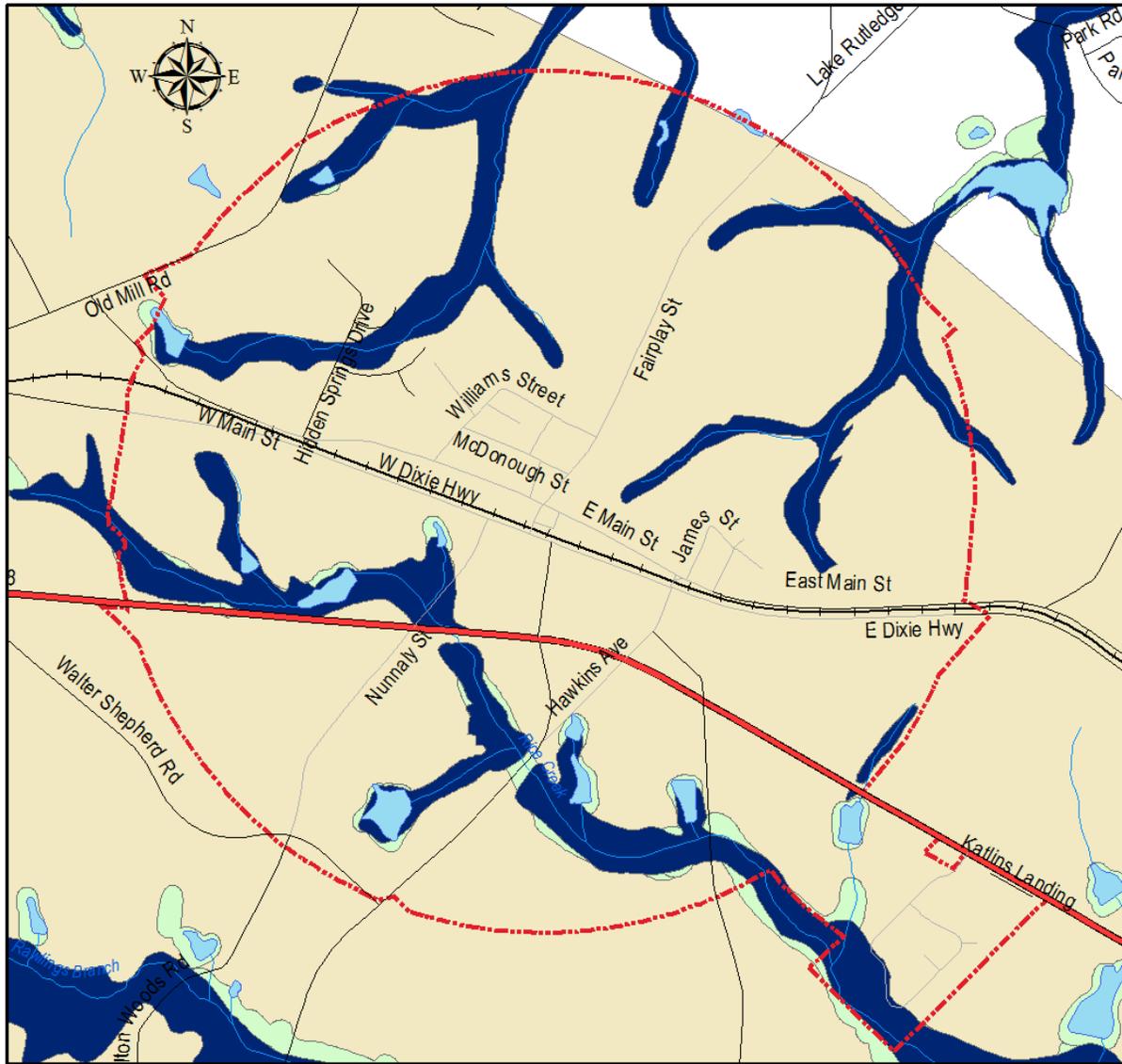
*Water quality education:* Education resource templates are available from the Metropolitan North Georgia Water Planning District and Keep America Beautiful. These can be distributed at public locations and events.

### Protect Environmental Resources

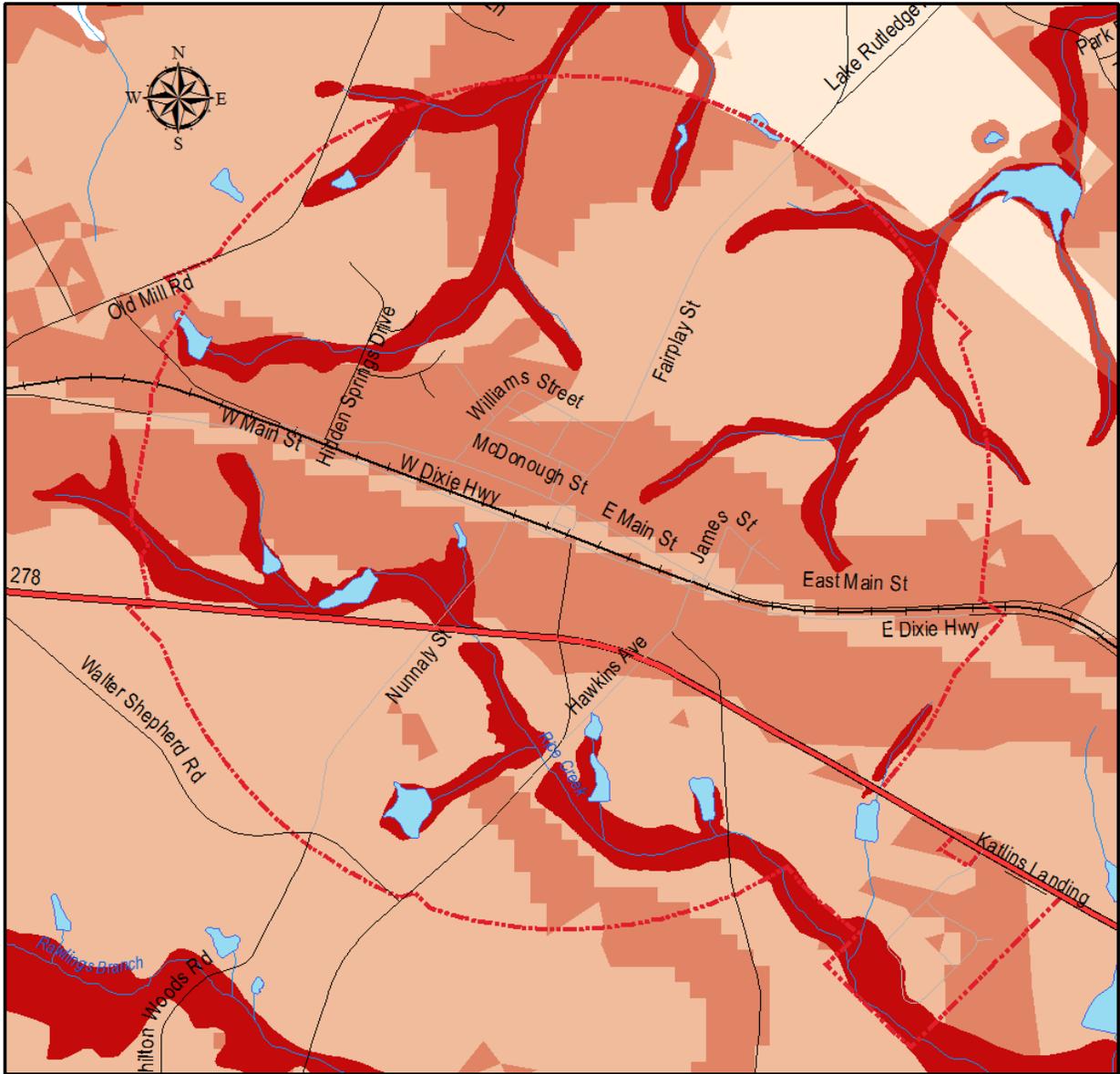
Figure 5.3 on the following page shows the Sensitive Environmental Resources in Rutledge. Figure 5.4 is a Development Suitability Map. The Development Suitability map uses GIS software to overlay slope, wetland, flood plain, and ground water recharge areas to estimate relative potential additional cost for new development. The suitability map does not consider proximity to road, rail, water, or sewer infrastructure. The lighter an area is shaded, the fewer environmental conditions are impacted and the lower the development costs for mitigating environmental conditions. The darkest areas in the map would be difficult locations for any new development and, in some cases, those locations may not be developable at all. In general, higher slopes generate more grading cost; water recharge areas require stormwater mitigation and reduction of impervious area; wetlands require replacement mitigation; and

floodplains prevent most construction activity and may be only suitable for trail or natural park systems with minimal impact from creation of impervious areas.

**Figure 5.3**  
**City of Rutledge**  
**Sensitive Environmental Resources**



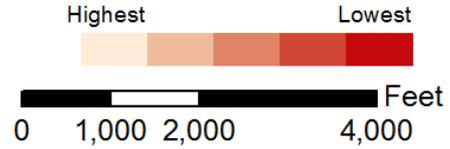
**Figure 5.4**  
**City of Rutledge**  
**Development Suitability**



**Legend**

- City Street
- Interstate
- Interstate Ramp
- Major Highway
- Lakes
- Rivers and Streams
- RailRoad
- Minor Road

**Development Suitability**



### Protect Cultural and Historic Resources

The projects initiated by the Morgan County Resource Preservation Advisory Board have been successful in regard to the identification and documentation of significant cultural and historical resources. Additional work should be done to educate residents about these resources and to utilize the inventory to enhance tourism opportunities in the unincorporated county and within small cities.

#### NCR – 2 – Document Historic and Cultural Resources

Continue to identify historic and culturally significant structures (including public art) and landscapes for documentation and preservation to help create a sense of place for the community.

#### NCR – 3 – Local Historic District

Rutledge should consider establishing a local historic district or engage in other proactive preservation activities to protect historic resources downtown and to ensure new development is of scale and architectural design to fit in well with the area. Historic properties should be protected from demolition and rehabilitation encouraged.

#### NCR – 4 – Conservation Planning

Rutledge will participate with the County in a study to determine water conservation needs and methods that can be employed to conserve water.

## Chapter 5.9 – Implementation Program Summary

In the previous sections of this chapter, detail has been provided for the implementation of the Rutledge vision. Tasks have been identified to address the issues and concerns that were important to the citizens of the city. This chapter consolidates this work program and provides the existing land use and future character area map for the city.

### Where we are

Rutledge, Georgia is a small city located in Morgan County between I-20 and Hard Labor Creek State Park. The city has a vibrant downtown offering a variety of retail services and provides family oriented activities throughout the year. The existing land use is depicted in figure 5.5.

The existing land use designations are based on DCA's classifications as follows:

**Residential** - The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

**Public Institutional** - This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

**Parks and Recreation** - This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Transportation/Communication/Utilities** - This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

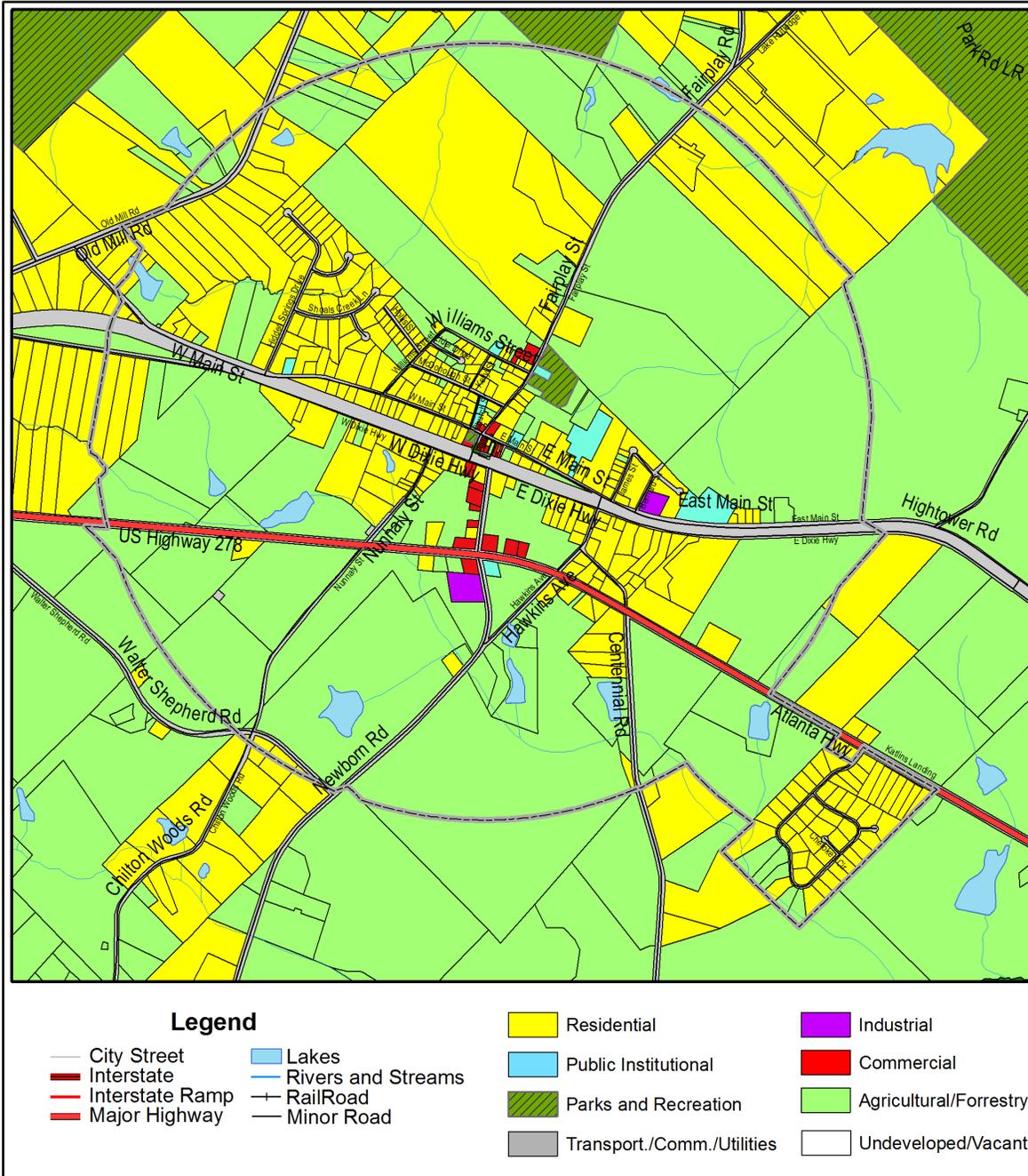
**Industrial** - This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**Commercial** - This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

**Agriculture/Forestry** - This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

**Undeveloped/Vacant** - This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

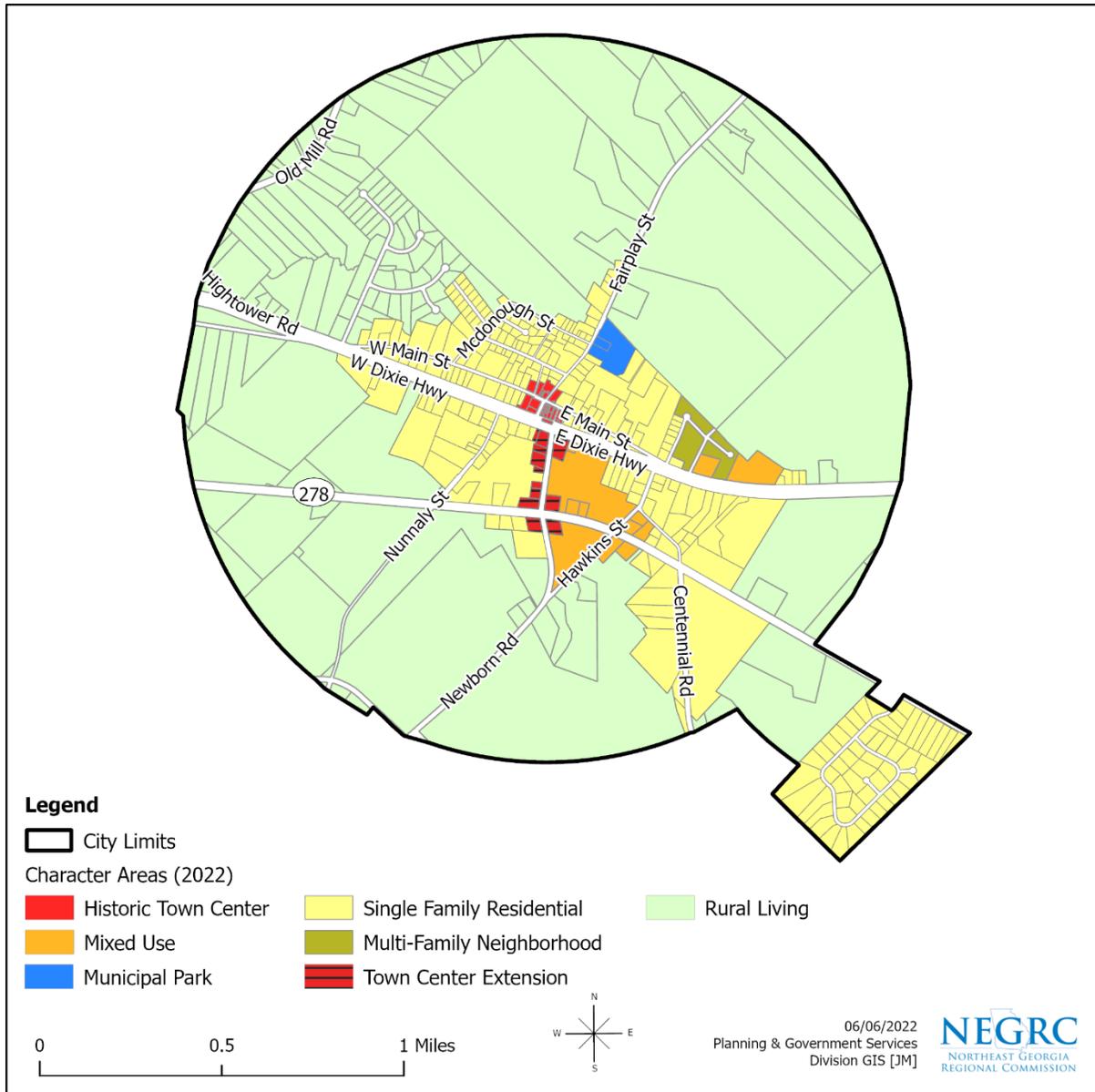
**Figure 5.5**  
**Rutledge**  
**Existing Land Use**



Where we would like to be

Character Areas for the City of Rutledge are displayed in the following map, which also serves to identify intended future land use. The Character Areas acknowledge visual and functional differences between various places in the community, allowing the City to provide area-specific guidance for future development through appropriate planning.

**Figure 5.6**  
**City of Rutledge**  
**Character Area Map**



The Character Areas defined here have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Areas map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area.

Each Character Area is described in the pages that follow, along with suggested development strategies to help maintain or achieve desired development patterns. These strategies are not requirements, but recommendations for the desired types of development and redevelopment. The strategies were also used to develop short-term activities and long-term policies for future growth in Rutledge.

Character Area descriptions below are based on State Planning Recommendations, public input, and interviews with City staff.

## Character Area Descriptions

### Historic Town Center



Traditional focal point for Rutledge with concentrations of preserved historic buildings, religious institutions, rustic retail, and open space.

### Character Area Location

Downtown Rutledge

### Development Patterns

- Preserves historic buildings from demolition
- Provides space for local festivals, recreation facilities, and compatible uses to serve the city
- Provides pedestrian access and open space for citizen enjoyment
- Includes connections to greenspace and trail networks
- Serves as a potential attraction for visitors to nearby Hard Labor Creek State Park

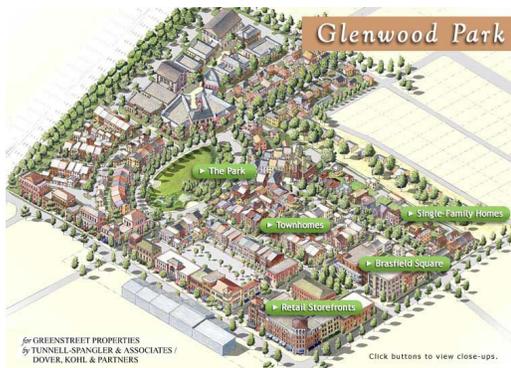
### Primary Land Uses

- Mixed use including commercial, civic, and open space uses

### Implementation Strategies

- Implement relevant portions of the Northeast Georgia Regional Commission's bicycle and pedestrian plan
- Work with the County and Chamber of Commerce on business assistance and tourism/branding
- Working with Morgan County, complete a Master Plan that includes a focus on downtown and rehabilitation/redevelopment of vacant historic commercial buildings
- Encourage new development to be of the scale and architectural design to fit well into the area's historic fabric, with parking to the side or rear

# Mixed Use



The mixed-use character area integrates commercial, residential, and agricultural uses.

## Character Area Location

City of Rutledge – Along E. Main Street

## Development Patterns

- Mixture of residential, commercial, and agricultural uses
- Allows for higher density residential development with up to 4 units per acre
- Preserves trees and tree cover

## Primary Land Uses

- Mixed-use
- Residential
- Commercial
- Agricultural

## Implementation Strategies

- Site design that addresses ingress, egress, landscaping, parking, and connectivity to neighboring sites
- Encourage moderately dense development such as cluster homes or townhomes in appropriate zoning districts

# Municipal Park



Intended as a recreational area in that serves as an outdoor space, community gathering place, and government and emergency service training area.

## Character Area Location

Fairplay Street northeast of city center

## Development Patterns

- Recreation uses including basketball courts, tennis courts, playground, and picnic areas
- Adjacent to rural fire station

## Primary Land Uses

- Recreation and civic uses
- Commercial

## Implementation Strategies

- Maintain local parks as recreation and civic facilities for use by the community
- Consider municipal parks in master planning for Rutledge

# Single-Family Residential



Areas of the Rutledge where the predominant land use is medium-density and large-lot residential neighborhoods.

## Character Area Location

North of Main Street and east of Centennial Road

## Development Patterns

- Medium and large-lot residential
- Limited municipal water availability
- High vehicular traffic
- Low pedestrian access
- Organic pattern of roadways with numerous dead-ends
- Mixture of open fields and forested areas

## Primary Land Uses and Zoning Categories

- Medium and low density residential

## Implementation Strategies

- Conservation subdivision regulations
- Allow non-residential uses complementary to neighborhood development, such as religious or recreation facilities

# Multifamily Neighborhood



This part of Rutledge would allow multi-unit housing and higher intensity residential development. The area is also intended to accommodate open space, convenience services, and community facilities that complement higher density living.

## Character Area Location

City of Rutledge – James Street area

## Development Patterns

- Small multifamily residential with up to four units per structure
- Low pedestrian access
- Shared parking
- Organic pattern of roadways
- Preserve trees and tree cover

## Primary Land Uses

- Residential – high density

## Implementation Strategies

- Focus new development in areas with access to existing water and/or sewer service
  - Encourage increased population density in Rutledge to enhance the vitality of the downtown area
  - Encourage homebuilders to consider visitability and accessibility in new residential construction
- Encourage moderately dense development options in appropriate zoning districts

## Town Center Extension



This character area is the continuation of the historic town center. Land uses would generally be commercial retail and services, residential loft, and pedestrian amenities. Parking could be provided in back or on street.

### Character Area Location

Downtown Rutledge to Highway 278

### Development Patterns

- Encourage pedestrian access and open space to enhance citizen enjoyment of the area
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear
- Tree preservation

### Primary Land Uses

- Commercial
- Commercial/residential

### Implementation Strategies

- Implement relevant portions of the Northeast Georgia Regional Commission's bicycle and pedestrian plan
- Work with the County and Chamber of Commerce on business assistance and tourism/branding
- Working with Morgan County, complete a Master Plan that includes a focus on downtown and rehabilitation/redevelopment of vacant historic commercial buildings
- Encourage new development to be of the scale and architectural design to fit well into the area's historic fabric, with parking to the side or rear

## Rural Living



Areas of on the Rutledge city limits border where the predominant functions are agriculture with low density and large lot residential use as well as other rural pursuits. Agricultural uses may include uses such as farming, forestry, pasture, soil conservation, horse breeding, agritourism, specialty cultivation, and raising livestock.

### Character Area Location

Border of the Rutledge city limits, encompassing parcels split between Morgan County and the City of Rutledge

### Development Patterns

- Mixture of low density/large lot residential and agricultural uses
- Limited agricultural commercial to provide value-added agricultural opportunities to farmers and to support agritourism and eco-tourism
- Low to nonexistent pedestrian access

### Primary Land Uses

- Low density and agricultural residential
- Undeveloped areas left in their natural state
- Agriculture

### Implementation Strategies

- Continued use of development regulations that provide for stormwater management and protection of water resources
- Encourage preservation of agricultural economy and rural viewsheds and inclusion of open space in new developments
- Vegetative or other screening to minimize visual impact of development from roadways
- Review and modify existing ordinances to strengthen protection of environmentally sensitive areas
- Continue to identify historic and culturally significant structures and landscapes for documentation and preservation

### How will we do it

This Comprehensive Plan creates the roadmap to achieving the community's vision for the future of Rutledge. The plan development has been an iterative process, incorporating feedback from the Steering Committee, the City Council, the Board of Commissioners, government staff, and members of the public. Responsible parties have been identified for each of the plan's strategies and these entities will ensure plan implementation and keep the issues in front of the elected officials and department heads.

Planning should be considered a continuous process that allows for changing conditions. In implementing this comprehensive plan, we recommend that the responsible parties provide progress updates to the elected officials on an annual basis. They should list successes and road blocks. Adjustments to the plan may be warranted to fully implement the community's vision.

### Intergovernmental Cooperation

The Comprehensive Plan will require intergovernmental cooperation between the municipal and county governments. This is most notable in transportation related projects that cross multiple jurisdictions. However, the citizens could benefit from cities and counties cooperating in land use and community facility decisions as well.

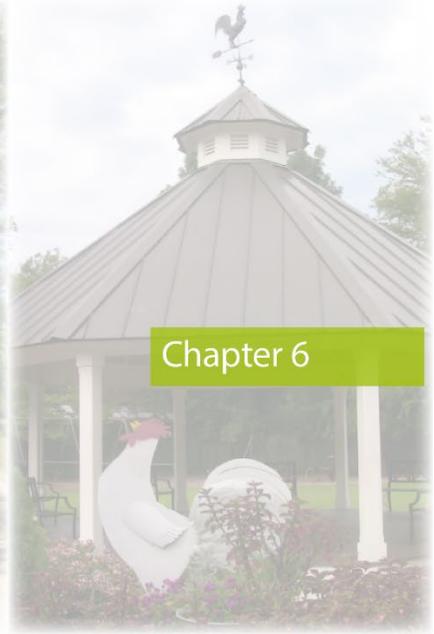
### Community Work Program

The community work program (Table 5.1) contains a summary of the tasks needed to be accomplished over the next five years. More information for each project can be found by referencing the Chapter and subsection under the project ID.

**Table 5.1  
Rutledge  
Community Work Program, 2022 – 2027**

<b>ID</b>	<b>Description</b>	<b>Planning Horizon for Completion</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Potential Funding Sources</b>
BROAD-1 <i>Section 5.4</i>	Increase Broadband Services	2026	\$500,000	City Staff, County Staff, Consultants	Local, Grants, State and Federal Funding
BROAD-2 <i>Section 5.4</i>	Create Strategy for Addressing Broadband Gaps	2026	Staff Time	City Council, City Staff, Morgan County Planning Staff	Local, Grants, State and Federal Funding
VHD-1 <i>Section 5.5</i>	Master Plan	2023	\$15,000	Consultant	Local, Grants
VHD-2 <i>Section 5.5</i>	Connected Regional Trail System	2027	Unlimited	City Council, City Staff, NEGRC	Local, Grants
VHD-3 <i>Section 5.5</i>	Downtown Branding	2025	\$5,000	City Council	Local
PI-1 <i>Section 5.6</i>	Transportation Infrastructure Improvements	2027	\$50,000	City Council, City Staff, County Staff, Consultants	Local, Grants, SPLOST
PI-2 <i>Section 5.6</i>	Designation of Local Issuing Authority	2023	Staff Time	City Staff, Morgan County Planning Staff	Local, Grants
PI-3 <i>Section 5.6</i>	Public Facilities Beautification	2025	\$7,500	City Council/City Staff	Local, Grants
PI-4 <i>Section 5.6</i>	Annexation Plan	2024	Staff Time	City Council, City Staff, County Staff	Local, Grants
PI-5 <i>Section 5.6</i>	Water Infrastructure Plan	2024	Staff Time	City Council, City Staff, County Staff	Local, Grants
PI-6 <i>Section 5.6</i>	Sidewalk Improvements	2024	To be determined	City Council, City Staff	Local, Grants
ECON-1 <i>Section 5.7</i>	Tourist Market Development	2025	Staff time \$1,000	Madison-Morgan County Convention and Visitors Bureau	Local, Grants
NCR-1 <i>Section 5.8</i>	Education Programs	2027	Printing \$1,000	City Council, City Staff, County Staff	Local, Grants
NCR-2 <i>Section 5.8</i>	Document Historic and Cultural Resources	2026	\$1,000 annually	County Staff, Resource Preservation Board	Local, Grants

ID	Description	Planning Horizon for Completion	Estimated Cost	Responsible Party	Potential Funding Sources
NCR-3 <i>Section 5.8</i>	Local Historic District	2024	\$1,000	City Council, NEGRC	Local, Grants
NCR-4 <i>Section 5.8</i>	Conservation Planning	2026	Staff Time	City Council, County Staff	Local, Grants



Chapter 6



BOSTWICK  
*Georgia*



# Supporting Documentation

■ A Resource Book For Morgan County

PRODUCED BY: MOSIAC CONSULTING, NELSNICK ENTERPRISES, AND HALL CONSULTING (2016)  
UPDATED BY: THE NORTHEAST GEORGIA REGIONAL COMMISSION (2022)

## Morgan County: List of Accomplishments (from 2017-2022 Short Term Work Program)

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Economic Development</b>						
ECON-1	Study Internet Availability	COMPLETED	Staff Time	County Staff	General Funds or Grants if Available	Studied internet availability and developed a plan to offer internet services throughout the county.
ECON-2	Gateway Planning	ONGOING	\$20,000	County Staff	General Funds	Interest waned but restored with increasing development. Planned as ongoing work item, removed from STWP.
ECON-3	Support for Tourism	CANCELED	Staff Time	County Staff; Madison-Morgan County Convention and Visitors Bureau	General Funds or Grants if Available	No longer a priority for the community.
ECON-4	Zoning Research	ONGOING	Staff Time	County Staff	General Funds	Continued to research ways to utilize zoning to manage interstate development and nodes of higher density. Planned as ongoing work item, removed from STWP.
<b>Public Investment</b>						
PI-1	Capital Improvements Plan	ONGOING	Staff Time	County Staff	General Funds	Conduct feasibility study to consolidate county offices. County reviewing fleet replacement rotation program. Planned as ongoing work item, removed from STWP.
PI- 2	Facilities Maintenance Plan	ONGOING	Staff Time	County Staff	General Funds	Research cost for repairs to historic Morgan County courthouse and historic Creamery (County Admin Building). Planned as ongoing work item, removed from STWP.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
PI- 3	Forecasting Plan	ONGOING	Staff Time	County Staff	General Funds	Create Master Plan for Westside development. Review zoning ordinances and development regulations to manage increasing growth. Planned as ongoing work item, removed from STWP.
PI- 4	County Park Improvements	ONGOING	\$10,000	County Staff	General Funds	Continue to upgrade and improve county parks, with consideration for residents with special needs. Planned as ongoing work item, removed from STWP.
PI- 5	Implementation of Bicycle and Pedestrian Plan	ONGOING	Unlimited	County Staff	General Funds, Grants	Meetings held in Feb 2022. Research to incorporate bicycle and pedestrian master components to the master plan for Westside development is ongoing. Planned as ongoing work item, removed from STWP.
PI- 6	County Water Authority	CANCELED	\$20,000	County Planning Staff, NEGRC	General Funds	No longer a priority for the community.
PI- 7	County Water Source	ONGOING	Unknown	County, Local Environmental Organizations	Local Funds, State Funds, Grants	County was informed by EPD that no further withdrawal permits will be issued for Lake Oconee. County researching feasibility to partner with local jurisdictions. Planned as ongoing work item, removed from STWP.
PI- 8	Utility Infrastructure Master Plan	ONGOING	Staff Time	County Staff	General Funds	Documentation of existing facilities is underway. Planned as ongoing work item, removed from STWP.
PI- 9	Update Transportation Plan	ONGOING	Staff Time	County Staff	General Funds, State Funds, Grants	A regional transportation plan was completed in 2007 but needs to be updated to reflect current progress. Planned as ongoing work item, removed from STWP.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
PI-10	Solid Waste Plan	COMPLETED	\$25,000	County Staff	General Funds	Participated in the Northeast Georgia Regional Solid Waste Management Plan (2021-2031).
PI-11	Storm Water Utility	ONGOING	\$250,000	County Staff	General Funds	Storm water utility language was updated in the Development Regulations in April 2021. Research related to storm water requirements for Westside development are ongoing. Planned as ongoing work item, removed from STWP.
PI-12	Deeded Right-of-Way Plan	ONGOING	Staff Time	County Staff	General Funds	Project postponed due to lack of resources. Planned as ongoing work item, removed from STWP.
PI-13	Explore Special District Feasibility	ONGOING	\$100,000	County Staff	General Funds	Project postponed due to lack of resources, active discussions taking place in early 2022. Planned as ongoing work item, removed from STWP.
PI-14	Establish In-House GIS Capability	COMPLETED	\$55,000	County Staff	General Funds	Added GIS Staff to planning department.
PI-15	Energy Cost Reduction	COMPLETED	Staff Time	County Staff	General Funds	Investigated measures to reduce energy costs at County facilities.
PI-16	Emergency Response Program Improvements	ONGOING	\$5,000	County Staff	General Funds	Currently reviewing existing protocols and response times to determine whether additional facilities and staff are needed. Planned as ongoing work item, removed from STWP.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
PI-17	Review Equipment Leases	ONGOING	Staff Time	County Staff	General Funds	All current leases will expire within the next 5 years. Research equipment needs and appropriate vendors. Planned as ongoing work item, removed from STWP.
PI-18	Review Paving Projects	COMPLETED	Staff Time	County Staff	General Funds	Assess success of past Morgan County paving projects and determine cost effectiveness of continuing paving program.
PI-19	Document Road Infrastructure	COMPLETED	Staff Time	County Staff	General Funds	Documented local road conditions through a comprehensive rating survey in 2020. Created a grading system for road resurfacing recommendations and priorities. Also created value analysis based on cost evaluations. Continuing by conducting a culvert inventory.
PI-20	Technology Improvements	ONGOING	Staff Time	IT Staff	General Funds	Evaluating existing systems to seek better solutions. Carried over to new Work Program as PI-1.
PI-21	Address Database	ONGOING	\$5,000	County Staff	General Funds	Implementing process to track addresses in GIS. Planned as ongoing work item, removed from Work Program.
PI-22	Update Flood Maps	ONGOING	Staff Time	County Staff	General Funds	Waiting on FEMA for final maps for adoption, anticipated 2022. Planned as ongoing work item, removed from STWP.
PI-23	Zoning Research	REMOVED	Staff Time	County Staff	General Funds	Was duplicated ECON-4.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Natural Cultural Resources</b>						
NCR-1	Identify Resources for Preservation	CANCELED	\$5,000 Annually	County Staff	General Funds, Grants	No longer a priority for the community.
NCR- 2	Protect Sensitive Areas	CANCELED	Staff Time	County Staff	General Funds	No longer a priority for the community.
NCR- 3	Mitigate Impaired Waterways	CANCELED	Unknown	County Staff, State	General Funds, Grants	No longer a priority for the community.
NCR- 4	Protect Apalachee River	CANCELED	Unknown	County Staff, Local environmental organizations	General Funds, Grants	No longer a priority for the community.
NCR- 5	Survey Existing Wells	ONGOING	Staff Time	County Staff	General Funds	Still attempting to find capable agency. Have discussed issue with RC. Revised and carried over to new Work Program as NCR-2.
NCR- 6	Education Programs	CANCELED	N/A	County Staff, Morgan County Resource Preservation Board, water providers	General Funds	No longer a priority for the community.
NCR- 7	Oral History Project	CANCELED	\$35,000	Morgan County Resource Protection Board	General Funds, Grants	No longer a priority for the community.
NCR- 8	Expand County Archives	ONGOING	\$50,000	County Staff	General Funds	Researching possibility of moving archives to a new building. Carried over to new Work Program as NCR-7.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Culture Civic Involvement</b>						
CCI-1	Master Planning Support	CANCELED	Staff Time	County Staff	General Funds	No longer a priority for the community.
CCI-2	Upgrade Facilities for Accessibility	ONGOING	Staff Time	County Staff	General Funds	Working with Buildings Maintenance department to determine need. Planned as ongoing, removed from STWP.
<b>Housing</b>						
HO- 1	Expand Housing Options	CANCELED	Staff Time	County Staff	General Funds	No longer a priority for the community.

## City of Bostwick: List of Accomplishments (from 2017-2022 Short Term Work Program)

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Vibrant Healthy Downtown</b>						
VHD-1	Master Plan Update	ONGOING	\$12,000	City Staff, Morgan County Planning Staff	General Funds	Currently researching whether plan updates need to be outsourced or handled by local planning staff. Carried over to new STWP, item VHD-1.
VHD-2	Downtown & Economic Development Program	CANCELED	\$5,000	Morgan County, Chamber of Commerce, City Council	General Funds, Grants, State Incentives	No longer a priority for the community.
VHD-3	Business Assistance Package	CANCELED	Staff Time	Morgan County Planning Staff, Chamber of Commerce	General Funds, Grants, State Incentives	No longer a priority for the community.
VHD-4 & HO-3	Clean up dilapidated properties & remove trash	ONGOING	Staff Time	Code Enforcement, City Council	General Funds	County Code Enforcement has received cooperation from residents in cleaning multiple properties. Several property owners received citations and one property was cleaned by county by court order. Planned as ongoing, and removed from STWP.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Public Investment</b>						
PI-1	Capital Improvement Plan	ONGOING	Staff Time	Council Members	General Funds	Research consultants to assist. Carried over to new STWP, item PI-1.
PI- 2	Update Transportation Plan	ONGOING	Unlimited	City Staff	General Funds, State Funds	City exploring traffic calming measures to reduce excessive speeds on Fairplay Street and methods of stopping short-cuts taken on residential streets. . Planned as ongoing, and removed from STWP.
PI- 3	Storm Water Utility	CANCELED	Staff Time	Council Members	General Funds	No longer a priority for the community.
PI- 4	County-wide Water Authority	CANCELED	\$10,000	County Staff, City Staff, NEGRC	General Funds, Grants, State Incentives	No longer a priority for the community. <b>(2017 STWP had a typo and designated this item as PH-5)</b>
PI- 5	Designate Morgan County as Local Issuing Authority	ONGOING	Staff Time	County Staff	General Funds	City to coordinate with County regarding necessary documentation. Carried over to new STWP, item PI-2.
<b>Housing</b>						
HO- 1	Accommodate Modest Housing Development	CANCELED	Staff Time	County Staff	General Funds	No longer a priority for the community.
HO- 2	Expand Housing Options	CANCELED	Staff Time	County Staff	General Fund	No longer a priority for the community.
HO- 3 & VHD-4	Clean up dilapidated properties & remove trash	CANCELED	Staff Time, Volunteer Time	County Staff, City Council	General Funds or Grants	No longer a priority for the community. Duplicated work item.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Natural Cultural Resources</b>						
NCR-1	Gateway Corridor Overlays	ONGOING	Staff Time	County Staff, City Council	General Funds	Working with County to determine if goal should be accomplished with zoning overlays alone or in combination with development regulations. Carried over to new STWP, item NCR-1.
NCR-2	Redevelopment and Restoration of Historic Downtown Buildings	ONGOING	\$10,000	Planning Staff, Elected Officials, Citizens	General Funds, Grants	General store was rebuilt in 2020. New porch added to Susie Agnes Hotel in 2018. Carried over to new STWP, item NCR-2.
NCR-3	Conservation Planning	ONGOING	Staff Time, Volunteer Time	County Staff, City Council	Grants or Donations if funds are required for acquiring or developing land for greenspace connections	City in discussions with county to incorporate upcoming county conservation measures into city ordinances. Revised and carried over to new STWP, item NCR-3.

## Town of Buckhead: List of Accomplishments (from 2017-2022 Short Term Work Program)

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Vibrant Healthy Downtown</b>						
VHD-1	Downtown Redevelopment	ONGOING	\$25,000	Town Council	General Funds, Grants	Repaired sidewalk at historic downtown buildings. Acquired land for downtown park (named Davis-White Park). Cleaning park property underway. New roof installed at city hall, landscaping added to downtown, new mulch added to city playground/park. Carried over to new STWP, item VHD-1.
VHD-2	Tourism Development	CANCELED	\$5,000	Town Council	General Funds	No longer a priority for the community.
VHD-3	Zoning Research	ONGOING	Staff Time	Town Council	General Funds	New ordinance added for interstate commercial. Currently considering agritourism ordinance. Working with county staff to determine future changes or reorganization of zoning ordinance. Planned as ongoing, and removed from STWP.
VHD-4	Small Business Development	CANCELED	Staff Time	Town Council	General Funds	No longer a priority for the community.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Public Investment</b>						
PI-1	Water System Improvements.	ONGOING	Unknown	Town Council, Consultant	General Funds	Hired water maintenance company to oversee water system repairs. Hired engineers to survey existing water lines, determine best location for new tower and search for funding. Revised and carried over to new STWP, item PI-2.
PI-2	Sewer System Planning	ONGOING	N/A	Town Council, Consultant	General Funds	Determine feasibility of installing septic system for historic downtown buildings at new Davis-White Park. Revised and carried over to new STWP, item PI-3.
PI-3	Master Plan	ONGOING	\$20,000	Town Council	General Funds	Determine feasibility of a citywide master plan to include utilities, streets, public buildings, and annexation. Revised and carried over to new STWP, item VHD-2.
PI-4	Public Facility Improvements	ONGOING	\$5,000	Town Staff	General Funds	Sidewalk repairs completed. Added 100+ feet of new sidewalk on Seven Islands Road. New mulch added to park. City hall repainted and new roof installed. Planned as ongoing, and removed from STWP.
PI-5	Bike and Pedestrian Plan Implementation	ONGOING	Unlimited	Town Staff, NEGRC	General Funds, Grants	Sidewalks repaired and expanded. Revised and carried over to new STWP, item PI-5.
PI-6	Designation of Local Issuing Authority	ONGOING	Staff Time	Town Council, Public Utilities Staff	General Funds	Town to coordinate with County regarding necessary documentation. Carried over to new STWP, item PI-6.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
PI-7	Annexation Plan	ONGOING	\$4,000	Town Staff, Consultant	General Funds	Annexed 437 acres in 2020. Currently reviewing annexation request for 200+ acres. Determining is annexation plan can be combined with citywide master plan. Item listed as ongoing and removed from STWP.
PI-8	Water Authority	CANCELED	Staff Time	Town Council, Public Utilities Staff	User Fees	No longer a priority for the community.
PI-9	Update Transportation Plan	ONGOING	\$50,000	Town Staff	General Funds, State Funds	Town to coordinate with county to determine necessary changes to accommodate traffic increases associated with west Morgan County development. Revised and carried over to new STWP, item PI-7.
PI-10	Storm Water Utility	CANCELED	Staff Time	Town Council	General Funds	No longer a priority for the community.
<b>Natural Cultural Resources</b>						
NCR-1	Conservation Planning	ONGOING	Staff Time	County Staff, Town Council	General Funds	Town in discussions with county to incorporate upcoming county conservation measures into town ordinances. Revised and carried over to new STWP, item NCR-1.
NCR-2	Historic Preservation	CANCELED	Unknown	County Staff, Town Council	Grants	No longer a priority for the community.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Housing</b>						
HO-1	Expand Housing Options	CANCELED	Staff Time	Town Council	General Fund	No longer a priority for the community.

## City of Rutledge: List of Accomplishments (from 2017-2022 Short Term Work Program)

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
<b>Vibrant Healthy Downtown</b>						
VHD-1	Master Plan	ONGOING	\$20,000	Consultant	General Funds	Research feasibility of citywide Master Plan incorporating street improvements, parks, utility improvements and facilities maintenance. Carried over to new STWP, item VHD-1.
VHD-2	Connected Regional Trail System	ONGOING	Unlimited	City Staff	General Funds, Grants	Research economic development benefits of a trail system connecting Rutledge to Hard Labor Creek State Park. Revised and carried over to new STWP, item VHD-2.
VHD-3	Small Business Development Program	CANCELED	Staff Time	Mayor and City Council	General Funds	No longer a priority for the community.
VHD-4	Downtown Branding	ONGOING	\$5,000	City Council	General Funds	Research costs and design of new directional signage and city logo. Improve social media presence. Carried over to new STWP, item VHD-3.
<b>Public Investment</b>						
PI-1	Capital Improvements Plan	ONGOING	Staff Time	City Council, City Staff	General Funds	New city parking lot under construction February 2022. Research feasibility of water infrastructure improvements and wastewater management improvements. Planned as ongoing, and removed from STWP.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
PI-2	Update Transportation Plan	ONGOING	Unlimited	City Staff	General Funds, State Funds	Paved Hawkins Academy 2021, Fairplay Street paving scheduled for 2022. Research feasibility for additional road improvements. Revised and carried over to new STWP, item PI-1.
PI-3	Storm Water Utility	ONGOING	Staff Time	City Council, City Staff	User Fees	Determine whether Development Regulations updates for storm water management is needed. Planned as ongoing, and removed from STWP.
PI-4	County-wide Water Authority	CANCELED	Staff Time	City Council, City Staff	User Fees	No longer a priority for the community.
PI-5	Local Issuing Authority	ONGOING	Staff Time	City Council, City Staff	General Funds	City to research steps needed to make Morgan County Planning and Development the Local Issuing Authority for Rutledge. Carried over to new STWP, item PI-2.
<b>Economic Development</b>						
ECON-1	Market Infrastructure Availability	CANCELED	\$1,000, Staff Time	Chamber of Commerce	General Funds	No longer a priority for the community.
ECON-2	Tourist Market Development	ONGOING	\$1,000, Staff Time	Madison-Morgan County Convention and Visitors Bureau	General Funds, Grants	Research feasibility for tourism opportunities advertising. Carried over to new STWP, item ECON-1.
<b>Housing</b>						
HO-1	Accommodate Future Housing Development	CANCELED	Staff Time	Morgan County Planning & Development	General Funds	No longer a priority for the community.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
HO-2	Selective Extension of Water/Sewer	ONGOING	Staff Time	City Council	General Funds, Grants	Applied for funding to loop water lines from West Dixie to West Main Street. Carried over to new STWP, item HO-1.
CHO-3	Expand Housing Options	CANCELED	Staff Time	Morgan County Planning & Development	General Funds	No longer a priority for the community.
HO-4	Encourage Accessibility	CANCELED	Staff Time	Morgan County Planning & Development	General Funds, Grants	No longer a priority for the community.
HO-5	Support Affordable Housing	CANCELED	Staff Time	Morgan County Planning & Development	Grants	No longer a priority for the community.
<b>Natural Cultural Resources</b>						
NCR-1	Education Programs	ONGOING	\$1,000	County Staff, City Council	User Fees	Currently provides space for school programs in historic depot. Coordinate historic ramble with local landmarks society in Spring 2022. Carried over to new STWP, item NCR-1.
NCR-2	Document Historic and Cultural Resources	ONGOING	\$1,000 Annually	County Staff, Resource Preservation Board	General Funds, Grants	Coordinate with County to update 2008 historic resources survey. Carried over to new STWP, item NCR-2.
NCR-3	Local Historic District	ONGOING	Staff Time	City Council	General Funds, Grants	Determine need for local historic ordinance. Carried over to new STWP, item NCR-3.

ID	Description	Status	Estimated Cost	Responsible Party	Potential Funding Sources	Notes
NCR-4	Conservation Planning	ONGOING	Staff Time	City Council	General Funds, Grants	Meters upgraded in 2020 to manage water use. Upgrades to water lines ongoing. Carried over to new STWP, item NCR-4.

## Public Hearing 1 Documentation

**NOTICE OF  
PUBLIC HEARING**

Morgan County, the City of Rutledge, City of Bostwick, and Town of Buckhead will conduct a joint Public Hearing on **November 3, 2021** at 10:00 a.m. at the Second Floor Meeting Room of the Morgan County Government Building, 150 E Washington Street, Madison GA.

**Comprehensive Plan Update  
Morgan County, the City of Rutledge City of Bostwick, and Town of  
Buckhead**

The purpose of the public hearing is to brief the community on the process for developing the comprehensive plan, and to obtain input on the proposed planning process. The local governments have elected to collaborate on the public input process and comprehensive plan document. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Mark Beatty, NEGRC Senior Community Planner, at (706) 369-5650 or mbeatty@negrc.org.

*Advertisement was included in the Thursday, October 14<sup>th</sup>, 2021 edition of the Morgan County Citizen newspaper.*

		
Morgan County Joint Comprehensive Plan Update Public Hearing #1: November 3, 2021 – 10:00 a.m. Morgan County Government Building, 150 E Washington Street, Madison GA 30650		
NAME	TITLE	EMAIL
Bob Hughes	President Cog Commerce	bhughes@madisonga.org
Cheryl Saffold	Cherky Buckhead	saffold3@bellsouth.net
Lori Christian	<del>CEO</del> Council Support	lorimchristian@hotmail.com
Blake McLernach	Planning Comm.	Blake2182@gmail.com
Danny Nye	Plan Comm	longearsandlonghorns@gmail.com
Cunnie Booth	Plan. Comm	constancebooth@aol.net
Mark Beatty	Sen. Comm. Planner, NEGRC	mbeatty@negrc.org
Tara Courser	Planner, Morgan County	tcourser@morgan-county.ga.gov
Bill Kute	Board of Commissioners	bkute@morgan-county.ga.gov

## Public Hearing 2 Documentation

### NOTICE OF PUBLIC HEARING

Morgan County, the City of Rutledge, City of Bostwick, and Town of Buckhead will conduct a joint Public Hearing on **May 19, 2022 at 6:00 p.m.** at the Second Floor Meeting Room of the Morgan County Government Building, 150 E Washington Street, Madison GA.

#### Comprehensive Plan Update Morgan County, the City of Rutledge, City of Bostwick, and Town of Buckhead

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact the Morgan County Planning & Development Department at (706) 342-4373. A draft of the joint local government plan can be found on the Morgan County website at <https://www.morganga.org/>.

*Advertisement was included in the Thursday, April 28th, 2022 edition of the Morgan Citizen newspaper.*

		Morgan County Joint Comprehensive Plan Update Public Hearing #2: May 19, 2022 – 6:00 p.m. Morgan County Government Building, 150 E Washington Street, Madison GA 30650
NAME	JURISDICTION OF RESIDENCE <small>(Morgan County, Bostwick, Buckhead, or Rutledge)</small>	
Beverly Anderson	Rutledge	
John McCormick	Morgan County	
Beth McCormick	" "	
Nicole Sentinella	Rutledge	
Bill Kuetz	Madison	
Jane Phelps	Morgan Co.	
Steve & Jan Shepard	Morgan Co.	
Blake McCormick	Morgan County	
Bryce Jacobs	City of Madison Planning Dept.	
Sandy McWay	Morgan	
Alan McKay	Morgan	

		Morgan County Joint Comprehensive Plan Update Public Hearing #2: May 19, 2022 – 6:00 p.m. Morgan County Government Building, 150 E Washington Street, Madison GA 30650
NAME	JURISDICTION OF RESIDENCE <small>(Morgan County, Bostwick, Buckhead, or Rutledge)</small>	
Tucker Whitley	Morgan	
Marcia Stephens	Morgan	
Jeanne Dufort	Morgan	
Diane Hougan-Morris	Morgan Rutledge	
Steve Nelson	Morgan Co.	

## Public Involvement

### Input Meeting 2

		
Morgan County Joint Comprehensive Plan Update Input Meeting #2: January 11, 2022 – 10:00 a.m. Morgan County Government Building, 150 E Washington Street, Madison GA 30650		
NAME	TITLE / JURISDICTION	EMAIL
Connie Beath	Chair / Planning Comm	conniebeath@atl.net
Cheryl Saffold	Clerk / Buckhead	townofbuckhead@gmail.com
Becc ALTZNAUER	Mayor Rutledge	BALTZNAUER@RutledgePa.us.
BILL KURTZ	DIST. 5 Commissioner	WGK3@BELLSOUTH.NET
Bob Hughes	Pres Chamber of Commerce	bhughes@madisonga.org
Bev Rider	Commissioner	
ADAM MESSLES	COUNTY MANAGER	
Chuck Jarrell	Planning & Development Director	cjarrell@morgancountyga.gov

### Input Meeting 3

		
Morgan County Joint Comprehensive Plan Update Input Meeting #3: January 19, 2022 – 10:00 a.m. Morgan County Government Building, 150 E Washington Street, Madison GA 30650		
NAME	TITLE / JURISDICTION	EMAIL
Becc ALTZNAUER	Mayor of Rutledge	304apopoc@bellsouth.net
Blake McCosmack	Planning & Zoning	Blake2182@gmail.com
BILL KURTZ	5 <sup>TH</sup> DIST. COM.	WGK3@BELLSOUTH.NET
Cheryl Saffold	Buckhead Clerk	townofbuckhead@gmail.com
Lori Christian	Buckhead Volunteer	lorimchristian@hotmail.com
ADAM MESSLES	MORGAN CO - ADMIN	
Lee Num	Bostwick Councilman	lccnumfarmtenc@gmail.com
Em Kenney	REG	ekenney@myee.org
Connie Beath	Chair Planning Com	conniebeath@atl.net
TARA COOPER	MORGAN COUNTY	tcooper@morgancountyga.org

# Public Involvement

## Input Meeting 4

		
<b>Morgan County Joint Comprehensive Plan Update</b> Input Meeting #4: February 1, 2022 – 2:00 p.m. Morgan County Government Building, 150 E Washington Street, Madison GA 30650		
NAME	TITLE / JURISDICTION	EMAIL
Bruce Altznauer	Mayor of Rutledge	<a href="mailto:sodapopdoc@bellsouth.net">sodapopdoc@bellsouth.net</a>
Blake McCormack	Planning & Zoning Commission	<a href="mailto:Blake2182@gmail.com">Blake2182@gmail.com</a>
Bill Kurtz	5 <sup>th</sup> District Commissioner	<a href="mailto:WGK2@bellsouth.net">WGK2@bellsouth.net</a>
Cheryl Saffold	Buckhead Clerk	<a href="mailto:Townofbuckhead@gmail.com">Townofbuckhead@gmail.com</a>
Lee Nunn	Bostwick Councilman	<a href="mailto:leenunnfarmfence@gmail.com">leenunnfarmfence@gmail.com</a>
Connie Booth	Chair Planning Commission	<a href="mailto:constancebooth@att.net">constancebooth@att.net</a>
Tara Cooner	Morgan County Planning & Dev.	<a href="mailto:tcooner@morgancountyga.org">tcooner@morgancountyga.org</a>
Zach Vill	Morgan County Planning & Dev.	<a href="mailto:zvill@morgancountyga.org">zvill@morgancountyga.org</a>
Chuck Jarrell	Morgan County Planning & Dev.	<a href="mailto:cjarrell@morgancountyga.org">cjarrell@morgancountyga.org</a>
Bob Hughes	Pres. Chamber of Commerce	<a href="mailto:bhughes@madisonga.org">bhughes@madisonga.org</a>
Jon McBrayer	NEGRC	<a href="mailto:jmcbrayer@negrc.org">jmcbrayer@negrc.org</a>
Mark Beatty	NEGRC	<a href="mailto:mbeatty@negrc.org">mbeatty@negrc.org</a>

## Projections

Annual county-level data, including projections to 2050, was obtained from Woods & Poole Economics, Inc. and is included throughout this plan. In addition to the projections, the Woods & Poole dataset includes historical data back to 1970 for a variety of demographic, social, and economic factors. Woods & Poole's figures are based on census and other publicly-available data, as well as its own proprietary sources and calculations.

City Growth Projections: 2014-2040			
Population	2014	2040	Difference
Morgan County	17,866	24,865	6,999
Bostwick	589	820	231
Buckhead	209	291	82
Rutledge	708	985	277
Households	2014	2040	2040
Morgan County	6,408	9,987	3,579
Bostwick	179	279	100
Buckhead	97	151	54
Rutledge	317	494	177

*Sources: 2014 data from 2010-2014 ACS; 2040 data proportionally extrapolated from Woods & Poole county-level projections*

Population and Employment Growth: 1970-2050				
	1970-2010	1990-2010	2010-2020	2010-2050
Population Growth Rate (%)	1.47	1.63	0.86	1.06
Employment Growth Rate (%)	2.75	2.21	1.85	1.63
Population Change (Thousands)	7.93	4.95	1.6	9.42
Employment Change (Thousands)	6.91	3.69	2.1	9.51

*Source: Woods & Poole Economics*

Demographic Change: 1970-2050						
	1970	1990	2000	2010	2020	2050
Percent Of Population Age 0-17	38.97	27.95	26.51	24.71	21.52	19.45
Percent Of Population Age 65 And Over	11.32	13.28	12.54	15.63	21.79	24.86
Percent Of Population White Non-Hispanic	--	--	69.06	72.48	72.20	67.32
Percent Of Population Black Non-Hispanic	--	--	28.85	23.83	23.30	23.61
Percent Of Population Hispanic (Any Race)	0.19	0.76	1.60	2.81	3.40	7.16

*Source: Woods & Poole Economics*

State-Level Demographic Comparison (Morgan County's Ranking among Georgia's 159 Counties)						
	1970	1990	2000	2010	2020	2050
Population Rank	99	101	99	98	95	79
Income Per Capita Rank	67	31	19	16	11	15
Mean Household Income Rank	54	28	18	17	12	23
Retail Sales Per Household Rank	48	39	21	6	6	10

Source: Woods & Poole Economics

Population Change: 2016-2040			
	2016	2040	% Change
Total Population, All Ages	18,449	24,865	34.78
Age Under 5 Years	975	1,285	31.79
Age 5 To 9 Years	1,116	1,366	22.40
Age 10 To 14 Years	1,268	1,432	12.93
Age 15 To 19 Years	1,218	1,414	16.09
Age 20 To 24 Years	1,058	1,302	23.06
Age 25 To 29 Years	924	1,195	29.33
Age 30 To 34 Years	892	1,429	60.20
Age 35 To 39 Years	1,011	1,546	52.92
Age 40 To 44 Years	1,141	1,694	48.47
Age 45 To 49 Years	1,228	1,637	33.31
Age 50 To 54 Years	1,346	1,355	0.67
Age 55 To 59 Years	1,397	1,366	-2.22
Age 60 To 64 Years	1,264	1,343	6.25
Age 65 To 69 Years	1,232	1,443	17.13
Age 70 To 74 Years	907	1,430	57.66
Age 75 To 79 Years	684	1,477	115.94
Age 80 To 84 Years	452	1,294	186.28
Age 85 Years And Over	336	857	155.06
Median Age (In Years)	43.54	44.36	1.88

Source: Woods & Poole Economics

Household Demographic Change: 2016-2040			
	2016	2040	% Change
Total Number Of Households	7,427	9,987	34.47
Persons Per Household	2.46	2.47	0.41
Total Retail Sales Per Household (2009 Dollars)	\$47,009	\$53,835	14.52
Mean Household Income (2009 Dollars)	\$97,683	\$125,719	28.70
Mean Household Income (Current Dollars)	\$107,809	\$289,593	168.62

Source: Woods & Poole Economics

Retail Sales Growth: 2016-2040 (in millions of 2009 dollars)			
	2016	2040	% Change
Total Retail Sales, Including Eating & Drinking Places Sales	349.133	537.654	54.00
Motor Vehicles And Parts Dealers	40.851	54.9	34.39
Furniture And Home Furnishing Stores	1.791	2.991	67.00
Electronics And Appliance Stores	0	0	--
Building Materials and Garden Equipment	99.629	150.889	51.45
Food And Beverage Stores	37.882	46.912	23.84
Health And Personal Care	13.156	21.126	60.58
Gasoline Stations	79.025	130.068	64.59
Clothing And Clothing Accessories Stores	4.412	6.21	40.75
Sporting Goods, Hobby, Book, And Music Stores	0	0	--
General Merchandise Stores	25.202	42.808	69.86
Miscellaneous Store	2.785	4.298	54.33
Non-store Retailers	7.123	12.786	79.50
Eating & Drinking Places Sales	37.277	64.666	73.47

Source: Woods & Poole Economics

## Housing Market Data

According to projections from Woods & Poole Economics, Morgan County's population is expected to grow by 34.8% between 2016 and 2040, a raw increase of over 6,400 new residents corresponding to 2,560 new households. Elderly residents are projected to be the fastest-growing segment of the county's population over this time period, more than doubling in number. Meanwhile, population growth among those under 30 years of age trails the county's overall growth rate over this time period. To accommodate these growth trends, Morgan County's housing stock will need to be prepared to house more than 2,100 residents aged 75 or over by 2040. This significant increase in the county's elderly population will require new and different housing features such as zero-step entrances or wider doorways and hallways that may not be as available in the current housing stock. The need for home remodels or accessory structures allowing elderly relatives to live with family caretakers is likely to increase, as is the need for nursing home facilities.

Housing development in Morgan County is challenged by the availability of water and sewer. The majority of unincorporated Morgan County is not served by this infrastructure, which means that housing development requires wells and septic systems. State regulations focused on preserving health and environmental quality require a minimum 0.6-acre lot size to accommodate a septic system; when both a well and septic system are needed to serve a single dwelling, the minimum required lot size is 1.2 acres. Though serving an important public health function, these regulations also have the effect of increasing both the land and site development costs of housing to be constructed.

By focusing new housing development of all types in areas already served by municipal water and sewer systems, the development costs of large lots, septic systems, and wells can be eliminated making affordable housing development a greater possibility. Such a strategy has the additional benefits of preserving sensitive environmental areas and boosting population densities near existing downtowns, increasing the possibilities for retail or commercial uses in those cities.

Housing affordability is another challenge affecting Morgan County households. As a rule of thumb, many housing industry experts agree that a household's housing expenses should constitute no more than 30% of that household's income. Housing costing more than this 30% threshold is said to be unaffordable to the household and the residents are said to be "cost burdened". Based on 2010-2014 ACS estimates, 40.7% of Morgan County homeowners with a mortgage spent more than 30% of their household income on housing costs as did 42.7% of renter households. These high levels of cost burden are indicative of a substantial gap between what housing in Morgan County costs on average, and the median wages earned by Morgan County households.

Multiple federal and state affordable housing programs are available that use a variety of mechanisms to subsidize housing, making it more affordable to residents; however, the federal and state funding for such programs is quite limited.

Subsidized housing options are currently in short supply in Morgan County. According to U.S. Department of Housing and Urban Development statistics, there are two complexes subsidized through the Low Income Housing Tax Credit program that offer a combined 108 affordable rental units, all within Madison city limits. The Monroe Housing Authority owns and operates another 66 units of public housing in Morgan County. These units are distributed between properties located in Madison and

Rutledge. While these existing units are important and work to secure additional affordable units should continue, the 174 existing affordable rental units are overwhelmed by the 504 renter households currently living in housing that is unaffordable.

Housing Unit Characteristics (Part 1)								
Subject	Morgan County		Bostwick		Buckhead		Rutledge	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>UNITS IN STRUCTURE</b>								
Total housing units	7,489	7,489	195	195	112	112	392	392
1-unit, detached	5,831	77.9%	187	95.9%	88	78.6%	330	84.2%
1-unit, attached	26	0.3%	0	0.0%	0	0.0%	17	4.3%
2 units	269	3.6%	0	0.0%	0	0.0%	31	7.9%
3 or 4 units	46	0.6%	0	0.0%	0	0.0%	4	1.0%
5 to 9 units	63	0.8%	0	0.0%	0	0.0%	0	0.0%
10 to 19 units	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20 or more units	7	0.1%	0	0.0%	0	0.0%	0	0.0%
Mobile home	1,240	16.6%	8	4.1%	24	21.4%	10	2.6%
Boat, RV, van, etc.	7	0.1%	0	0.0%	0	0.0%	0	0.0%
<b>YEAR STRUCTURE BUILT</b>								
Total housing units	7,489	7,489	195	195	112	112	392	392
Built 2010 or later	16	0.2%	0	0.0%	0	0.0%	1	0.3%
Built 2000 to 2009	1,879	25.1%	28	14.4%	6	5.4%	43	11.0%
Built 1990 to 1999	1,723	23.0%	61	31.3%	16	14.3%	48	12.2%
Built 1980 to 1989	1,324	17.7%	19	9.7%	23	20.5%	72	18.4%
Built 1970 to 1979	966	12.9%	11	5.6%	14	12.5%	84	21.4%
Built 1960 to 1969	484	6.5%	13	6.7%	15	13.4%	35	8.9%
Built 1950 to 1959	358	4.8%	30	15.4%	6	5.4%	8	2.0%
Built 1940 to 1949	176	2.4%	9	4.6%	2	1.8%	21	5.4%
Built 1939 or earlier	563	7.5%	24	12.3%	30	26.8%	80	20.4%
<b>BEDROOMS</b>								
Total housing units	7,489	7,489	195	195	112	112	392	392
No bedroom	22	0.3%	0	0.0%	0	0.0%	6	1.5%
1 bedroom	161	2.1%	7	3.6%	7	6.3%	35	8.9%
2 bedrooms	1,235	16.5%	42	21.5%	22	19.6%	59	15.1%
3 bedrooms	4,376	58.4%	127	65.1%	75	67.0%	244	62.2%
4 bedrooms	1,365	18.2%	18	9.2%	5	4.5%	47	12.0%
5 or more bedrooms	330	4.4%	1	0.5%	3	2.7%	1	0.3%

Source: 2010-2014 ACS, Table DP04

Housing Unit Characteristics (Part 2)								
Subject	Morgan County		Bostwick		Buckhead		Rutledge	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>HOUSING TENURE</b>								
Occupied housing units	6,408	6,408	179	179	97	97	317	317
Owner-occupied	5,061	79.0%	157	87.7%	66	68.0%	252	79.5%
Renter-occupied	1,347	21.0%	22	12.3%	31	32.0%	65	20.5%
Vacant housing units	1,081	14.4%	16	8.2%	15	13.4%	75	19.1%
Average household size of owner-occupied unit	2.66	(X)	3.29	(X)	2.32	(X)	2.32	(X)
Average household size of renter-occupied unit	3.13	(X)	3.32	(X)	1.81	(X)	1.91	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>								
Occupied housing units	6,408	6,408	179	179	97	97	317	317
Moved in 2010 or later	880	13.7%	28	15.6%	17	17.5%	41	12.9%
Moved in 2000 to 2009	2,762	43.1%	44	24.6%	25	25.8%	134	42.3%
Moved in 1990 to 1999	1,293	20.2%	74	41.3%	15	15.5%	54	17.0%
Moved in 1980 to 1989	728	11.4%	9	5.0%	25	25.8%	24	7.6%
Moved in 1970 to 1979	450	7.0%	3	1.7%	6	6.2%	40	12.6%
Moved in 1969 or earlier	295	4.6%	21	11.7%	9	9.3%	24	7.6%
<b>VALUE</b>								
Owner-occupied units	5,061	5,061	157	157	66	66	252	252
Less than \$50,000	477	9.4%	9	5.7%	23	34.8%	29	11.5%
\$50,000 to \$99,999	773	15.3%	29	18.5%	20	30.3%	58	23.0%
\$100,000 to \$149,999	820	16.2%	25	15.9%	13	19.7%	30	11.9%
\$150,000 to \$199,999	862	17.0%	28	17.8%	3	4.5%	60	23.8%
\$200,000 to \$299,999	1,073	21.2%	52	33.1%	2	3.0%	56	22.2%
\$300,000 to \$499,999	719	14.2%	11	7.0%	5	7.6%	16	6.3%
\$500,000 to \$999,999	278	5.5%	3	1.9%	0	0.0%	3	1.2%
\$1,000,000 or more	59	1.2%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	175,600	(X)	166,800	(X)	91,700	(X)	155,800	(X)
<b>MORTGAGE STATUS</b>								
Owner-occupied units	5,061	5,061	157	157	66	66	252	252
Housing units with a mortgage	3,313	65.5%	72	45.9%	43	65.2%	173	68.7%
Housing units without a mortgage	1,748	34.5%	85	54.1%	23	34.8%	79	31.3%

Source: 2010-2014 ACS, Table DP04

Housing Costs: Homeowners								
Subject	Morgan County		Bostwick		Buckhead		Rutledge	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>SELECTED MONTHLY OWNER COSTS</b>								
Housing units with a mortgage	3,313	3,313	72	72	43	43	173	173
Less than \$300	4	0.1%	0	0.0%	0	0.0%	0	0.0%
\$300 to \$499	22	0.7%	4	5.6%	0	0.0%	0	0.0%
\$500 to \$699	318	9.6%	3	4.2%	1	2.3%	2	1.2%
\$700 to \$999	587	17.7%	9	12.5%	16	37.2%	50	28.9%
\$1,000 to \$1,499	1,034	31.2%	32	44.4%	22	51.2%	57	32.9%
\$1,500 to \$1,999	758	22.9%	17	23.6%	4	9.3%	42	24.3%
\$2,000 or more	590	17.8%	7	9.7%	0	0.0%	22	12.7%
Median (dollars)	1,316	(X)	1,357	(X)	1,054	(X)	1,352	(X)
Housing units without a mortgage	1,748	1,748	85	85	23	23	79	79
Less than \$100	8	0.5%	0	0.0%	0	0.0%	0	0.0%
\$100 to \$199	40	2.3%	3	3.5%	3	13.0%	6	7.6%
\$200 to \$299	308	17.6%	10	11.8%	8	34.8%	25	31.6%
\$300 to \$399	415	23.7%	25	29.4%	3	13.0%	16	20.3%
\$400 or more	977	55.9%	47	55.3%	9	39.1%	32	40.5%
Median (dollars)	430	(X)	411	(X)	308	(X)	343	(X)
<b>SELECTED MONTHLY OWNER COSTS AS % OF HOUSEHOLD INCOME</b>								
Housing units with a mortgage	3,287	3,287	72	72	43	43	173	173
Less than 20.0 percent	860	26.2%	24	33.3%	9	20.9%	39	22.5%
20.0 to 24.9 percent	562	17.1%	7	9.7%	3	7.0%	24	13.9%
25.0 to 29.9 percent	528	16.1%	17	23.6%	2	4.7%	18	10.4%
30.0 to 34.9 percent	253	7.7%	8	11.1%	0	0.0%	19	11.0%
35.0 percent or more	1,084	33.0%	16	22.2%	29	67.4%	73	42.2%
Housing unit without a mortgage	1,748	1,748	85	85	23	23	79	79
Less than 10.0 percent	677	38.7%	46	54.1%	9	39.1%	30	38.0%
10.0 to 14.9 percent	356	20.4%	12	14.1%	6	26.1%	26	32.9%
15.0 to 19.9 percent	218	12.5%	10	11.8%	0	0.0%	16	20.3%
20.0 to 24.9 percent	136	7.8%	10	11.8%	6	26.1%	0	0.0%
25.0 to 29.9 percent	72	4.1%	6	7.1%	0	0.0%	0	0.0%
30.0 to 34.9 percent	55	3.1%	0	0.0%	0	0.0%	0	0.0%
35.0 percent or more	234	13.4%	1	1.2%	2	8.7%	7	8.9%

Source: 2010-2014 ACS, Table DP04

Housing Costs: Renters								
Subject	Morgan County		Bostwick		Buckhead		Rutledge	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>GROSS RENT</b>								
Occupied units paying rent	1,183	1,183	12	12	21	21	59	59
Less than \$200	25	2.1%	0	0.0%	0	0.0%	15	25.4%
\$200 to \$299	11	0.9%	0	0.0%	0	0.0%	1	1.7%
\$300 to \$499	58	4.9%	1	8.3%	0	0.0%	11	18.6%
\$500 to \$749	326	27.6%	0	0.0%	8	38.1%	4	6.8%
\$750 to \$999	295	24.9%	9	75.0%	13	61.9%	26	44.1%
\$1,000 to \$1,499	417	35.2%	2	16.7%	0	0.0%	2	3.4%
\$1,500 or more	51	4.3%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	912	(X)	856	(X)	905	(X)	613	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME</b>								
Occupied units paying rent	1,183	1,183	12	12	21	21	59	59
Less than 15.0 percent	178	15.0%	1	8.3%	14	66.7%	11	18.6%
15.0 to 19.9 percent	148	12.5%	2	16.7%	0	0.0%	9	15.3%
20.0 to 24.9 percent	166	14.0%	0	0.0%	0	0.0%	2	3.4%
25.0 to 29.9 percent	187	15.8%	0	0.0%	2	9.5%	2	3.4%
30.0 to 34.9 percent	113	9.6%	0	0.0%	0	0.0%	0	0.0%
35.0 percent or more	391	33.1%	9	75.0%	5	23.8%	35	59.3%

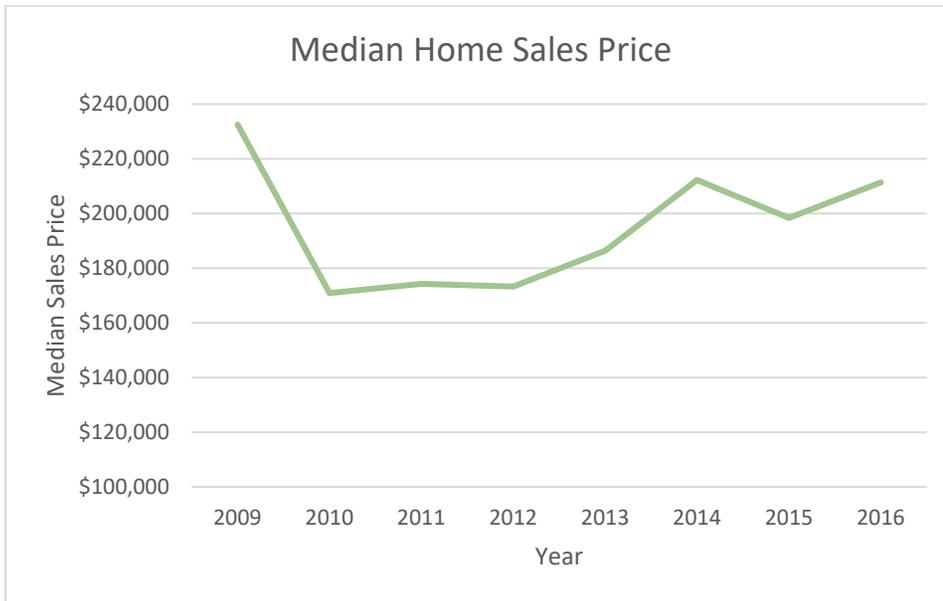
Source: 2010-2014 ACS, Table DP04

Median Home Sales Price	
2009	\$232,510
2010	\$170,896
2011	\$174,253
2012	\$173,284
2013	\$186,386
2014	\$212,257
2015	\$198,381
2016†	\$211,378

†2016 figures reflect data through May

Source: Zillow Median Sale Price Data

[http://files.zillowstatic.com/research/public/County/County\\_MedianSoldPrice\\_AllHomes.csv](http://files.zillowstatic.com/research/public/County/County_MedianSoldPrice_AllHomes.csv)



Low Income Housing Tax Credit Units					
Project Name	Address	1- Bedroom	2- Bedroom	Total Units	Year Placed in Service
Madison Villas	1061 Bramblewood Dr.	16	32	48	1995
Orchard Grove Apartments	1070 Micha Way	36	24	60	2004

Source: HUD LIHTC Database, <http://lihtc.huduser.gov/>

## Economic Development Supplemental Data

The history of Morgan County's economy is heavily based on its supply of agricultural land, along with its railroad access to Atlanta, Savannah, Augusta, and other commercial and industrial centers. While the County is still served by rail, highway access via is now integral to its economy as well. Major roadways include I-20, which heads west to Atlanta and east to Augusta, and U.S. 441, which provides a route south from Athens.

The table below tracks employment shares for five of Morgan County's most prominent industrial sectors. While farming made up nearly one-quarter of the County's jobs in 1970, recent decades have seen farm employment decline significantly, a trend that is projected to continue through 2040. Similarly, manufacturing jobs, which made up 22.7 percent of the County's total in 1990, are projected to fall to 6.6 percent over the next 25 years. As the farming and manufacturing sectors continue to contract, service employment is projected to expand, making up nearly 50 percent of all Morgan County jobs by 2040.

Morgan County Employment by Sector: 1970-2050						
	1970	1990	2000	2010	2020	2040
Percent of Jobs in Farming	24.4	12.2	7.4	6.6	5.5	4.0
Percent of Jobs in Manufacturing	14.8	22.7	16.2	9.2	9.3	6.6
Percent of Jobs in Retail Trade	7.9	10.6	9.5	11.0	9.9	7.8
Percent of Jobs in Services	25.2	24.8	32.8	32.9	39.2	47.7
Percent of Jobs in Government	13.7	10.8	12.2	12.5	10.2	8.6

*Source: Woods & Poole Economics*

The tables on the following page provide a more detailed breakdown of employment estimates and projections by industrial sector. According to Woods & Poole's 2016 estimates, the County has 11,627 jobs, including sole proprietors and part-time employment. This figure is up 11.5 percent since 2010. Services make up the largest employment sector, with a combined total of 37.8 percent of jobs. Within that sector, "other" services (except public administration) and administrative and waste services make up the largest shares of jobs. Following services, government (10.4 percent), retail trade (10.3 percent), and manufacturing (9.8 percent) are the largest industry sectors.

Employment by Industrial Sector in Morgan County, GA								
Subject	1990		2000		2010		2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Farm Employment	821	12.2	639	7.4	689	6.6	687	5.9
Non-Farm Employment	5,917	87.8	7,968	92.6	9,735	93.4	10,940	94.1
Private Non-Farm Employment	5,186	77.0	6,919	80.4	8,429	80.9	9,731	83.7
Forestry, Fishing, and Related Activities	54	0.8	121	1.4	162	1.6	169	1.5
Mining	4	0.1	4	0.0	51	0.5	33	0.3
Utilities	25	0.4	29	0.3	52	0.5	49	0.4
Construction	252	3.7	589	6.8	710	6.8	763	6.6
Manufacturing	1,528	22.7	1,394	16.2	961	9.2	1,142	9.8
Wholesale Trade	414	6.1	330	3.8	419	4.0	427	3.7
Retail Trade	717	10.6	817	9.5	1,150	11.0	1,193	10.3
Transportation	153	2.3	190	2.2	238	2.3	245	2.1
Information and Warehousing	68	1.0	88	1.0	98	0.9	74	0.6
Finance and Insurance	151	2.2	263	3.1	422	4.0	529	4.5
Real Estate, Rental, and Leasing	149	2.2	272	3.2	740	7.1	715	6.1
Professional and Technical Services	143	2.1	266	3.1	272	2.6	523	4.5
Management of Companies and Enterprises	294	4.4	463	5.4	227	2.2	20	0.2
Administrative and Waste Services	507	7.5	906	10.5	745	7.1	1,008	8.7
Health Care and Social Assistance	19	0.3	36	0.4	88	0.8	121	1.0
Arts, Entertainment, and Recreation	120	1.8	214	2.5	430	4.1	443	3.8
Accommodation and Food Services	34	0.5	50	0.6	151	1.4	174	1.5
Other Services, Except Public Administration	307	4.6	440	5.1	817	7.8	1,224	10.5
Government Employment	731	10.8%	1049	12.2%	1306	12.5%	1209	10.4%
Federal	100	1.5%	103	1.2%	106	1.0%	88	0.8%
State and Local	631	9.4%	946	11.0%	1200	11.5%	1121	9.6%
<b>Total Employment</b>	<b>6,738</b>	<b>100.0</b>	<b>8,607</b>	<b>100.0</b>	<b>10,424</b>	<b>100.0</b>	<b>11,627</b>	<b>100.0</b>

Source: Woods & Poole

Employment Projections by Industrial Sector in Morgan County, GA								
Subject	2016		2020		2030		2040	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Farm Employment	687	5.9%	693	5.5%	696	4.7%	685	4.0%
Non-Farm Employment	10,940	94.1%	11,830	94.5%	14,128	95.3%	16,540	96.0%
Private Non-Farm Employment	9,731	83.7%	10,554	84.3%	12,723	85.8%	15,058	87.4%
Forestry, Fishing, and Related Activities	169	1.5%	176	1.4%	193	1.3%	208	1.2%
Mining	33	0.3%	34	0.3%	36	0.2%	37	0.2%
Utilities	49	0.4%	50	0.4%	50	0.3%	49	0.3%
Construction	763	6.6%	830	6.6%	957	6.5%	1,031	6.0%
Manufacturing	1,142	9.8%	1,167	9.3%	1,170	7.9%	1,144	6.6%
Wholesale Trade	427	3.7%	431	3.4%	426	2.9%	410	2.4%
Retail Trade	1,193	10.3%	1,237	9.9%	1,302	8.8%	1,349	7.8%
Transportation	245	2.1%	247	2.0%	260	1.8%	267	1.6%
Information and Warehousing	74	0.6%	76	0.6%	81	0.5%	85	0.5%
Finance and Insurance	529	4.5%	612	4.9%	825	5.6%	1,035	6.0%
Real Estate, Rental, and Leasing	715	6.1%	788	6.3%	995	6.7%	1,234	7.2%
Professional and Technical Services	523	4.5%	549	4.4%	619	4.2%	696	4.0%
Management of Companies and Enterprises	20	0.2%	21	0.2%	22	0.1%	21	0.1%
Administrative and Waste Services	1,008	8.7%	1,096	8.8%	1,339	9.0%	1,566	9.1%
Health Care and Social Assistance	121	1.0%	140	1.1%	196	1.3%	261	1.5%
Arts, Entertainment, and Recreation	443	3.8%	499	4.0%	663	4.5%	845	4.9%
Accommodation and Food Services	174	1.5%	192	1.5%	243	1.6%	299	1.7%
Other Services, Except Public Administration	1,224	10.5%	1,449	11.6%	2,153	14.5%	3,055	17.7%
Government Employment	1209	10.4%	1276	10.2%	1405	9.5%	1482	8.6%
Federal	88	0.8%						
State and Local	1121	9.6%	1185	9.5%	1308	8.8%	1377	8.0%
<b>Total Employment</b>	<b>11,627</b>	<b>100.0%</b>	<b>12,523</b>	<b>100.0%</b>	<b>14,824</b>	<b>100.0%</b>	<b>17,225</b>	<b>100.0%</b>

Source: Woods & Poole

Employment Change by Sector in Morgan County, GA: 2016-2040			
	2016	2040	% Change
Farm Employment	687	685	-0.29
Non-Farm Employment	10,940	16,540	51.19
Private Non-Farm Employment	9,731	15,058	54.74
Forestry, Fishing, and Related	169	208	23.08
Mining	33	37	12.12
Utilities	49	49	0.00
Construction	763	1,031	35.12
Manufacturing	1,142	1,144	0.18
Wholesale Trade	427	410	-3.98
Retail Trade	1,193	1,349	13.08
Transportation and Warehousing	245	267	8.98
Information	74	85	14.86
Finance and Insurance	529	1,035	95.65
Real Estate and Rental and Leasing	715	1,234	72.59
Professional and Technical Services	523	696	33.08
Management of Companies and Enterprises	20	21	5.00
Administrative and Waste Services	1,008	1,566	55.36
Educational Services	121	261	115.70
Health Care and Social Assistance	443	845	90.74
Arts, Entertainment, And Recreation	174	299	71.84
Accommodation and Food Services	1,224	3,055	149.59
Other Services, Except Public Administration	879	1,466	66.78
Total Government Employment	1,209	1,482	22.58
Federal Civilian Government	37	53	43.24
Federal Military	51	52	1.96
State and Local Government	1,121	1,377	22.84
<b>Total Employment</b>	<b>11,627</b>	<b>17,225</b>	<b>48.15</b>
<b>Gross Regional Product (in millions; 2009 dollars)</b>	<b>601.68</b>	<b>1,020.73</b>	<b>69.65</b>

Source: Woods & Poole Economics

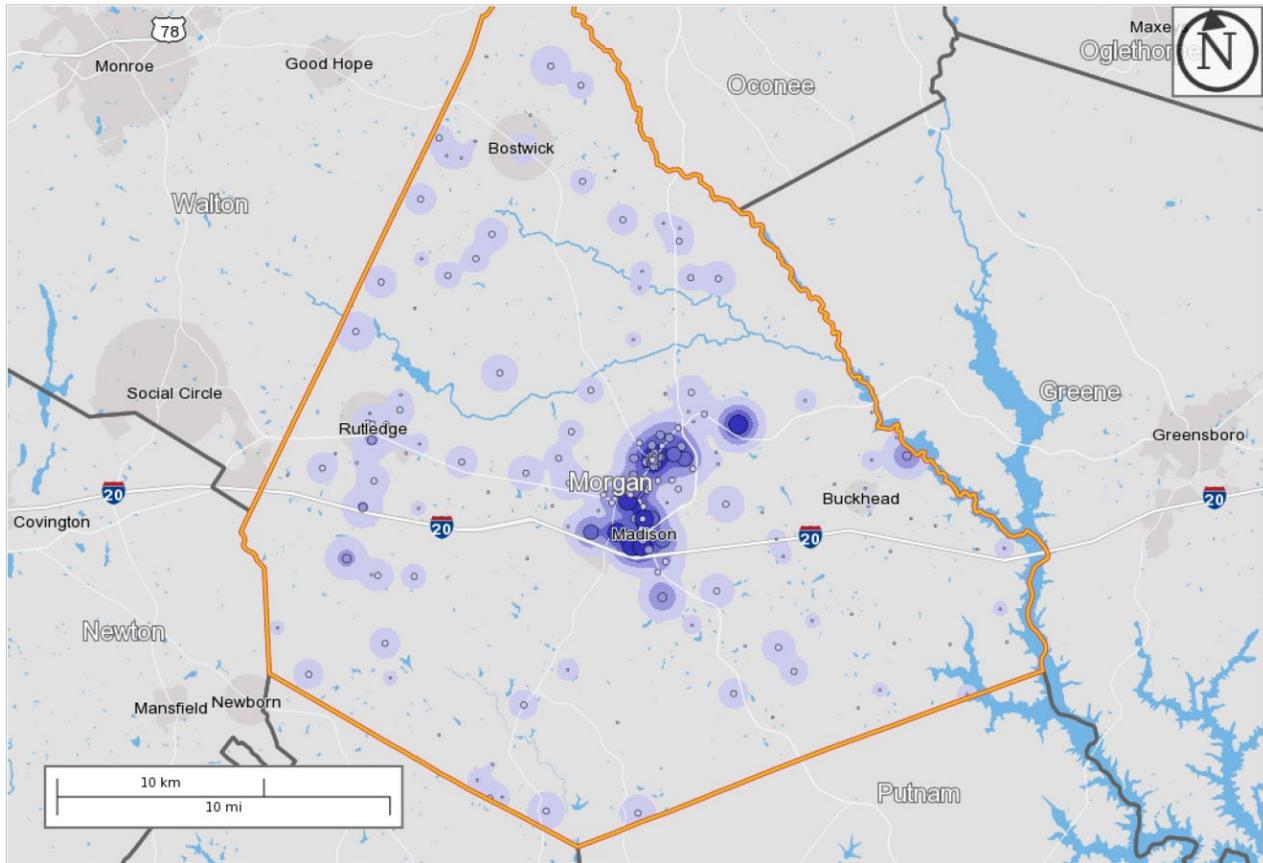
Morgan County Major Employers		
Company	Industry Sector	Location
Amitco International, Inc.	Manufacturing	Madison
Bard Manufacturing Co, Inc.	Manufacturing	Madison
ETCON, Inc.	Services	Madison
Flambeau, Inc.	Manufacturing	Madison
Georgia-Pacific Wood Products, LLC	Manufacturing	Unincorporated Morgan County
Ingles Markets, Inc.	Retail Trade	Madison
Lowe's Home Centers, Inc.	Retail Trade	Madison
Pennington Seed, Inc.	Manufacturing	Madison
Townsend Tree Service Company, LLC	Services	Madison
Walmart	Retail Trade	Madison

Source: Georgia Department of Labor

Covered Employment by Sector and Location in Morgan County, GA: 2014						
Industry Sector	City of Madison		Unincorporated Morgan County		Morgan County Total	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, and Hunting	3	0.1	112	6.7	115	1.8
Mining, Quarrying, and Oil and Gas Extraction	1	0.0	2	0.1	3	0.0
Utilities	12	0.3	0	0.0	12	0.2
Construction	51	1.1	197	11.7	250	3.9
Manufacturing	435	9.3	608	36.2	1,086	16.8
Wholesale Trade	537	11.5	56	3.3	594	9.2
Retail Trade	749	16.0	65	3.9	821	12.7
Transportation and Warehousing	34	0.7	32	1.9	66	1.0
Information	40	0.9	17	1.0	57	0.9
Finance and Insurance	178	3.8	5	0.3	183	2.8
Real Estate and Rental and Leasing	15	0.3	48	2.9	63	1.0
Professional, Scientific, and Technical Services	141	3.0	29	1.7	181	2.8
Management of Companies and Enterprises	28	0.6	0	0.0	34	0.5
Administrative and Waste Services	381	8.1	152	9.0	533	8.3
Educational Services	606	13.0	16	1.0	622	9.6
Health Care and Social Assistance	365	7.8	73	4.3	446	6.9
Arts, Entertainment, And Recreation	22	0.5	7	0.4	29	0.4
Accommodation and Food Services	711	15.2	82	4.9	807	12.5
Other Services, Except Public Administration	88	1.9	134	8.0	222	3.4
Public Administration	281	6.0	46	2.7	327	5.1
<b>Total Employment</b>	<b>4,678</b>	<b>100.0</b>	<b>1,681</b>	<b>100.0</b>	<b>6,451</b>	<b>100.0</b>

Source: U.S. Census Longitudinal Employer-Household Dynamics OnTheMap Application

## Concentrations of Employment



### Map Legend

#### Job Density [Jobs/Sq. Mile]

- 5 - 85
- 86 - 327
- 328 - 730
- 731 - 1,293
- 1,294 - 2,019

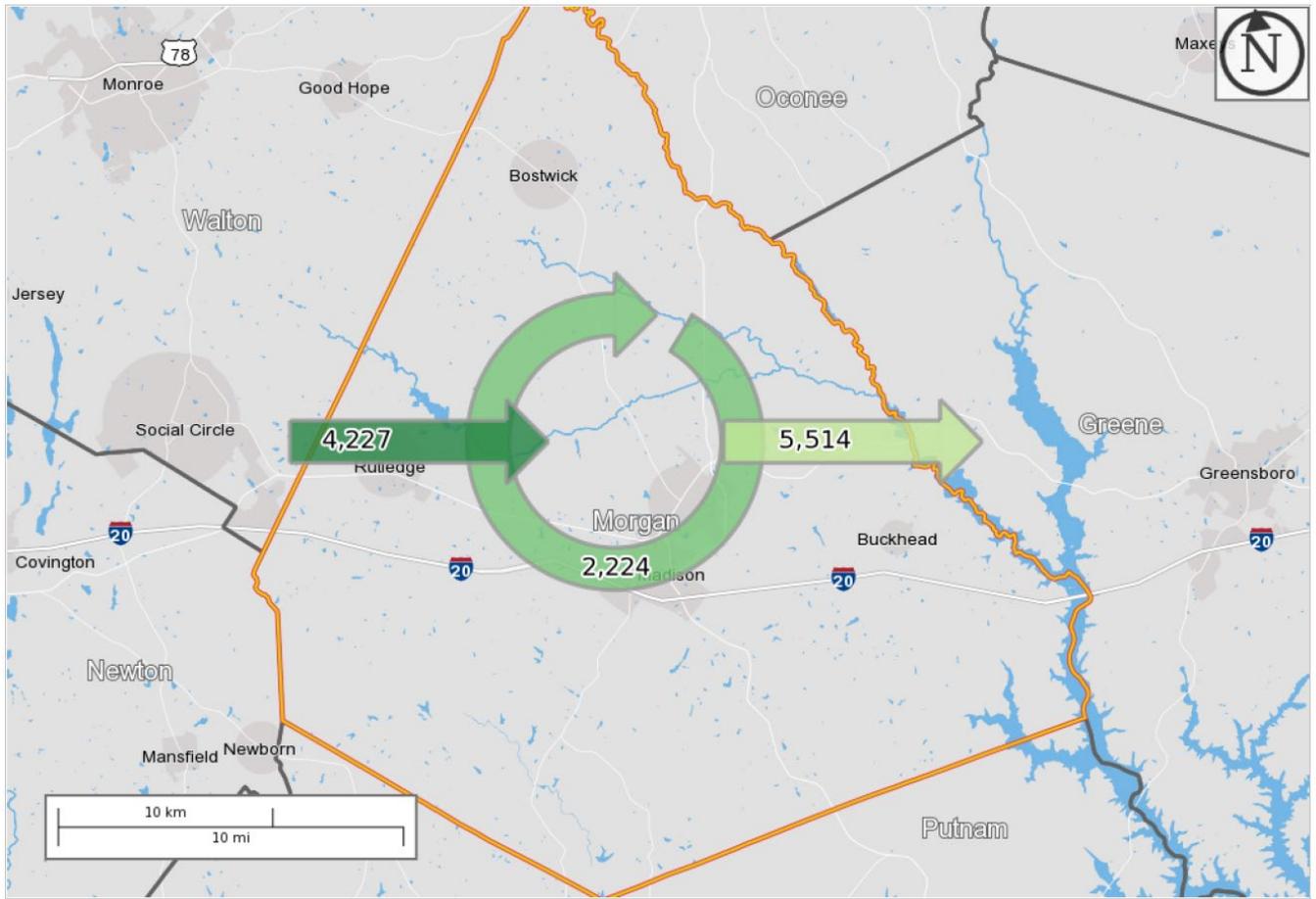
#### Job Count [Jobs/Census Block]

- 1 - 5
- 6 - 37
- 38 - 124
- 125 - 293
- 294 - 573

#### Selection Areas

- 🔷 Analysis Selection

## Commute Patterns



### Map Legend

#### Selection Areas

- 🔴 Analysis Selection

#### Inflow/Outflow

- ➡ Employed and Live in Selection Area
- ➡ Employed in Selection Area, Live Outside
- ➡ Live in Selection Area, Employed Outside

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

## Results of Community Survey of Community Needs - 2016

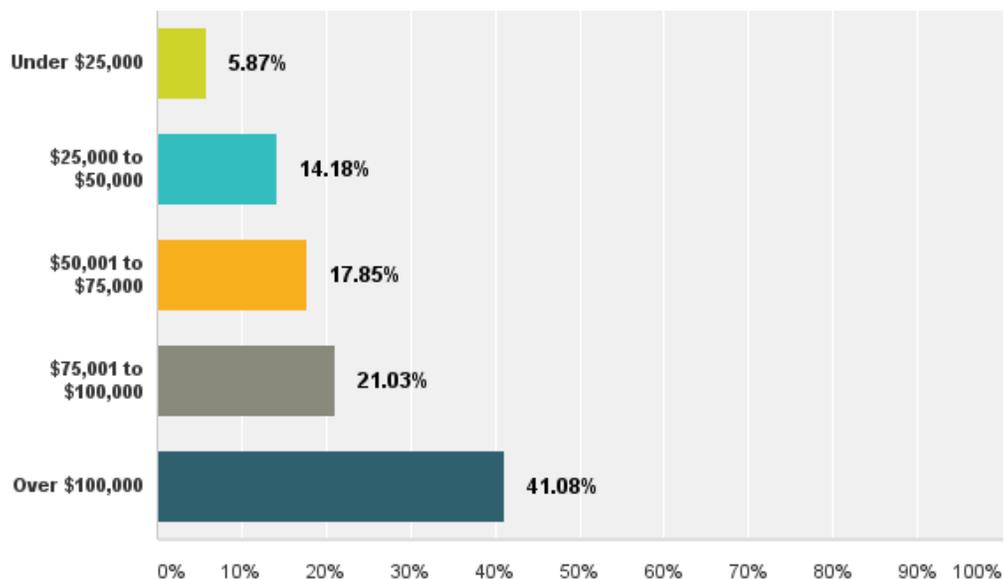
Additional evaluation of perceptions related to current and future community needs and use of resources in Morgan County was conducted via a community survey designed to gather insight into the knowledge, experience, opinions, and feelings of local residents, employees, and service providers. A total of 535 residents completed the survey. Most questions in the survey required respondents to rank priorities, although several questions allowed respondents to offer written comments. Survey responses were collected online and at meetings within the local community including church meetings, back to school initiatives, and city council meetings.

### Respondent Demographics

A total of 535 Morgan County residents completed the survey. A large percentage of survey respondents were primarily from middle to upper middle class income groups with 79.9% of households earning \$50,000 or more annually. The graph below depicts income distribution for survey respondents:

#### Q13 Please check your household income.

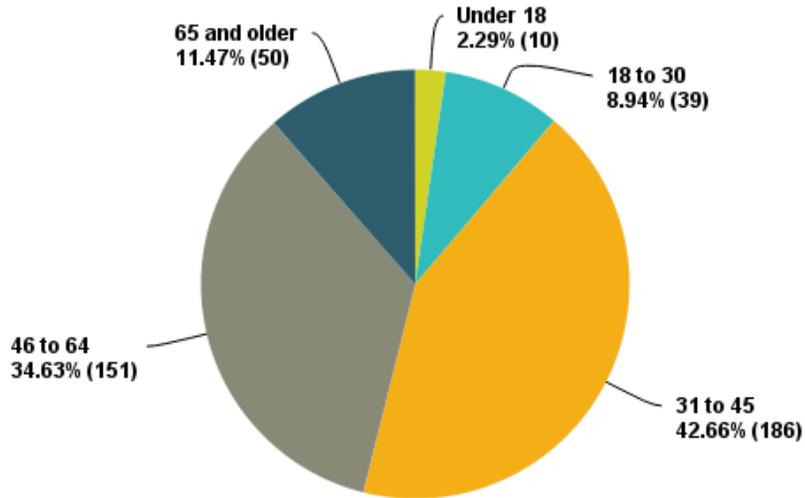
Answered: 409 Skipped: 126



The majority of respondents (42.56%) were between the ages of 31-45. Elderly residents ages 65+ had a participation rate of 11.47%. Youth under the age of 18 had the lowest participation rate at 2.29%.

### Q11 Please check your age.

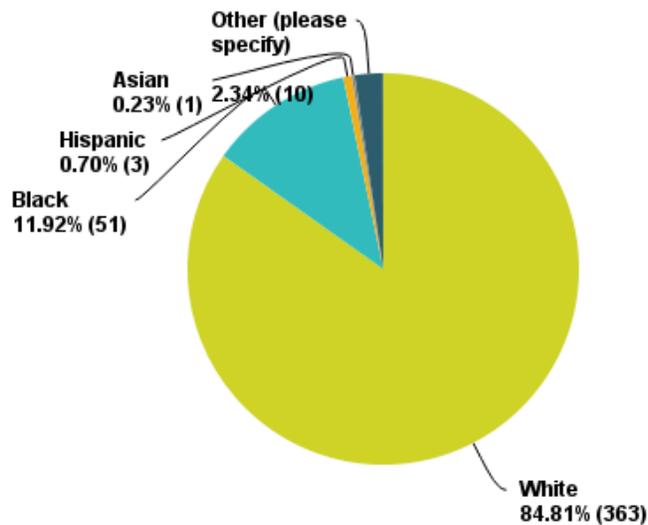
Answered: 436 Skipped: 99



Slightly more than 1 in 10 survey respondents, 12.85%, self-identified as members of a racial or ethnic minority group, with most identifying as African-American or Black (11.92%). The majority of respondents (84.81%) self-identified as White.

### Q12 Please check your race/ethnicity.

Answered: 428 Skipped: 107



## Future Development

Survey respondents were asked:

**“As Morgan County continues to grow over the next 20 years, what type of new development would you most like to see? Please check any that apply”.**

Answer Choices	Responses	
Stores, restaurants, and services	64.34%	341
Single family housing	44.91%	238
Downtown businesses - Madison	41.13%	218
Downtown businesses - Bostwick, Buckhead, Rutledge	35.28%	187
Agriculture	32.83%	174
Tourism	30.94%	164
Housing in subdivisions	25.85%	137
Industrial and warehousing	21.32%	113
Mixed-use developments	20.38%	108
Housing in downtowns	17.55%	93
Offices	11.89%	63
Multifamily housing	11.70%	62
No new development	7.92%	42
<b>Total Respondents: 530</b>		

Over half of respondents, 64.34%, indicated wanting to see stores, restaurants, and services indicating a strong desire amongst County residents to see growth. Over 40% of respondents reported wanting to see new businesses in downtown Madison while more than 1 in 3 reported wanting to see businesses in downtown Bostwick, Buckhead, and Rutledge. Some respondents reported wanting to see development related to housing with the majority wanting to see single family housing development (44.91%), while other housing development desires included housing in subdivisions (25.85%), housing in downtowns (17.55%), and multi-family housing (11.70%). Approximately 1 in 5 respondents wanted to see mixed used development. And, more than 30% reported wanted to see agricultural and tourism development.

	<b>Not a priority</b>	<b>Low priority</b>	<b>Medium priority</b>	<b>High priority</b>	<b>Total</b>	<b>Weighted Average</b>
Downtown revitalization and clean-up of vacant buildings	<b>3.51%</b> 17	<b>11.16%</b> 54	<b>33.88%</b> 164	<b>51.45%</b> 249	484	2.33
Attraction of new stores and restaurants	<b>6.83%</b> 33	<b>13.04%</b> 63	<b>36.44%</b> 176	<b>43.69%</b> 211	483	2.17
Assistance for small businesses	<b>6.08%</b> 29	<b>14.05%</b> 67	<b>43.61%</b> 208	<b>36.27%</b> 173	477	2.10
Marketing of existing recreational and tourism activities	<b>5.01%</b> 24	<b>17.12%</b> 82	<b>40.50%</b> 194	<b>37.37%</b> 179	479	2.10
Attraction of new office or industrial businesses	<b>10.72%</b> 52	<b>19.79%</b> 96	<b>36.91%</b> 179	<b>32.58%</b> 158	485	1.91
Festivals, fairs, and other tourist activities	<b>6.65%</b> 32	<b>22.45%</b> 108	<b>44.49%</b> 214	<b>26.40%</b> 127	481	1.91
Tourism related to the County's agricultural resources	<b>8.14%</b> 39	<b>24.43%</b> 117	<b>40.50%</b> 194	<b>26.93%</b> 129	479	1.86
Tourism related to Hard Labor Creek State Park and the Apalachee River	<b>7.72%</b> 37	<b>27.56%</b> 132	<b>41.54%</b> 199	<b>23.17%</b> 111	479	1.80
Commercial development around new business anchors (ex: zoo and safari park)	<b>15.24%</b> 73	<b>25.05%</b> 120	<b>39.25%</b> 188	<b>20.46%</b> 98	479	1.65

Respondents were asked to prioritize economic development needs within Morgan County. Slightly more than half of respondents, 51.45%, identified downtown revitalization and clean-up of vacant buildings as a high priority, while over 40% identified attraction of new stores and restaurants as a high priority. More than 1 in 10, 15.24%, of respondents prioritized commercial development around new business anchors as a low priority, while only approximately 20% of respondents felt this was a high priority.

## Community Needs

Respondents were asked to prioritize housing needs. The top three high priority needs identified were: preservation of rural residential areas (45.39%), code enforcement (35.96%), and variety of housing prices (33.26%). The chart below depicts the rankings of other factors:

	<b>Not a priority</b>	<b>Low priority</b>	<b>Medium priority</b>	<b>High priority</b>	<b>Total</b>	<b>Weighted Average</b>
Preservation of rural residential areas	<b>4.17%</b> 19	<b>12.72%</b> 58	<b>37.72%</b> 172	<b>45.39%</b> 207	456	2.24
Code enforcement	<b>5.48%</b> 25	<b>21.05%</b> 96	<b>37.50%</b> 171	<b>35.96%</b> 164	456	2.04
Housing options for senior citizens	<b>4.31%</b> 20	<b>23.92%</b> 111	<b>43.53%</b> 202	<b>28.23%</b> 131	464	1.96
Variety of housing prices	<b>11.59%</b> 54	<b>20.39%</b> 95	<b>34.76%</b> 162	<b>33.26%</b> 155	466	1.90
Residential growth (new housing and residents)	<b>10.39%</b> 48	<b>27.27%</b> 126	<b>41.56%</b> 192	<b>20.78%</b> 96	462	1.73
Variety of housing sizes and types (single family, apartments, townhouses, etc.)	<b>17.28%</b> 80	<b>30.24%</b> 140	<b>29.16%</b> 135	<b>23.33%</b> 108	463	1.59
Mix of uses (housing integrated with commercial development)	<b>23.38%</b> 108	<b>33.12%</b> 153	<b>29.65%</b> 137	<b>13.85%</b> 64	462	1.34

Respondents were asked to prioritize transportation needs. The top three high priority needs were: routine maintenance of existing roads and bridges (62.45%), improved traffic flow (36.08%), and expanded network of bicycle and walking pathways (34.51%).

	<b>Not a priority</b>	<b>Low priority</b>	<b>Medium priority</b>	<b>High priority</b>	<b>Total</b>	<b>Weighted Average</b>
Routine maintenance of existing roads and bridges	<b>0.82%</b> 4	<b>6.12%</b> 30	<b>30.61%</b> 150	<b>62.45%</b> 306	490	2.55
Improved traffic flow	<b>5.98%</b> 29	<b>24.12%</b> 117	<b>33.81%</b> 164	<b>36.08%</b> 175	485	2.00
Transportation assistance for senior citizens	<b>5.56%</b> 27	<b>22.02%</b> 107	<b>40.33%</b> 196	<b>32.10%</b> 156	486	1.99
Expanded network of bicycle and walking pathways	<b>12.68%</b> 61	<b>22.45%</b> 108	<b>30.35%</b> 146	<b>34.51%</b> 166	481	1.87
Expanded sidewalk network	<b>10.81%</b> 52	<b>28.07%</b> 135	<b>30.77%</b> 148	<b>30.35%</b> 146	481	1.81
Sidewalks and through roadways in new developments	<b>12.92%</b> 62	<b>27.92%</b> 134	<b>36.04%</b> 173	<b>23.13%</b> 111	480	1.69

Respondents were asked to prioritize natural and cultural resources and five resources were selected as high priorities by more than half of respondents:

- 6) Protection of existing natural resources (69.89%)
- 7) Preservation of existing parks and open spaces (66.95%)
- 8) Farmland preservation (55.09%)
- 9) Preservation of historic buildings and downtowns (55.05%)
- 10) Greenspace and parks included in new developments (53.86%)

	<b>Not a priority</b>	<b>Low priority</b>	<b>Medium priority</b>	<b>High priority</b>	<b>Total</b>	<b>Weighted Average</b>
Protection of existing natural resources (Hard Labor Creek, Lake Oconee, Apalachee River, wildlife and plant diversity, air and soil quality)	<b>1.51%</b> 7	<b>3.23%</b> 15	<b>25.38%</b> 118	<b>69.89%</b> 325	465	2.64
Preservation of existing parks and open space	<b>1.50%</b> 7	<b>3.65%</b> 17	<b>27.90%</b> 130	<b>66.95%</b> 312	466	2.60
Farmland preservation	<b>3.32%</b> 15	<b>9.07%</b> 41	<b>32.52%</b> 147	<b>55.09%</b> 249	452	2.39
Preservation of historic buildings and downtowns	<b>3.66%</b> 17	<b>10.97%</b> 51	<b>30.32%</b> 141	<b>55.05%</b> 256	465	2.37
Greenspace and parks included in new developments	<b>5.15%</b> 24	<b>12.02%</b> 56	<b>28.97%</b> 135	<b>53.86%</b> 251	466	2.32
Land set aside for future parks and open space	<b>3.92%</b> 18	<b>15.03%</b> 69	<b>30.28%</b> 139	<b>50.76%</b> 233	459	2.28
Gateway signs for downtowns and major corridors	<b>12.17%</b> 56	<b>32.39%</b> 149	<b>35.00%</b> 161	<b>20.43%</b> 94	460	1.64

Finally, respondents were asked to prioritize community facilities and infrastructure needs. The top three high priority needs were: maintenance of schools and educational services (79.23%), improved school and educational services (72.69%), and maintenance of existing parks, athletic fields, and aquatic center (59.96%). The chart below depicts other prioritized needs:

	<b>Not a priority</b>	<b>Low priority</b>	<b>Medium priority</b>	<b>High priority</b>	<b>Total</b>	<b>Weighted Average</b>
Maintenance of schools and educational services	<b>0.86%</b> 4	<b>2.36%</b> 11	<b>20.56%</b> 96	<b>76.23%</b> 356	467	2.72
Improved schools and educational services	<b>1.08%</b> 5	<b>1.94%</b> 9	<b>24.30%</b> 113	<b>72.69%</b> 338	465	2.69
Maintenance of existing parks, athletic fields, and aquatic center	<b>1.28%</b> 6	<b>4.93%</b> 23	<b>33.83%</b> 158	<b>59.96%</b> 280	467	2.52
Expanded recreational opportunities or programs	<b>3.02%</b> 14	<b>12.74%</b> 59	<b>38.66%</b> 179	<b>45.57%</b> 211	463	2.27
Expanded emergency services (law enforcement, fire, EMT)	<b>2.17%</b> 10	<b>16.09%</b> 74	<b>42.39%</b> 195	<b>39.35%</b> 181	460	2.19
Expanded medical services and facilities	<b>9.05%</b> 42	<b>13.58%</b> 63	<b>35.78%</b> 166	<b>41.59%</b> 193	464	2.10
Stormwater/drainage system improvements	<b>4.35%</b> 20	<b>23.91%</b> 110	<b>41.74%</b> 192	<b>30.00%</b> 138	460	1.97
Expanded water/sewer services	<b>5.86%</b> 27	<b>25.38%</b> 117	<b>40.35%</b> 186	<b>28.42%</b> 131	461	1.91

# Appendix

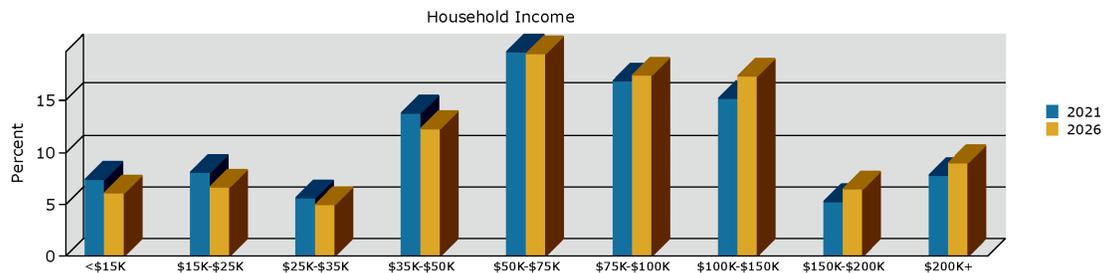
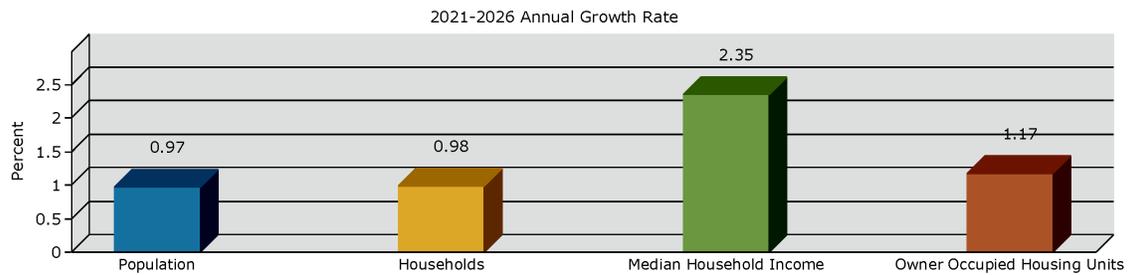
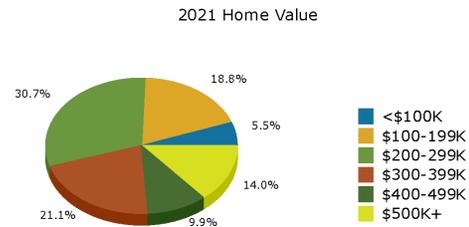
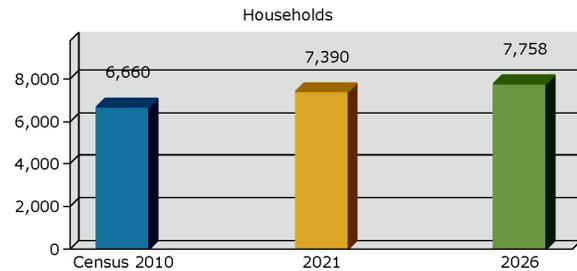
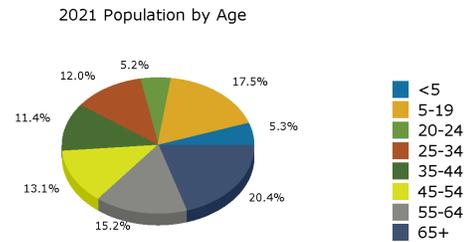
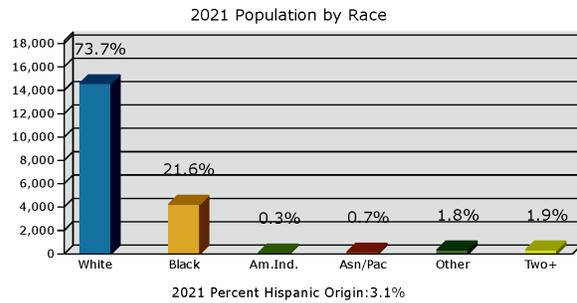
## Community Data Morgan County



### Graphic Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri



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

January 31, 2022

## Community Data Morgan County (cont.)



### Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>Population Summary</b>	
2000 Total Population	15,457
2010 Total Population	17,868
2021 Total Population	19,828
2021 Group Quarters	154
2026 Total Population	20,813
2021-2026 Annual Rate	0.97%
2021 Total Daytime Population	20,717
Workers	9,950
Residents	10,767
<b>Household Summary</b>	
2000 Households	5,558
2000 Average Household Size	2.75
2010 Households	6,660
2010 Average Household Size	2.66
2021 Households	7,390
2021 Average Household Size	2.66
2026 Households	7,758
2026 Average Household Size	2.66
2021-2026 Annual Rate	0.98%
2010 Families	5,073
2010 Average Family Size	3.06
2021 Families	5,546
2021 Average Family Size	3.09
2026 Families	5,795
2026 Average Family Size	3.10
2021-2026 Annual Rate	0.88%
<b>Housing Unit Summary</b>	
2000 Housing Units	6,128
Owner Occupied Housing Units	70.3%
Renter Occupied Housing Units	20.4%
Vacant Housing Units	9.3%
2010 Housing Units	7,472
Owner Occupied Housing Units	68.6%
Renter Occupied Housing Units	20.5%
Vacant Housing Units	10.9%
2021 Housing Units	8,326
Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	20.5%
Vacant Housing Units	11.2%
2026 Housing Units	8,740
Owner Occupied Housing Units	69.0%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	11.2%
<b>Median Household Income</b>	
2021	\$67,089
2026	\$75,365
<b>Median Home Value</b>	
2021	\$280,063
2026	\$316,531
<b>Per Capita Income</b>	
2021	\$33,658
2026	\$37,960
<b>Median Age</b>	
2010	41.4
2021	43.8
2026	44.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

Community Data Morgan County (cont.)



Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>2021 Households by Income</b>	
Household Income Base	7,390
<\$15,000	7.4%
\$15,000 - \$24,999	8.1%
\$25,000 - \$34,999	5.7%
\$35,000 - \$49,999	13.8%
\$50,000 - \$74,999	19.7%
\$75,000 - \$99,999	16.9%
\$100,000 - \$149,999	15.3%
\$150,000 - \$199,999	5.3%
\$200,000+	7.8%
Average Household Income	\$90,279
<b>2026 Households by Income</b>	
Household Income Base	7,758
<\$15,000	6.1%
\$15,000 - \$24,999	6.7%
\$25,000 - \$34,999	5.0%
\$35,000 - \$49,999	12.3%
\$50,000 - \$74,999	19.5%
\$75,000 - \$99,999	17.5%
\$100,000 - \$149,999	17.4%
\$150,000 - \$199,999	6.4%
\$200,000+	9.0%
Average Household Income	\$101,812
<b>2021 Owner Occupied Housing Units by Value</b>	
Total	5,687
<\$50,000	2.4%
\$50,000 - \$99,999	3.1%
\$100,000 - \$149,999	4.2%
\$150,000 - \$199,999	14.6%
\$200,000 - \$249,999	18.1%
\$250,000 - \$299,999	12.6%
\$300,000 - \$399,999	21.1%
\$400,000 - \$499,999	9.9%
\$500,000 - \$749,999	6.7%
\$750,000 - \$999,999	3.2%
\$1,000,000 - \$1,499,999	2.8%
\$1,500,000 - \$1,999,999	0.7%
\$2,000,000 +	0.5%
Average Home Value	\$357,179
<b>2026 Owner Occupied Housing Units by Value</b>	
Total	6,027
<\$50,000	1.2%
\$50,000 - \$99,999	1.3%
\$100,000 - \$149,999	2.1%
\$150,000 - \$199,999	10.8%
\$200,000 - \$249,999	17.2%
\$250,000 - \$299,999	13.3%
\$300,000 - \$399,999	24.5%
\$400,000 - \$499,999	12.0%
\$500,000 - \$749,999	8.6%
\$750,000 - \$999,999	4.1%
\$1,000,000 - \$1,499,999	3.4%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	0.6%
Average Home Value	\$398,474

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

Community Data Morgan County (cont.)



Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>2010 Population by Age</b>	
Total	17,868
0 - 4	5.7%
5 - 9	6.8%
10 - 14	7.7%
15 - 24	11.4%
25 - 34	10.0%
35 - 44	13.4%
45 - 54	15.6%
55 - 64	13.7%
65 - 74	9.3%
75 - 84	4.6%
85 +	1.6%
18 +	75.2%
<b>2021 Population by Age</b>	
Total	19,828
0 - 4	5.3%
5 - 9	5.8%
10 - 14	5.9%
15 - 24	11.0%
25 - 34	12.0%
35 - 44	11.4%
45 - 54	13.1%
55 - 64	15.2%
65 - 74	12.5%
75 - 84	6.1%
85 +	1.8%
18 +	79.5%
<b>2026 Population by Age</b>	
Total	20,813
0 - 4	5.1%
5 - 9	5.6%
10 - 14	6.2%
15 - 24	10.0%
25 - 34	11.3%
35 - 44	11.8%
45 - 54	12.3%
55 - 64	14.4%
65 - 74	13.5%
75 - 84	7.6%
85 +	2.1%
18 +	79.5%
<b>2010 Population by Sex</b>	
Males	8,636
Females	9,232
<b>2021 Population by Sex</b>	
Males	9,605
Females	10,223
<b>2026 Population by Sex</b>	
Males	10,111
Females	10,702

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

## Community Data Morgan County (cont.)



### Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>2010 Population by Race/Ethnicity</b>	
Total	17,868
White Alone	72.7%
Black Alone	23.6%
American Indian Alone	0.3%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	1.3%
Hispanic Origin	2.8%
Diversity Index	44.8
<b>2021 Population by Race/Ethnicity</b>	
Total	19,828
White Alone	73.7%
Black Alone	21.6%
American Indian Alone	0.3%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.8%
Two or More Races	1.9%
Hispanic Origin	3.1%
Diversity Index	44.5
<b>2026 Population by Race/Ethnicity</b>	
Total	20,813
White Alone	74.0%
Black Alone	20.7%
American Indian Alone	0.4%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	2.2%
Hispanic Origin	3.2%
Diversity Index	44.6
<b>2010 Population by Relationship and Household Type</b>	
Total	17,868
In Households	99.1%
In Family Households	88.9%
Householder	28.4%
Spouse	21.1%
Child	33.6%
Other relative	3.9%
Nonrelative	1.9%
In Nonfamily Households	10.3%
In Group Quarters	0.9%
Institutionalized Population	0.9%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

## Community Data Morgan County (cont.)



### Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>2021 Population 25+ by Educational Attainment</b>	
Total	14,287
Less than 9th Grade	3.5%
9th - 12th Grade, No Diploma	7.7%
High School Graduate	30.3%
GED/Alternative Credential	5.1%
Some College, No Degree	22.3%
Associate Degree	8.7%
Bachelor's Degree	12.7%
Graduate/Professional Degree	9.7%
<b>2021 Population 15+ by Marital Status</b>	
Total	16,467
Never Married	27.4%
Married	57.6%
Widowed	5.7%
Divorced	9.3%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	9,366
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	9.9%
Population 16-24 Unemployment rate	8.7%
Population 25-54 Employed	62.8%
Population 25-54 Unemployment rate	2.4%
Population 55-64 Employed	21.0%
Population 55-64 Unemployment rate	4.0%
Population 65+ Employed	6.2%
Population 65+ Unemployment rate	0.0%
<b>2021 Employed Population 16+ by Industry</b>	
Total	9,060
Agriculture/Mining	2.7%
Construction	7.1%
Manufacturing	12.8%
Wholesale Trade	3.0%
Retail Trade	7.9%
Transportation/Utilities	9.6%
Information	1.8%
Finance/Insurance/Real Estate	6.2%
Services	44.3%
Public Administration	4.7%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	9,060
White Collar	55.6%
Management/Business/Financial	19.4%
Professional	16.8%
Sales	8.5%
Administrative Support	11.0%
Services	12.0%
Blue Collar	32.4%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	6.0%
Installation/Maintenance/Repair	5.1%
Production	7.9%
Transportation/Material Moving	12.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

## Community Data Morgan County (cont.)



### Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>2010 Households by Type</b>	
Total	6,660
Households with 1 Person	20.7%
Households with 2+ People	79.3%
Family Households	76.2%
Husband-wife Families	56.7%
With Related Children	23.4%
Other Family (No Spouse Present)	19.5%
Other Family with Male Householder	4.8%
With Related Children	2.4%
Other Family with Female Householder	14.7%
With Related Children	9.2%
Nonfamily Households	3.1%
All Households with Children	35.4%
Multigenerational Households	5.8%
Unmarried Partner Households	4.7%
Male-female	4.2%
Same-sex	0.5%
<b>2010 Households by Size</b>	
Total	6,660
1 Person Household	20.7%
2 Person Household	35.8%
3 Person Household	17.4%
4 Person Household	15.3%
5 Person Household	6.9%
6 Person Household	2.6%
7 + Person Household	1.3%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	6,660
Owner Occupied	77.0%
Owned with a Mortgage/Loan	51.9%
Owned Free and Clear	25.1%
Renter Occupied	23.0%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	133
Percent of Income for Mortgage	17.6%
Wealth Index	109
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	7,472
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	25.3%
Rural Housing Units	74.7%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	17,868
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	24.6%
Rural Population	75.4%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

## Community Data Morgan County (cont.)



### Community Profile

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	Morgan County...
<b>Top 3 Tapestry Segments</b>	
1.	Southern Satellites (10A)
2.	The Great Outdoors (6C)
3.	Rooted Rural (10B)
<b>2021 Consumer Spending</b>	
Apparel & Services: Total \$	\$14,825,451
Average Spent	\$2,006.15
Spending Potential Index	95
Education: Total \$	\$10,748,469
Average Spent	\$1,454.46
Spending Potential Index	84
Entertainment/Recreation: Total \$	\$24,684,317
Average Spent	\$3,340.23
Spending Potential Index	103
Food at Home: Total \$	\$41,215,172
Average Spent	\$5,577.15
Spending Potential Index	102
Food Away from Home: Total \$	\$27,319,377
Average Spent	\$3,696.80
Spending Potential Index	97
Health Care: Total \$	\$50,303,014
Average Spent	\$6,806.90
Spending Potential Index	109
HH Furnishings & Equipment: Total \$	\$16,736,384
Average Spent	\$2,264.73
Spending Potential Index	100
Personal Care Products & Services: Total \$	\$6,323,282
Average Spent	\$855.65
Spending Potential Index	95
Shelter: Total \$	\$134,325,801
Average Spent	\$18,176.70
Spending Potential Index	90
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,323,646
Average Spent	\$2,614.84
Spending Potential Index	109
Travel: Total \$	\$17,765,844
Average Spent	\$2,404.04
Spending Potential Index	95
Vehicle Maintenance & Repairs: Total \$	\$8,749,334
Average Spent	\$1,183.94
Spending Potential Index	107

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	18,507		0	High
Total Households	6,942		240	High
Total Housing Units	7,753		49	High
<b>POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT</b>				
Total	17,879	100.0%	143	High
Enrolled in school	3,832	21.4%	219	High
Enrolled in nursery school, preschool	319	1.8%	125	Medium
Public school	221	1.2%	113	Medium
Private school	98	0.5%	62	Medium
Enrolled in kindergarten	164	0.9%	80	Medium
Public school	155	0.9%	79	Medium
Private school	9	0.1%	14	Low
Enrolled in grade 1 to grade 4	972	5.4%	152	High
Public school	938	5.2%	150	High
Private school	34	0.2%	32	Low
Enrolled in grade 5 to grade 8	965	5.4%	198	Medium
Public school	902	5.0%	199	Medium
Private school	63	0.4%	45	Low
Enrolled in grade 9 to grade 12	886	5.0%	99	High
Public school	783	4.4%	117	High
Private school	103	0.6%	55	Medium
Enrolled in college undergraduate years	460	2.6%	146	Medium
Public school	395	2.2%	142	Medium
Private school	65	0.4%	60	Low
Enrolled in graduate or professional school	66	0.4%	62	Low
Public school	66	0.4%	62	Low
Private school	0	0.0%	21	Low
Not enrolled in school	14,047	78.6%	233	High
<b>POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE</b>				
Total	3,611	100.0%	36	High
Living in Households	3,535	97.9%	88	High
Living in Family Households	2,690	74.5%	223	High
Householder	1,467	40.6%	154	High
Spouse	969	26.8%	133	High
Parent	96	2.7%	63	Medium
Parent-in-law	26	0.7%	21	Low
Other Relative	96	2.7%	96	Low
Nonrelative	36	1.0%	27	Low
Living in Nonfamily Households	845	23.4%	177	Medium
Householder	827	22.9%	176	Medium
Nonrelative	18	0.5%	17	Low
Living in Group Quarters	76	2.1%	79	Low

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY TYPE AND SIZE</b>				
Family Households	5,250	75.6%	328	High
2-Person	2,631	37.9%	267	High
3-Person	1,126	16.2%	222	High
4-Person	977	14.1%	209	Medium
5-Person	228	3.3%	89	Medium
6-Person	147	2.1%	103	Low
7+ Person	141	2.0%	77	Medium
Nonfamily Households	1,692	24.4%	261	High
1-Person	1,525	22.0%	256	High
2-Person	98	1.4%	47	Medium
3-Person	57	0.8%	61	Low
4-Person	12	0.2%	15	Low
5-Person	0	0.0%	21	
6-Person	0	0.0%	21	
7+ Person	0	0.0%	21	
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE</b>				
Households with one or more people under 18 years	2,043	29.4%	243	High
Family households	1,988	28.6%	237	High
Married-couple family	1,496	21.5%	189	High
Male householder, no wife present	74	1.1%	63	Low
Female householder, no husband present	418	6.0%	140	Medium
Nonfamily households	55	0.8%	57	Low
Households with no people under 18 years	4,899	70.6%	235	High
Married-couple family	2,499	36.0%	284	High
Other family	763	11.0%	195	Medium
Nonfamily households	1,637	23.6%	259	High
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE</b>				
Households with Pop 65+	2,534	36.5%	117	High
1-Person	778	11.2%	173	Medium
2+ Person Family	1,699	24.5%	162	High
2+ Person Nonfamily	57	0.8%	57	Low
Households with No Pop 65+	4,408	63.5%	221	High
1-Person	747	10.8%	184	Medium
2+ Person Family	3,551	51.2%	251	High
2+ Person Nonfamily	110	1.6%	47	Medium

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH</b>				
Total	17,461	100.0%	74	High
<b>5 to 17 years</b>				
Speak only English	3,143	18.0%	148	High
Speak Spanish	8	0.0%	9	Low
Speak English "very well" or "well"	8	0.0%	9	Low
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
Speak other Indo-European languages	1	0.0%	3	Low
Speak English "very well" or "well"	1	0.0%	3	Low
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
Speak Asian and Pacific Island languages	0	0.0%	21	
Speak English "very well" or "well"	0	0.0%	21	
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
Speak other languages	0	0.0%	21	
Speak English "very well" or "well"	0	0.0%	21	
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
<b>18 to 64 years</b>				
Speak only English	10,322	59.1%	158	High
Speak Spanish	301	1.7%	168	Medium
Speak English "very well" or "well"	260	1.5%	171	Medium
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	41	0.2%	52	Low
Speak other Indo-European languages	55	0.3%	59	Low
Speak English "very well" or "well"	37	0.2%	44	Low
Speak English "not well"	18	0.1%	31	Low
Speak English "not at all"	0	0.0%	21	
Speak Asian and Pacific Island languages	0	0.0%	21	
Speak English "very well" or "well"	0	0.0%	21	
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
Speak other languages	20	0.1%	31	Low
Speak English "very well" or "well"	20	0.1%	31	Low
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
<b>65 years and over</b>				
Speak only English	3,572	20.5%	29	High
Speak Spanish	13	0.1%	16	Low
Speak English "very well" or "well"	4	0.0%	6	Low
Speak English "not well"	4	0.0%	8	Low
Speak English "not at all"	5	0.0%	8	Low
Speak other Indo-European languages	21	0.1%	18	Low
Speak English "very well" or "well"	21	0.1%	18	Low
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
Speak Asian and Pacific Island languages	5	0.0%	7	Low
Speak English "very well" or "well"	5	0.0%	7	Low
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	
Speak other languages	0	0.0%	21	
Speak English "very well" or "well"	0	0.0%	21	
Speak English "not well"	0	0.0%	21	
Speak English "not at all"	0	0.0%	21	

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>				
Total	8,296	100.0%	389	High
Worked in state and in county of residence	4,585	55.3%	390	High
Worked in state and outside county of residence	3,704	44.6%	403	High
Worked outside state of residence	7	0.1%	10	Low
<b>SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>				
Total:	8,432	100.0%	372	High
Male:	4,472	53.0%	290	High
Employee of private company	3,017	35.8%	291	High
Self-employed in own incorporated business	506	6.0%	185	Medium
Private not-for-profit wage and salary workers	135	1.6%	61	Medium
Local government workers	315	3.7%	125	Medium
State government workers	115	1.4%	62	Medium
Federal government workers	50	0.6%	55	Low
Self-employed in own not incorporated business workers	334	4.0%	121	Medium
Unpaid family workers	0	0.0%	21	Low
Female:	3,960	47.0%	258	High
Employee of private company	2,335	27.7%	317	High
Self-employed in own incorporated business	59	0.7%	47	Low
Private not-for-profit wage and salary workers	344	4.1%	107	Medium
Local government workers	528	6.3%	169	Medium
State government workers	475	5.6%	184	Medium
Federal government workers	73	0.9%	62	Low
Self-employed in own not incorporated business workers	146	1.7%	58	Medium
Unpaid family workers	0	0.0%	21	Low
<b>POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER</b>				
Total	18,334	100.0%	106	High
Population <18 in Households	4,197	22.9%	154	High
Have a Computer	4,071	22.2%	192	High
Have NO Computer	126	0.7%	121	Low
Population 18-64 in Households	10,602	57.8%	167	High
Have a Computer	10,055	54.8%	251	High
Have NO Computer	547	3.0%	242	Medium
Population 65+ in Households	3,535	19.3%	88	High
Have a Computer	2,789	15.2%	225	High
Have NO Computer	746	4.1%	180	Medium
<b>HOUSEHOLDS AND INTERNET SUBSCRIPTIONS</b>				
Total	6,942	100.0%	240	High
With an Internet Subscription	5,328	76.8%	282	High
Dial-Up Alone	17	0.2%	15	Low
Broadband	3,349	48.2%	287	High
Satellite Service	974	14.0%	192	High
Other Service	123	1.8%	55	Medium
Internet Access with no Subscription	221	3.2%	108	High
With No Internet Access	1,393	20.1%	224	High

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>				
Total	8,296	100.0%	389	High
Drove alone	6,345	76.5%	478	High
Carpooled	948	11.4%	273	Medium
Public transportation (excluding taxicab)	29	0.3%	31	Low
Bus or trolley bus	29	0.3%	31	Low
Light rail, streetcar or trolley	0	0.0%	21	
Subway or elevated	0	0.0%	21	
Long-distance/Commuter Train	0	0.0%	21	
Ferryboat	0	0.0%	21	
Taxicab	0	0.0%	21	
Motorcycle	0	0.0%	21	
Bicycle	26	0.3%	25	Low
Walked	243	2.9%	114	Medium
Other means	130	1.6%	106	Low
Worked at home	575	6.9%	177	Medium
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>				
Total	7,721	100.0%	441	High
Less than 5 minutes	723	9.4%	273	Medium
5 to 9 minutes	977	12.7%	248	Medium
10 to 14 minutes	837	10.8%	211	Medium
15 to 19 minutes	1,050	13.6%	214	Medium
20 to 24 minutes	922	11.9%	261	Medium
25 to 29 minutes	547	7.1%	170	Medium
30 to 34 minutes	858	11.1%	239	Medium
35 to 39 minutes	126	1.6%	68	Medium
40 to 44 minutes	187	2.4%	89	Medium
45 to 59 minutes	614	8.0%	156	Medium
60 to 89 minutes	764	9.9%	225	Medium
90 or more minutes	116	1.5%	70	Medium
Average Travel Time to Work (in minutes)	25.3		3.0	High
<b>FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS</b>				
Total	5,239	100.0%	135	High
Own children under 6 years only	272	5.2%	107	Medium
In labor force	179	3.4%	90	Medium
Not in labor force	93	1.8%	58	Medium
Own children under 6 years and 6 to 17 years	503	9.6%	143	Medium
In labor force	301	5.7%	119	Medium
Not in labor force	202	3.9%	99	Medium
Own children 6 to 17 years only	1,106	21.1%	176	High
In labor force	974	18.6%	168	High
Not in labor force	132	2.5%	62	Medium
No own children under 18 years	3,358	64.1%	234	High
In labor force	2,234	42.6%	283	High
Not in labor force	1,124	21.5%	233	Medium

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE &amp; TYPES OF HEALTH INSURANCE COVERAGE</b>				
Total	18,322	100.0%	109	High
Under 19 years:	4,418	24.1%	175	High
One Type of Health Insurance:	3,824	20.9%	293	High
Employer-Based Health Ins Only	2,049	11.2%	305	High
Direct-Purchase Health Ins Only	297	1.6%	129	Medium
Medicare Coverage Only	0	0.0%	21	Low
Medicaid Coverage Only	1,478	8.1%	334	Medium
TRICARE/Military Hlth Cov Only	0	0.0%	21	Low
VA Health Care Only	0	0.0%	21	Low
2+ Types of Health Insurance	383	2.1%	215	Medium
No Health Insurance Coverage	211	1.2%	110	Medium
19 to 34 years:	3,093	16.9%	188	High
One Type of Health Insurance:	1,957	10.7%	268	High
Employer-Based Health Ins Only	1,617	8.8%	285	High
Direct-Purchase Health Ins Only	167	0.9%	82	Medium
Medicare Coverage Only	10	0.1%	15	Low
Medicaid Coverage Only	163	0.9%	81	Medium
TRICARE/Military Hlth Cov Only	0	0.0%	21	Low
VA Health Care Only	0	0.0%	21	Low
2+ Types of Health Insurance	95	0.5%	60	Medium
No Health Insurance Coverage	1,041	5.7%	280	Medium
35 to 64 years:	7,276	39.7%	145	High
One Type of Health Insurance:	5,841	31.9%	337	High
Employer-Based Health Ins Only	4,542	24.8%	403	High
Direct-Purchase Health Ins Only	758	4.1%	218	Medium
Medicare Coverage Only	114	0.6%	68	Medium
Medicaid Coverage Only	396	2.2%	166	Medium
TRICARE/Military Hlth Cov Only	9	0.0%	13	Low
VA Health Care Only	22	0.1%	42	Low
2+ Types of Health Insurance	634	3.5%	156	Medium
No Health Insurance Coverage	801	4.4%	224	Medium
65+ years:	3,535	19.3%	88	High
One Type of Health Insurance:	1,149	6.3%	217	High
Employer-Based Health Ins Only	14	0.1%	15	Low
Direct-Purchase Health Ins Only	22	0.1%	19	Low
Medicare Coverage Only	1,113	6.1%	215	High
TRICARE/Military Hlth Cov Only	0	0.0%	21	Low
VA Health Care Only	0	0.0%	21	Low
2+ Types of Health Insurance:	2,381	13.0%	231	High
Employer-Based & Direct-Purchase Health Insurance	0	0.0%	21	Low
Employer-Based Health & Medicare Insurance	619	3.4%	150	Medium
Direct-Purchase Health & Medicare Insurance	531	2.9%	125	Medium
Medicare & Medicaid Coverage	359	2.0%	156	Medium
Other Private Health Insurance Combos	0	0.0%	21	Low
Other Public Health Insurance Combos	146	0.8%	93	Medium
Other Health Insurance Combinations	726	4.0%	181	Medium
No Health Insurance Coverage	5	0.0%	8	Low

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION BY RATIO OF INCOME TO POVERTY LEVEL</b>				
Total	18,218	100.0%	155	High
Under .50	801	4.4%	326	Medium
.50 to .99	880	4.8%	289	Medium
1.00 to 1.24	480	2.6%	364	Low
1.25 to 1.49	501	2.8%	192	Medium
1.50 to 1.84	1,374	7.5%	487	Medium
1.85 to 1.99	244	1.3%	141	Medium
2.00 and over	13,938	76.5%	743	High
<b>CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS</b>				
Total	14,292	100.0%	153	High
Veteran	1,161	8.1%	183	High
Nonveteran	13,131	91.9%	196	High
Male	6,837	47.8%	141	High
Veteran	1,135	7.9%	185	High
Nonveteran	5,702	39.9%	203	High
Female	7,455	52.2%	62	High
Veteran	26	0.2%	21	Low
Nonveteran	7,429	52.0%	70	High
<b>CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE</b>				
Total	1,161	100.0%	183	High
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	54	4.7%	56	Low
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	15	1.3%	21	Low
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	11	0.9%	17	Low
Gulf War (8/90 to 8/01), no Vietnam Era	79	6.8%	54	Low
Gulf War (8/90 to 8/01) and Vietnam Era	7	0.6%	10	Low
Vietnam Era, no Korean War, no World War II	563	48.5%	145	Medium
Vietnam Era and Korean War, no World War II	18	1.6%	17	Low
Vietnam Era and Korean War and World War II	0	0.0%	21	
Korean War, no Vietnam Era, no World War II	45	3.9%	37	Low
Korean War and World War II, no Vietnam Era	0	0.0%	21	
World War II, no Korean War, no Vietnam Era	0	0.0%	21	
Between Gulf War and Vietnam Era only	116	10.0%	75	Medium
Between Vietnam Era and Korean War only	230	19.8%	84	Medium
Between Korean War and World War II only	0	0.0%	21	
Pre-World War II only	23	2.0%	36	Low
<b>HOUSEHOLDS BY POVERTY STATUS</b>				
Total	6,942	100.0%	240	High
Income in the past 12 months below poverty level	698	10.1%	154	Medium
Married-couple family	146	2.1%	69	Medium
Other family - male householder (no wife present)	83	1.2%	68	Low
Other family - female householder (no husband present)	153	2.2%	78	Medium
Nonfamily household - male householder	75	1.1%	44	Medium
Nonfamily household - female householder	241	3.5%	102	Medium
Income in the past 12 months at or above poverty level	6,244	89.9%	270	High
Married-couple family	3,849	55.4%	334	High
Other family - male householder (no wife present)	301	4.3%	127	Medium
Other family - female householder (no husband present)	718	10.3%	222	Medium
Nonfamily household - male householder	629	9.1%	173	Medium
Nonfamily household - female householder	747	10.8%	169	Medium

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

Reliability: High Medium Low

January 31, 2022

# Community Data Morgan County (cont.)



## ACS Population Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY OTHER INCOME</b>				
Social Security Income	2,767	39.9%	169	High
No Social Security Income	4,175	60.1%	258	High
Retirement Income	1,490	21.5%	182	High
No Retirement Income	5,452	78.5%	296	High
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>				
<10% of Income	169	9.1%	103	High
10-14.9% of Income	222	11.9%	144	High
15-19.9% of Income	333	17.9%	155	High
20-24.9% of Income	140	7.5%	84	High
25-29.9% of Income	115	6.2%	68	High
30-34.9% of Income	91	4.9%	61	Low
35-39.9% of Income	105	5.7%	106	Low
40-49.9% of Income	66	3.6%	55	Low
50+% of Income	266	14.3%	106	High
Gross Rent % Inc Not Computed	351	18.9%	146	High
<b>HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS</b>				
Total	6,942	100.0%	240	High
With public assistance income	42	0.6%	29	Low
No public assistance income	6,900	99.4%	243	High
<b>HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS</b>				
Total	6,942	100.0%	240	High
With Food Stamps/SNAP	1,104	15.9%	213	High
With No Food Stamps/SNAP	5,838	84.1%	320	High
<b>HOUSEHOLDS BY DISABILITY STATUS</b>				
Total	6,942	100.0%	240	High
With 1+ Persons w/Disability	2,263	32.6%	293	High
With No Person w/Disability	4,679	67.4%	411	High

**Data Note:** N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: High medium low

January 31, 2022

Community Data Morgan County (cont.)



ACS Housing Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	18,507		0	High
Total Households	6,942		240	High
Total Housing Units	7,753		49	High
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	5,084	100.0%	248	High
Housing units with a mortgage/contract to purchase/similar debt	2,948	58.0%	308	High
Second mortgage only	17	0.3%	21	Low
Home equity loan only	172	3.4%	73	Medium
Both second mortgage and home equity loan	0	0.0%	21	Low
No second mortgage and no home equity loan	2,759	54.3%	317	High
Housing units without a mortgage	2,136	42.0%	218	High
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$256,034		\$41,253	High
Housing units without a mortgage	\$303,624		\$63,599	Medium
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	5,084	100.0%	248	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	242	4.8%	119	Medium
10.0 to 14.9 percent	385	7.6%	93	Medium
15.0 to 19.9 percent	699	13.7%	161	Medium
20.0 to 24.9 percent	488	9.6%	164	Medium
25.0 to 29.9 percent	341	6.7%	144	Medium
30.0 to 34.9 percent	201	4.0%	105	Medium
35.0 to 39.9 percent	78	1.5%	62	Low
40.0 to 49.9 percent	229	4.5%	100	Medium
50.0 percent or more	276	5.4%	94	Medium
Not computed	9	0.2%	13	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	1,070	21.0%	196	High
10.0 to 14.9 percent	306	6.0%	95	Medium
15.0 to 19.9 percent	283	5.6%	102	Medium
20.0 to 24.9 percent	125	2.5%	61	Medium
25.0 to 29.9 percent	133	2.6%	103	Low
30.0 to 34.9 percent	15	0.3%	15	Low
35.0 to 39.9 percent	14	0.3%	19	Low
40.0 to 49.9 percent	8	0.2%	12	Low
50.0 percent or more	174	3.4%	108	Medium
Not computed	8	0.2%	13	Low

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Housing Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	1,858	100.0%	247	High
With cash rent	1,534	82.6%	252	High
Less than \$100	53	2.9%	39	Low
\$100 to \$149	19	1.0%	23	Low
\$150 to \$199	19	1.0%	31	Low
\$200 to \$249	12	0.6%	19	Low
\$250 to \$299	33	1.8%	32	Low
\$300 to \$349	26	1.4%	32	Low
\$350 to \$399	15	0.8%	20	Low
\$400 to \$449	152	8.2%	94	Medium
\$450 to \$499	44	2.4%	66	Low
\$500 to \$549	206	11.1%	106	Medium
\$550 to \$599	82	4.4%	88	Low
\$600 to \$649	197	10.6%	112	Medium
\$650 to \$699	160	8.6%	114	Low
\$700 to \$749	59	3.2%	35	Medium
\$750 to \$799	181	9.7%	121	Low
\$800 to \$899	90	4.8%	65	Low
\$900 to \$999	52	2.8%	51	Low
\$1,000 to \$1,249	98	5.3%	67	Low
\$1,250 to \$1,499	25	1.3%	25	Low
\$1,500 to \$1,999	11	0.6%	14	Low
\$2,000 to \$2,499	0	0.0%	21	
\$2,500 to \$2,999	0	0.0%	21	
\$3,000 to \$3,499	0	0.0%	21	
\$3,500 or more	0	0.0%	21	
No cash rent	324	17.4%	137	Medium
Median Contract Rent	\$627		\$40	High
Average Contract Rent	\$632		\$149	Medium
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	1,858	100.0%	247	High
Pay extra for one or more utilities	1,815	97.7%	248	High
No extra payment for any utilities	43	2.3%	41	Low

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Housing Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT</b>				
Total:	1,858	100.0%	247	■■■
With cash rent:	1,534	82.6%	252	■■■
Less than \$100	5	0.3%	8	■
\$100 to \$149	13	0.7%	23	■
\$150 to \$199	8	0.4%	12	■
\$200 to \$249	2	0.1%	6	■
\$250 to \$299	38	2.0%	41	■
\$300 to \$349	16	0.9%	21	■
\$350 to \$399	54	2.9%	42	■
\$400 to \$449	0	0.0%	21	■
\$450 to \$499	15	0.8%	25	■
\$500 to \$549	26	1.4%	32	■
\$550 to \$599	41	2.2%	44	■
\$600 to \$649	89	4.8%	76	■
\$650 to \$699	109	5.9%	82	■
\$700 to \$749	134	7.2%	92	■
\$750 to \$799	120	6.5%	91	■
\$800 to \$899	302	16.3%	156	■■
\$900 to \$999	115	6.2%	82	■
\$1,000 to \$1,249	347	18.7%	148	■■
\$1,250 to \$1,499	64	3.4%	60	■
\$1,500 to \$1,999	29	1.6%	28	■
\$2,000 to \$2,499	7	0.4%	11	■
\$2,500 to \$2,999	0	0.0%	21	■
\$3,000 to \$3,499	0	0.0%	21	■
\$3,500 or more	0	0.0%	21	■
No cash rent	324	17.4%	137	■■
Median Gross Rent	\$832		\$47	■■■
Average Gross Rent	\$851		\$202	■■

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

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

January 31, 2022

Community Data Morgan County (cont.)



ACS Housing Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015-2019			
	ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	7,753	100.0%	49	High
1, detached	6,205	80.0%	265	High
1, attached	52	0.7%	44	Low
2	154	2.0%	112	Low
3 or 4	174	2.2%	75	Medium
5 to 9	62	0.8%	46	Low
10 to 19	25	0.3%	40	Low
20 to 49	38	0.5%	44	Low
50 or more	11	0.1%	17	Low
Mobile home	1,030	13.3%	228	Medium
Boat, RV, van, etc.	2	0.0%	4	Low
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	7,753	100.0%	49	High
Built 2014 or later	71	0.9%	51	Low
Built 2010 to 2013	137	1.8%	99	Low
Built 2000 to 2009	1,954	25.2%	244	High
Built 1990 to 1999	1,379	17.8%	222	High
Built 1980 to 1989	1,173	15.1%	206	High
Built 1970 to 1979	973	12.5%	201	Medium
Built 1960 to 1969	913	11.8%	258	Medium
Built 1950 to 1959	458	5.9%	191	Medium
Built 1940 to 1949	128	1.7%	81	Medium
Built 1939 or earlier	567	7.3%	129	Medium
Median Year Structure Built	1987		3	High
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	6,942	100.0%	240	High
Owner occupied				
Moved in 2017 or later	117	1.7%	53	Medium
Moved in 2015 to 2016	456	6.6%	167	Medium
Moved in 2010 to 2014	639	9.2%	157	Medium
Moved in 2000 to 2009	1,781	25.7%	237	High
Moved in 1990 to 1999	921	13.3%	174	High
Moved in 1989 or earlier	1,170	16.9%	178	High
Renter occupied				
Moved in 2017 or later	166	2.4%	89	Medium
Moved in 2015 to 2016	513	7.4%	169	Medium
Moved in 2010 to 2014	479	6.9%	117	Medium
Moved in 2000 to 2009	552	8.0%	195	Medium
Moved in 1990 to 1999	75	1.1%	72	Low
Moved in 1989 or earlier	73	1.1%	56	Low
Median Year Householder Moved Into Unit	2005		1	High

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

Reliability: High Medium Low

January 31, 2022

Community Data Morgan County (cont.)



ACS Housing Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015-2019			
	ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	6,942	100.0%	240	■■■
Utility gas	980	14.1%	205	■■
Bottled, tank, or LP gas	777	11.2%	171	■■
Electricity	4,843	69.8%	344	■■■
Fuel oil, kerosene, etc.	20	0.3%	26	■
Coal or coke	0	0.0%	21	
Wood	217	3.1%	95	■■
Solar energy	0	0.0%	21	
Other fuel	46	0.7%	54	■
No fuel used	59	0.8%	54	■
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	6,942	100.0%	240	■■■
Owner occupied				
No vehicle available	107	1.5%	82	■
1 vehicle available	1,108	16.0%	236	■■
2 vehicles available	1,953	28.1%	202	■■■
3 vehicles available	1,288	18.6%	205	■■■
4 vehicles available	410	5.9%	123	■■
5 or more vehicles available	218	3.1%	78	■■
Renter occupied				
No vehicle available	207	3.0%	106	■■
1 vehicle available	462	6.7%	163	■■
2 vehicles available	826	11.9%	205	■■
3 vehicles available	320	4.6%	135	■■
4 vehicles available	43	0.6%	36	■
5 or more vehicles available	0	0.0%	21	
Average Number of Vehicles Available	2.2		0.1	■■■
<b>VACANT HOUSING UNITS</b>				
Total vacant housing units	811	100.0%	234	■■
For rent	52	6.4%	61	■
Rented, not occupied	8	1.0%	14	■
For sale only	25	3.1%	24	■
Sold, not occupied	7	0.9%	10	■
Seasonal/occasional	302	37.2%	156	■■
For migrant workers	0	0.0%	21	
Other	417	51.4%	178	■■

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

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

January 31, 2022

Community Data Morgan County (cont.)



ACS Housing Summary

Morgan County, GA  
 Morgan County, GA (13211)  
 Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	5,084	100%	248	High
Less than \$10,000	25	0.5%	38	Low
\$10,000 to \$14,999	20	0.4%	20	Low
\$15,000 to \$19,999	30	0.6%	38	Low
\$20,000 to \$24,999	11	0.2%	17	Low
\$25,000 to \$29,999	36	0.7%	31	Low
\$30,000 to \$34,999	2	0.0%	5	Low
\$35,000 to \$39,999	0	0.0%	21	Low
\$40,000 to \$49,999	44	0.9%	29	Low
\$50,000 to \$59,999	134	2.6%	71	Medium
\$60,000 to \$69,999	53	1.0%	35	Low
\$70,000 to \$79,999	131	2.6%	71	Medium
\$80,000 to \$89,999	130	2.6%	55	Medium
\$90,000 to \$99,999	110	2.2%	52	Medium
\$100,000 to \$124,999	378	7.4%	182	Medium
\$125,000 to \$149,999	156	3.1%	65	Medium
\$150,000 to \$174,999	421	8.3%	128	Medium
\$175,000 to \$199,999	362	7.1%	121	Medium
\$200,000 to \$249,999	860	16.9%	173	Medium
\$250,000 to \$299,999	505	9.9%	130	Medium
\$300,000 to \$399,999	794	15.6%	192	Medium
\$400,000 to \$499,999	364	7.2%	125	Medium
\$500,000 to \$749,999	266	5.2%	105	Medium
\$750,000 to \$999,999	81	1.6%	41	Medium
\$1,000,000 to \$1,499,999	120	2.4%	84	Low
\$1,500,000 to \$1,999,999	24	0.5%	29	Low
\$2,000,000 or more	27	0.5%	31	Low
Median Home Value	\$229,000		\$11,348	High
Average Home Value	\$276,028		\$27,723	High

**Data Note:** N/A means not available.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: High medium low

January 31, 2022

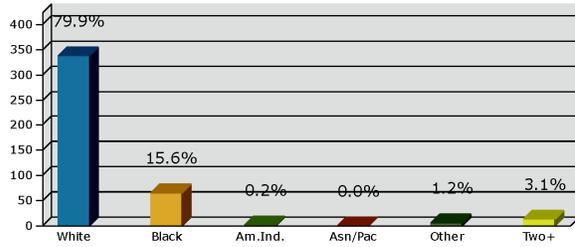


## Graphic Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

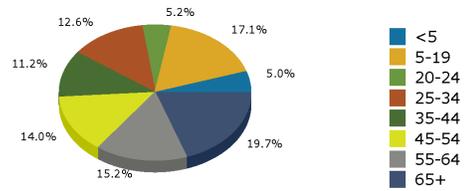
Prepared by Esri

2021 Population by Race

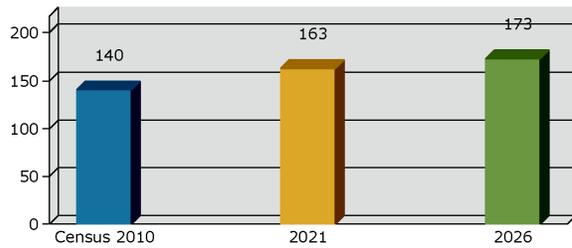


2021 Percent Hispanic Origin: 2.6%

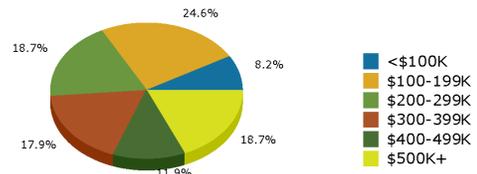
2021 Population by Age



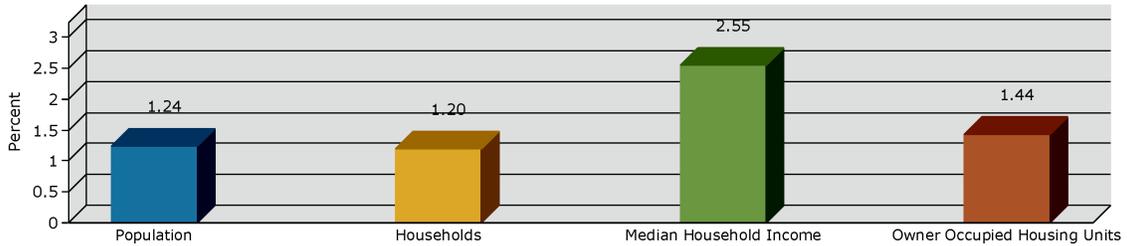
Households



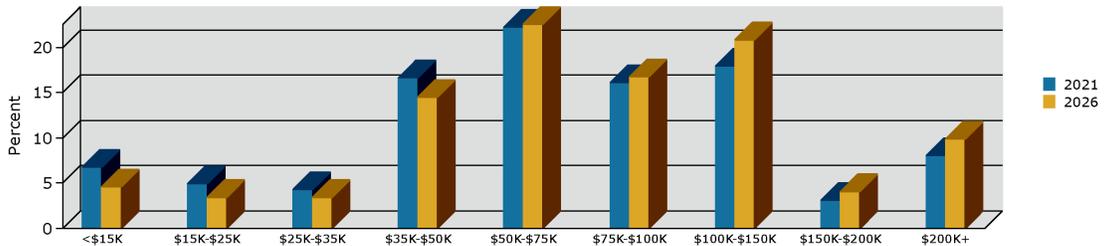
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



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

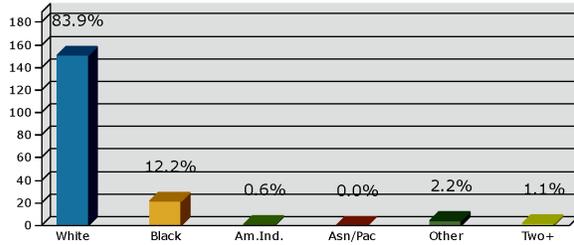
February 25, 2022

## Graphic Profile

Buckhead Town, GA  
Buckhead Town, GA (1311672)  
Geography: Place

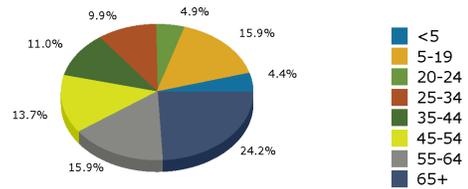
Prepared by Esri

2021 Population by Race

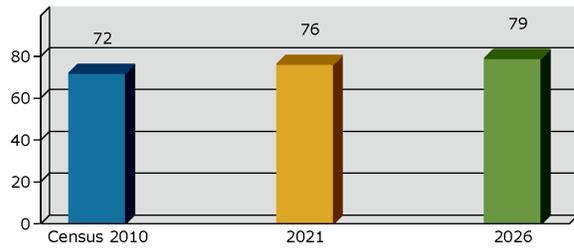


2021 Percent Hispanic Origin: 2.8%

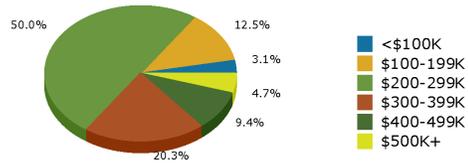
2021 Population by Age



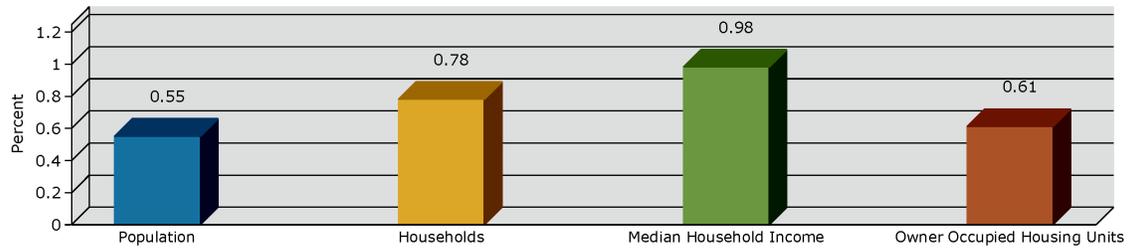
Households



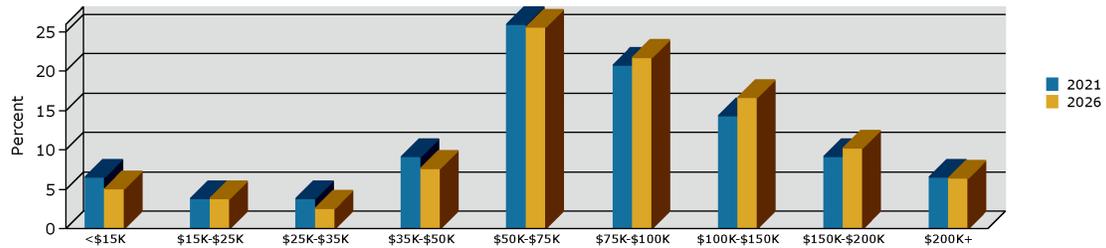
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



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

February 25, 2022

## 2010 Census Profile

Bostwick City, GA  
Bostwick City, GA (1309488)  
Geography: Place

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	310	365	1.65%
Households	113	140	2.17%
Housing Units	124	152	2.06%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		365	100.0%
Population Reporting One Race		350	95.9%
White		303	83.0%
Black		46	12.6%
American Indian		0	0.0%
Asian		0	0.0%
Pacific Islander		0	0.0%
Some Other Race		1	0.3%
Population Reporting Two or More Races		15	4.1%
Total Hispanic Population		8	2.2%
<b>Population by Sex</b>			
Male		184	50.4%
Female		181	49.6%
<b>Population by Age</b>			
Total		365	100.0%
Age 0 - 4		18	4.9%
Age 5 - 9		22	6.0%
Age 10 - 14		26	7.1%
Age 15 - 19		27	7.4%
Age 20 - 24		19	5.2%
Age 25 - 29		23	6.3%
Age 30 - 34		13	3.6%
Age 35 - 39		21	5.8%
Age 40 - 44		20	5.5%
Age 45 - 49		27	7.4%
Age 50 - 54		43	11.8%
Age 55 - 59		28	7.7%
Age 60 - 64		22	6.0%
Age 65 - 69		21	5.8%
Age 70 - 74		12	3.3%
Age 75 - 79		10	2.7%
Age 80 - 84		8	2.2%
Age 85+		5	1.4%
Age 18+		284	77.8%
Age 65+		56	15.3%

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### 2010 Census Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

Households by Type		
Total	140	100.0%
Households with 1 Person	29	20.7%
Households with 2+ People	111	79.3%
Family Households	102	72.9%
Husband-wife Families	82	58.6%
With Own Children	30	21.4%
Other Family (No Spouse Present)	20	14.3%
With Own Children	4	2.9%
Nonfamily Households	9	6.4%
All Households with Children	42	30.0%
Multigenerational Households	8	5.7%
Unmarried Partner Households	7	5.0%
Male-female	6	4.3%
Same-sex	1	0.7%
Average Household Size	2.61	
Family Households by Size		
Total	102	100.0%
2 People	44	43.1%
3 People	28	27.5%
4 People	17	16.7%
5 People	7	6.9%
6 People	2	2.0%
7+ People	4	3.9%
Average Family Size	3.11	
Nonfamily Households by Size		
Total	38	100.0%
1 Person	29	76.3%
2 People	8	21.1%
3 People	1	2.6%
4 People	0	0.0%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.26	
Population by Relationship and Household Type		
Total	365	100.0%
In Households	365	100.0%
In Family Households	317	86.8%
Householder	102	27.9%
Spouse	82	22.5%
Child	118	32.3%
Other relative	15	4.1%
Nonrelative	0	0.0%
In Nonfamily Households	48	13.2%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

Community Data Bostwick (cont.)



2010 Census Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

Family Households by Age of Householder		
Total	102	100.0%
Householder Age 15 - 44	29	28.4%
Householder Age 45 - 54	27	26.5%
Householder Age 55 - 64	23	22.5%
Householder Age 65 - 74	14	13.7%
Householder Age 75+	9	8.8%
Nonfamily Households by Age of Householder		
Total	38	100.0%
Householder Age 15 - 44	8	21.1%
Householder Age 45 - 54	7	18.4%
Householder Age 55 - 64	4	10.5%
Householder Age 65 - 74	9	23.7%
Householder Age 75+	10	26.3%
Households by Race of Householder		
Total	140	100.0%
Householder is White Alone	121	86.4%
Householder is Black Alone	15	10.7%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.7%
Householder is Two or More Races	3	2.1%
Households with Hispanic Householder	2	1.4%
Husband-wife Families by Race of Householder		
Total	82	100.0%
Householder is White Alone	72	87.8%
Householder is Black Alone	6	7.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	1.2%
Householder is Two or More Races	3	3.7%
Husband-wife Families with Hispanic Householder	2	2.4%
Other Families (No Spouse) by Race of Householder		
Total	20	100.0%
Householder is White Alone	12	60.0%
Householder is Black Alone	8	40.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	0	0.0%
Nonfamily Households by Race of Householder		
Total	38	100.0%
Householder is White Alone	37	97.4%
Householder is Black Alone	1	2.6%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	0	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

## Community Data Bostwick (cont.)



### 2010 Census Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

<b>Total Housing Units by Occupancy</b>		
Total	152	100.0%
Occupied Housing Units	140	92.1%
Vacant Housing Units		
For Rent	3	2.0%
Rented, not Occupied	0	0.0%
For Sale Only	4	2.6%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	2	1.3%
For Migrant Workers	0	0.0%
Other Vacant	3	2.0%
Total Vacancy Rate	7.9%	
<b>Households by Tenure and Mortgage Status</b>		
Total	140	100.0%
Owner Occupied	113	80.7%
Owned with a Mortgage/Loan	72	51.4%
Owned Free and Clear	41	29.3%
Average Household Size	2.58	
Renter Occupied	27	19.3%
Average Household Size	2.70	
<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	113	100.0%
Householder is White Alone	98	86.7%
Householder is Black Alone	11	9.7%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.9%
Householder is Two or More Races	3	2.7%
Owner-occupied Housing Units with Hispanic Householder	2	1.8%
<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	27	100.0%
Householder is White Alone	23	85.2%
Householder is Black Alone	4	14.8%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	0	0.0%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.53	
Householder is Black Alone	3.13	
Householder is American Indian Alone	0.00	
Householder is Asian Alone	0.00	
Householder is Pacific Islander Alone	0.00	
Householder is Some Other Race Alone	4.00	
Householder is Two or More Races	2.67	
Householder is Hispanic	4.00	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	Bostwick city...
<b>Population Summary</b>	
2000 Total Population	310
2010 Total Population	365
2021 Total Population	424
2021 Group Quarters	0
2026 Total Population	451
2021-2026 Annual Rate	1.24%
2021 Total Daytime Population	296
Workers	95
Residents	201
<b>Household Summary</b>	
2000 Households	113
2000 Average Household Size	2.70
2010 Households	140
2010 Average Household Size	2.61
2021 Households	163
2021 Average Household Size	2.60
2026 Households	173
2026 Average Household Size	2.61
2021-2026 Annual Rate	1.20%
2010 Families	102
2010 Average Family Size	3.11
2021 Families	124
2021 Average Family Size	3.01
2026 Families	132
2026 Average Family Size	3.01
2021-2026 Annual Rate	1.26%
<b>Housing Unit Summary</b>	
2000 Housing Units	124
Owner Occupied Housing Units	76.6%
Renter Occupied Housing Units	14.5%
Vacant Housing Units	8.9%
2010 Housing Units	152
Owner Occupied Housing Units	74.3%
Renter Occupied Housing Units	17.8%
Vacant Housing Units	7.9%
2021 Housing Units	178
Owner Occupied Housing Units	75.8%
Renter Occupied Housing Units	15.7%
Vacant Housing Units	8.4%
2026 Housing Units	189
Owner Occupied Housing Units	76.7%
Renter Occupied Housing Units	15.3%
Vacant Housing Units	8.5%
<b>Median Household Income</b>	
2021	\$67,512
2026	\$76,575
<b>Median Home Value</b>	
2021	\$294,444
2026	\$346,774
<b>Per Capita Income</b>	
2021	\$33,685
2026	\$38,778
<b>Median Age</b>	
2010	43.4
2021	44.0
2026	44.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	Bostwick city...
<b>2021 Households by Income</b>	
Household Income Base	162
<\$15,000	6.8%
\$15,000 - \$24,999	4.9%
\$25,000 - \$34,999	4.3%
\$35,000 - \$49,999	16.7%
\$50,000 - \$74,999	22.2%
\$75,000 - \$99,999	16.0%
\$100,000 - \$149,999	17.9%
\$150,000 - \$199,999	3.1%
\$200,000+	8.0%
Average Household Income	\$92,561
<b>2026 Households by Income</b>	
Household Income Base	173
<\$15,000	4.6%
\$15,000 - \$24,999	3.5%
\$25,000 - \$34,999	3.5%
\$35,000 - \$49,999	14.5%
\$50,000 - \$74,999	22.5%
\$75,000 - \$99,999	16.8%
\$100,000 - \$149,999	20.8%
\$150,000 - \$199,999	4.0%
\$200,000+	9.8%
Average Household Income	\$106,136
<b>2021 Owner Occupied Housing Units by Value</b>	
Total	134
<\$50,000	3.7%
\$50,000 - \$99,999	4.5%
\$100,000 - \$149,999	6.0%
\$150,000 - \$199,999	18.7%
\$200,000 - \$249,999	5.2%
\$250,000 - \$299,999	13.4%
\$300,000 - \$399,999	17.9%
\$400,000 - \$499,999	11.9%
\$500,000 - \$749,999	4.5%
\$750,000 - \$999,999	7.5%
\$1,000,000 - \$1,499,999	6.7%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$386,754
<b>2026 Owner Occupied Housing Units by Value</b>	
Total	145
<\$50,000	2.1%
\$50,000 - \$99,999	2.1%
\$100,000 - \$149,999	2.8%
\$150,000 - \$199,999	13.8%
\$200,000 - \$249,999	4.8%
\$250,000 - \$299,999	14.5%
\$300,000 - \$399,999	21.4%
\$400,000 - \$499,999	14.5%
\$500,000 - \$749,999	5.5%
\$750,000 - \$999,999	9.7%
\$1,000,000 - \$1,499,999	9.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$451,379

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	<b>Bostwick city...</b>
<b>2010 Population by Age</b>	
Total	365
0 - 4	4.9%
5 - 9	6.0%
10 - 14	7.1%
15 - 24	12.6%
25 - 34	9.9%
35 - 44	11.2%
45 - 54	19.2%
55 - 64	13.7%
65 - 74	9.0%
75 - 84	4.9%
85 +	1.4%
18 +	77.8%
<b>2021 Population by Age</b>	
Total	421
0 - 4	5.0%
5 - 9	5.5%
10 - 14	5.5%
15 - 24	11.4%
25 - 34	12.6%
35 - 44	11.2%
45 - 54	14.0%
55 - 64	15.2%
65 - 74	13.1%
75 - 84	5.5%
85 +	1.2%
18 +	80.3%
<b>2026 Population by Age</b>	
Total	451
0 - 4	5.1%
5 - 9	5.5%
10 - 14	6.0%
15 - 24	10.4%
25 - 34	11.5%
35 - 44	11.5%
45 - 54	12.4%
55 - 64	14.9%
65 - 74	13.7%
75 - 84	7.3%
85 +	1.6%
18 +	79.8%
<b>2010 Population by Sex</b>	
Males	184
Females	181
<b>2021 Population by Sex</b>	
Males	208
Females	213
<b>2026 Population by Sex</b>	
Males	223
Females	228

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	<b>Bostwick city...</b>
<b>2010 Population by Race/Ethnicity</b>	
Total	365
White Alone	83.0%
Black Alone	12.6%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.3%
Two or More Races	4.1%
Hispanic Origin	2.2%
Diversity Index	32.5
<b>2021 Population by Race/Ethnicity</b>	
Total	423
White Alone	79.9%
Black Alone	15.6%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	3.1%
Hispanic Origin	2.6%
Diversity Index	37.4
<b>2026 Population by Race/Ethnicity</b>	
Total	451
White Alone	80.0%
Black Alone	14.9%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	3.5%
Hispanic Origin	3.1%
Diversity Index	37.7
<b>2010 Population by Relationship and Household Type</b>	
Total	365
In Households	100.0%
In Family Households	86.8%
Householder	27.9%
Spouse	22.5%
Child	32.3%
Other relative	4.1%
Nonrelative	0.0%
In Nonfamily Households	13.2%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	<b>Bostwick city...</b>
<b>2021 Population 25+ by Educational Attainment</b>	
Total	308
Less than 9th Grade	3.6%
9th - 12th Grade, No Diploma	11.0%
High School Graduate	37.3%
GED/Alternative Credential	3.6%
Some College, No Degree	18.8%
Associate Degree	5.5%
Bachelor's Degree	12.3%
Graduate/Professional Degree	7.8%
<b>2021 Population 15+ by Marital Status</b>	
Total	355
Never Married	21.1%
Married	65.4%
Widowed	2.0%
Divorced	11.5%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	230
Population 16+ Employed	96.5%
Population 16+ Unemployment rate	3.5%
Population 16-24 Employed	11.7%
Population 16-24 Unemployment rate	7.1%
Population 25-54 Employed	60.4%
Population 25-54 Unemployment rate	4.3%
Population 55-64 Employed	19.8%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	8.1%
Population 65+ Unemployment rate	0.0%
<b>2021 Employed Population 16+ by Industry</b>	
Total	222
Agriculture/Mining	3.2%
Construction	7.2%
Manufacturing	5.9%
Wholesale Trade	4.5%
Retail Trade	10.4%
Transportation/Utilities	20.4%
Information	0.5%
Finance/Insurance/Real Estate	6.3%
Services	34.8%
Public Administration	6.8%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	222
White Collar	53.2%
Management/Business/Financial	16.2%
Professional	16.7%
Sales	7.2%
Administrative Support	13.1%
Services	11.3%
Blue Collar	35.6%
Farming/Forestry/Fishing	0.9%
Construction/Extraction	5.4%
Installation/Maintenance/Repair	7.7%
Production	3.2%
Transportation/Material Moving	18.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	<b>Bostwick city...</b>
<b>2010 Households by Type</b>	
Total	140
Households with 1 Person	20.7%
Households with 2+ People	79.3%
Family Households	72.9%
Husband-wife Families	58.6%
With Related Children	24.3%
Other Family (No Spouse Present)	14.3%
Other Family with Male Householder	5.0%
With Related Children	0.7%
Other Family with Female Householder	9.3%
With Related Children	5.0%
Nonfamily Households	6.4%
All Households with Children	30.0%
Multigenerational Households	5.7%
Unmarried Partner Households	5.0%
Male-female	4.3%
Same-sex	0.7%
<b>2010 Households by Size</b>	
Total	140
1 Person Household	20.7%
2 Person Household	37.1%
3 Person Household	20.7%
4 Person Household	12.1%
5 Person Household	5.0%
6 Person Household	1.4%
7 + Person Household	2.9%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	140
Owner Occupied	80.7%
Owned with a Mortgage/Loan	51.4%
Owned Free and Clear	29.3%
Renter Occupied	19.3%
<b>2010 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	149
Percent of Income for Mortgage	18.3%
Wealth Index	116
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	152
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	365
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Bostwick (cont.)



### Community Profile

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

		Bostwick city...
<b>Top 3 Tapestry Segments</b>		
1.		Southern Satellites (10A)
2.		
3.		
<b>2021 Consumer Spending</b>		
Apparel & Services: Total \$		\$344,974
Average Spent		\$2,116.41
Spending Potential Index		100
Education: Total \$		\$232,060
Average Spent		\$1,423.68
Spending Potential Index		82
Entertainment/Recreation: Total \$		\$554,147
Average Spent		\$3,399.67
Spending Potential Index		105
Food at Home: Total \$		\$935,874
Average Spent		\$5,741.56
Spending Potential Index		105
Food Away from Home: Total \$		\$632,435
Average Spent		\$3,879.97
Spending Potential Index		102
Health Care: Total \$		\$1,154,748
Average Spent		\$7,084.34
Spending Potential Index		114
HH Furnishings & Equipment: Total \$		\$384,730
Average Spent		\$2,360.31
Spending Potential Index		105
Personal Care Products & Services: Total \$		\$146,544
Average Spent		\$899.04
Spending Potential Index		100
Shelter: Total \$		\$2,953,035
Average Spent		\$18,116.78
Spending Potential Index		90
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$420,698
Average Spent		\$2,580.97
Spending Potential Index		108
Travel: Total \$		\$391,338
Average Spent		\$2,400.85
Spending Potential Index		95
Vehicle Maintenance & Repairs: Total \$		\$196,393
Average Spent		\$1,204.87
Spending Potential Index		109

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	314		143	☐☐
Total Households	100		40	☐☐
Total Housing Units	120		48	☐☐
<b>POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT</b>				
Total	307	100.0%	141	☐☐
Enrolled in school	118	38.4%	61	☐☐
Enrolled in nursery school, preschool	2	0.7%	4	☐
Public school	0	0.0%	13	
Private school	2	0.7%	4	☐
Enrolled in kindergarten	0	0.0%	13	
Public school	0	0.0%	13	
Private school	0	0.0%	13	
Enrolled in grade 1 to grade 4	11	3.6%	9	☐
Public school	11	3.6%	9	☐
Private school	0	0.0%	13	
Enrolled in grade 5 to grade 8	24	7.8%	17	☐
Public school	21	6.8%	16	☐
Private school	3	1.0%	7	☐
Enrolled in grade 9 to grade 12	49	16.0%	38	☐
Public school	46	15.0%	38	☐
Private school	3	1.0%	5	☐
Enrolled in college undergraduate years	32	10.4%	27	☐
Public school	23	7.5%	25	☐
Private school	9	2.9%	14	☐
Enrolled in graduate or professional school	0	0.0%	13	
Public school	0	0.0%	13	
Private school	0	0.0%	13	
Not enrolled in school	189	61.6%	62	☐☐
<b>POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE</b>				
Total	34	100.0%	20	☐☐
Living in Households	34	100.0%	20	☐☐
Living in Family Households	24	70.6%	17	☐
Householder	18	52.9%	15	☐
Spouse	5	14.7%	5	☐
Parent	0	0.0%	13	
Parent-in-law	0	0.0%	13	
Other Relative	1	2.9%	4	☐
Nonrelative	0	0.0%	13	
Living in Nonfamily Households	10	29.4%	11	☐
Householder	10	29.4%	11	☐
Nonrelative	0	0.0%	13	
Living in Group Quarters	0	0.0%	13	

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

Reliability: ☐☐ high ☐ medium ☐ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY TYPE AND SIZE</b>				
Family Households	83	83.0%	38	High
2-Person	36	36.0%	25	Low
3-Person	18	18.0%	15	Low
4-Person	24	24.0%	15	Medium
5-Person	5	5.0%	9	Low
6-Person	0	0.0%	13	
7+ Person	0	0.0%	13	
Nonfamily Households	17	17.0%	13	Low
1-Person	17	17.0%	13	Low
2-Person	0	0.0%	13	
3-Person	0	0.0%	13	
4-Person	0	0.0%	13	
5-Person	0	0.0%	13	
6-Person	0	0.0%	13	
7+ Person	0	0.0%	13	
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE</b>				
Households with one or more people under 18 years	43	43.0%	22	High
Family households	43	43.0%	22	High
Married-couple family	38	38.0%	20	High
Male householder, no wife present	0	0.0%	13	
Female householder, no husband present	5	5.0%	7	Low
Nonfamily households	0	0.0%	13	
Households with no people under 18 years	57	57.0%	29	High
Married-couple family	30	30.0%	22	Low
Other family	10	10.0%	13	Low
Nonfamily households	17	17.0%	13	Low
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE</b>				
Households with Pop 65+	28	28.0%	18	High
1-Person	10	10.0%	11	Low
2+ Person Family	18	18.0%	15	Low
2+ Person Nonfamily	0	0.0%	13	
Households with No Pop 65+	72	72.0%	37	High
1-Person	7	7.0%	9	Low
2+ Person Family	65	65.0%	34	High
2+ Person Nonfamily	0	0.0%	13	

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

Reliability: High Medium Low

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH</b>				
Total	305	100.0%	142	■
<b>5 to 17 years</b>				
Speak only English	70	23.0%	43	■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
<b>18 to 64 years</b>				
Speak only English	200	65.6%	102	■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	1	0.3%	2	■
Speak English "very well" or "well"	1	0.3%	2	■
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
<b>65 years and over</b>				
Speak only English	29	9.5%	18	■
Speak Spanish	5	1.6%	8	■
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	5	1.6%	8	■
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>				
Total	156	100.0%	76	High
Worked in state and in county of residence	67	42.9%	43	High
Worked in state and outside county of residence	89	57.1%	54	High
Worked outside state of residence	0	0.0%	13	Low
<b>SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>				
Total:	156	100.0%	76	High
Male:	94	60.3%	50	High
Employee of private company	69	44.2%	42	High
Self-employed in own incorporated business	6	3.8%	8	Low
Private not-for-profit wage and salary workers	4	2.6%	6	Low
Local government workers	11	7.1%	13	Low
State government workers	2	1.3%	4	Low
Federal government workers	0	0.0%	13	Low
Self-employed in own not incorporated business workers	2	1.3%	3	Low
Unpaid family workers	0	0.0%	13	Low
Female:	62	39.7%	32	High
Employee of private company	29	18.6%	19	High
Self-employed in own incorporated business	1	0.6%	4	Low
Private not-for-profit wage and salary workers	7	4.5%	7	Low
Local government workers	17	10.9%	16	Low
State government workers	4	2.6%	7	Low
Federal government workers	0	0.0%	13	Low
Self-employed in own not incorporated business workers	4	2.6%	6	Low
Unpaid family workers	0	0.0%	13	Low
<b>POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER</b>				
Total	314	100.0%	143	High
Population <18 in Households	79	25.2%	46	High
Have a Computer	79	25.2%	46	High
Have NO Computer	0	0.0%	13	Low
Population 18-64 in Households	201	64.0%	102	High
Have a Computer	197	62.7%	101	High
Have NO Computer	4	1.3%	8	Low
Population 65+ in Households	34	10.8%	20	High
Have a Computer	26	8.3%	17	High
Have NO Computer	8	2.5%	9	Low
<b>HOUSEHOLDS AND INTERNET SUBSCRIPTIONS</b>				
Total	100	100.0%	40	High
With an Internet Subscription	75	75.0%	36	High
Dial-Up Alone	0	0.0%	13	Low
Broadband	50	50.0%	26	High
Satellite Service	12	12.0%	14	Low
Other Service	0	0.0%	13	Low
Internet Access with no Subscription	1	1.0%	3	Low
With No Internet Access	24	24.0%	18	Low

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

Reliability: High medium low

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>				
Total	156	100.0%	76	■
Drove alone	134	85.9%	72	■
Carpooled	15	9.6%	16	■
Public transportation (excluding taxicab)	0	0.0%	13	
Bus or trolley bus	0	0.0%	13	
Light rail, streetcar or trolley	0	0.0%	13	
Subway or elevated	0	0.0%	13	
Long-distance/Commuter Train	0	0.0%	13	
Ferryboat	0	0.0%	13	
Taxicab	0	0.0%	13	
Motorcycle	0	0.0%	13	
Bicycle	0	0.0%	13	
Walked	0	0.0%	13	
Other means	0	0.0%	13	
Worked at home	7	4.5%	8	■
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>				
Total	149	100.0%	77	■
Less than 5 minutes	5	3.4%	9	■
5 to 9 minutes	12	8.1%	14	■
10 to 14 minutes	7	4.7%	9	■
15 to 19 minutes	30	20.1%	21	■
20 to 24 minutes	8	5.4%	7	■
25 to 29 minutes	23	15.4%	19	■
30 to 34 minutes	51	34.2%	42	■
35 to 39 minutes	0	0.0%	13	
40 to 44 minutes	3	2.0%	4	■
45 to 59 minutes	3	2.0%	5	■
60 to 89 minutes	4	2.7%	7	■
90 or more minutes	3	2.0%	6	■
Average Travel Time to Work (in minutes)	N/A		N/A	
<b>FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS</b>				
Total	108	100.0%	59	■
Own children under 6 years only	7	6.5%	8	■
In labor force	3	2.8%	4	■
Not in labor force	4	3.7%	5	■
Own children under 6 years and 6 to 17 years	1	0.9%	3	■
In labor force	1	0.9%	3	■
Not in labor force	0	0.0%	13	
Own children 6 to 17 years only	36	33.3%	23	■
In labor force	34	31.5%	23	■
Not in labor force	2	1.9%	4	■
No own children under 18 years	64	59.3%	39	■
In labor force	22	20.4%	14	■
Not in labor force	42	38.9%	34	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE &amp; TYPES OF HEALTH INSURANCE COVERAGE</b>				
Total	314	100.0%	143	■
Under 19 years:	79	25.2%	46	■
One Type of Health Insurance:	74	23.6%	45	■
Employer-Based Health Ins Only	71	22.6%	44	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	3	1.0%	5	■
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	2	0.6%	3	■
No Health Insurance Coverage	3	1.0%	7	■
19 to 34 years:	55	17.5%	35	■
One Type of Health Insurance:	52	16.6%	34	■
Employer-Based Health Ins Only	43	13.7%	29	■
Direct-Purchase Health Ins Only	9	2.9%	14	■
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	3	1.0%	4	■
No Health Insurance Coverage	0	0.0%	13	
35 to 64 years:	146	46.5%	78	■
One Type of Health Insurance:	132	42.0%	72	■
Employer-Based Health Ins Only	103	32.8%	63	■
Direct-Purchase Health Ins Only	13	4.1%	12	■
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	14	4.5%	23	■
TRICARE/Military Hlth Cov Only	2	0.6%	4	■
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	2	0.6%	4	■
No Health Insurance Coverage	12	3.8%	13	■
65+ years:	34	10.8%	20	■
One Type of Health Insurance:	6	1.9%	10	■
Employer-Based Health Ins Only	0	0.0%	13	
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	6	1.9%	10	■
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance:	23	7.3%	18	■
Employer-Based & Direct-Purchase Health Insurance	0	0.0%	13	
Employer-Based Health & Medicare Insurance	2	0.6%	4	■
Direct-Purchase Health & Medicare Insurance	0	0.0%	13	
Medicare & Medicaid Coverage	12	3.8%	14	■
Other Private Health Insurance Combos	0	0.0%	13	
Other Public Health Insurance Combos	0	0.0%	13	
Other Health Insurance Combinations	9	2.9%	9	■
No Health Insurance Coverage	5	1.6%	8	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION BY RATIO OF INCOME TO POVERTY LEVEL</b>				
Total	314	100.0%	143	High
Under .50	7	2.2%	8	Low
.50 to .99	2	0.6%	3	Low
1.00 to 1.24	0	0.0%	13	Medium
1.25 to 1.49	5	1.6%	8	Low
1.50 to 1.84	28	8.9%	30	Low
1.85 to 1.99	0	0.0%	13	Medium
2.00 and over	272	86.6%	128	High
<b>CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS</b>				
Total	235	100.0%	107	High
Veteran	4	1.7%	6	Low
Nonveteran	231	98.3%	108	High
Male	107	45.5%	51	High
Veteran	2	0.9%	4	Low
Nonveteran	105	44.7%	51	High
Female	128	54.5%	62	High
Veteran	2	0.9%	4	Low
Nonveteran	126	53.6%	62	High
<b>CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE</b>				
Total	4	100.0%	6	Low
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	2	50.0%	4	Low
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	Medium
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	13	Medium
Gulf War (8/90 to 8/01), no Vietnam Era	2	50.0%	4	Low
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	13	Medium
Vietnam Era, no Korean War, no World War II	0	0.0%	13	Medium
Vietnam Era and Korean War, no World War II	0	0.0%	13	Medium
Vietnam Era and Korean War and World War II	0	0.0%	13	Medium
Korean War, no Vietnam Era, no World War II	0	0.0%	13	Medium
Korean War and World War II, no Vietnam Era	0	0.0%	13	Medium
World War II, no Korean War, no Vietnam Era	0	0.0%	13	Medium
Between Gulf War and Vietnam Era only	0	0.0%	13	Medium
Between Vietnam Era and Korean War only	0	0.0%	13	Medium
Between Korean War and World War II only	0	0.0%	13	Medium
Pre-World War II only	0	0.0%	13	Medium
<b>HOUSEHOLDS BY POVERTY STATUS</b>				
Total	100	100.0%	40	High
Income in the past 12 months below poverty level	9	9.0%	10	Low
Married-couple family	0	0.0%	13	Medium
Other family - male householder (no wife present)	0	0.0%	13	Medium
Other family - female householder (no husband present)	0	0.0%	13	Medium
Nonfamily household - male householder	5	5.0%	8	Low
Nonfamily household - female householder	4	4.0%	5	Low
Income in the past 12 months at or above poverty level	91	91.0%	41	High
Married-couple family	68	68.0%	33	High
Other family - male householder (no wife present)	0	0.0%	13	Medium
Other family - female householder (no husband present)	15	15.0%	16	Low
Nonfamily household - male householder	0	0.0%	13	Medium
Nonfamily household - female householder	8	8.0%	9	Low

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

Reliability: High Medium Low

February 25, 2022

## Community Data Bostwick (cont.)



### ACS Population Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY OTHER INCOME</b>				
Social Security Income	28	28.0%	19	Low
No Social Security Income	72	72.0%	34	Medium
Retirement Income	8	8.0%	11	Low
No Retirement Income	92	92.0%	39	Medium
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>				
<10% of Income	1	4.2%	4	Low
10-14.9% of Income	9	37.5%	13	Low
15-19.9% of Income	2	8.3%	4	Low
20-24.9% of Income	0	0.0%	13	
25-29.9% of Income	5	20.8%	7	Low
30-34.9% of Income	0	0.0%	13	
35-39.9% of Income	0	0.0%	13	
40-49.9% of Income	0	0.0%	13	
50+% of Income	2	8.3%	3	Low
Gross Rent % Inc Not Computed	5	20.8%	8	Low
<b>HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS</b>				
Total	100	100.0%	40	Medium
With public assistance income	0	0.0%	13	
No public assistance income	100	100.0%	40	Medium
<b>HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS</b>				
Total	100	100.0%	40	Medium
With Food Stamps/SNAP	12	12.0%	14	Low
With No Food Stamps/SNAP	88	88.0%	39	Medium
<b>HOUSEHOLDS BY DISABILITY STATUS</b>				
Total	100	100.0%	40	Medium
With 1+ Persons w/Disability	19	19.0%	12	Medium
With No Person w/Disability	81	81.0%	39	Medium

**Data Note:** N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: High Medium Low

February 25, 2022

Community Data Bostwick (cont.)



ACS Housing Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	314		143	☐☐
Total Households	100		40	☐☐
Total Housing Units	120		48	☐☐
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	76	100.0%	36	☐☐
Housing units with a mortgage/contract to purchase/similar debt	44	57.9%	22	☐☐
Second mortgage only	1	1.3%	3	☐
Home equity loan only	2	2.6%	3	☐
Both second mortgage and home equity loan	0	0.0%	13	
No second mortgage and no home equity loan	41	53.9%	21	☐☐
Housing units without a mortgage	32	42.1%	24	☐
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$189,727		\$143,053	☐
Housing units without a mortgage	\$283,781		\$331,082	☐
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	76	100.0%	36	☐☐
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	0	0.0%	13	
10.0 to 14.9 percent	8	10.5%	9	☐
15.0 to 19.9 percent	16	21.1%	13	☐
20.0 to 24.9 percent	4	5.3%	6	☐
25.0 to 29.9 percent	2	2.6%	4	☐
30.0 to 34.9 percent	0	0.0%	13	
35.0 to 39.9 percent	0	0.0%	13	
40.0 to 49.9 percent	2	2.6%	4	☐
50.0 percent or more	12	15.8%	11	☐
Not computed	0	0.0%	13	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	15	19.7%	16	☐
10.0 to 14.9 percent	15	19.7%	16	☐
15.0 to 19.9 percent	2	2.6%	3	☐
20.0 to 24.9 percent	0	0.0%	13	
25.0 to 29.9 percent	0	0.0%	13	
30.0 to 34.9 percent	0	0.0%	13	
35.0 to 39.9 percent	0	0.0%	13	
40.0 to 49.9 percent	0	0.0%	13	
50.0 percent or more	0	0.0%	13	
Not computed	0	0.0%	13	

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

Reliability: ☐☐ high ☐ medium ☐ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Housing Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	24	100.0%	18	Low
With cash rent	24	100.0%	18	Low
Less than \$100	5	20.8%	8	Low
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	2	8.3%	3	Low
\$400 to \$449	12	50.0%	14	Low
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	0	0.0%	13	
\$600 to \$649	2	8.3%	4	Low
\$650 to \$699	2	8.3%	6	Low
\$700 to \$749	0	0.0%	13	
\$750 to \$799	0	0.0%	13	
\$800 to \$899	0	0.0%	13	
\$900 to \$999	0	0.0%	13	
\$1,000 to \$1,249	0	0.0%	13	
\$1,250 to \$1,499	1	4.2%	4	Low
\$1,500 to \$1,999	0	0.0%	13	
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	0	0.0%	13	
Median Contract Rent	\$421		\$107	Medium
Average Contract Rent	\$413		\$462	Low
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	24	100.0%	18	Low
Pay extra for one or more utilities	19	79.2%	16	Low
No extra payment for any utilities	5	20.8%	8	Low

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

Reliability: High Medium Low

February 25, 2022

Community Data Bostwick (cont.)



ACS Housing Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT</b>				
Total:	24	100.0%	18	■
With cash rent:	24	100.0%	18	■
Less than \$100	5	20.8%	8	■
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	0	0.0%	13	
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	3	12.5%	5	■
\$600 to \$649	2	8.3%	3	■
\$650 to \$699	9	37.5%	13	■
\$700 to \$749	0	0.0%	13	
\$750 to \$799	0	0.0%	13	
\$800 to \$899	2	8.3%	4	■
\$900 to \$999	2	8.3%	6	■
\$1,000 to \$1,249	0	0.0%	13	
\$1,250 to \$1,499	0	0.0%	13	
\$1,500 to \$1,999	1	4.2%	4	■
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	0	0.0%	13	
Median Gross Rent	\$661		\$113	■
Average Gross Rent	\$608		\$680	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Housing Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	120	100.0%	48	■ ■
1, detached	103	85.8%	43	■ ■
1, attached	0	0.0%	13	
2	4	3.3%	8	■
3 or 4	0	0.0%	13	
5 to 9	0	0.0%	13	
10 to 19	0	0.0%	13	
20 to 49	0	0.0%	13	
50 or more	0	0.0%	13	
Mobile home	11	9.2%	13	■
Boat, RV, van, etc.	2	1.7%	4	■
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	120	100.0%	48	■ ■
Built 2014 or later	0	0.0%	13	
Built 2010 to 2013	0	0.0%	13	
Built 2000 to 2009	25	20.8%	17	■
Built 1990 to 1999	8	6.7%	9	■
Built 1980 to 1989	17	14.2%	14	■
Built 1970 to 1979	20	16.7%	15	■
Built 1960 to 1969	17	14.2%	16	■
Built 1950 to 1959	15	12.5%	15	■
Built 1940 to 1949	4	3.3%	8	■
Built 1939 or earlier	14	11.7%	12	■
Median Year Structure Built	1975		10	■ ■ ■
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	100	100.0%	40	■ ■
Owner occupied				
Moved in 2017 or later	2	2.0%	4	■
Moved in 2015 to 2016	4	4.0%	5	■
Moved in 2010 to 2014	18	18.0%	15	■
Moved in 2000 to 2009	28	28.0%	23	■
Moved in 1990 to 1999	15	15.0%	15	■
Moved in 1989 or earlier	9	9.0%	7	■
Renter occupied				
Moved in 2017 or later	1	1.0%	4	■
Moved in 2015 to 2016	0	0.0%	13	
Moved in 2010 to 2014	4	4.0%	6	■
Moved in 2000 to 2009	2	2.0%	4	■
Moved in 1990 to 1999	3	3.0%	5	■
Moved in 1989 or earlier	14	14.0%	16	■
Median Year Householder Moved Into Unit	2003		5	■ ■ ■

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

Reliability: ■ ■ high ■ medium ■ low

February 25, 2022

Community Data Bostwick (cont.)



ACS Housing Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	100	100.0%	40	High
Utility gas	0	0.0%	13	Low
Bottled, tank, or LP gas	12	12.0%	12	Low
Electricity	78	78.0%	35	High
Fuel oil, kerosene, etc.	5	5.0%	8	Low
Coal or coke	0	0.0%	13	Low
Wood	5	5.0%	8	Low
Solar energy	0	0.0%	13	Low
Other fuel	0	0.0%	13	Low
No fuel used	0	0.0%	13	Low
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	100	100.0%	40	High
Owner occupied				
No vehicle available	3	3.0%	4	Low
1 vehicle available	17	17.0%	16	Low
2 vehicles available	28	28.0%	17	High
3 vehicles available	18	18.0%	15	Low
4 vehicles available	6	6.0%	10	Low
5 or more vehicles available	4	4.0%	5	Low
Renter occupied				
No vehicle available	5	5.0%	8	Low
1 vehicle available	14	14.0%	15	Low
2 vehicles available	0	0.0%	13	Low
3 vehicles available	5	5.0%	9	Low
4 vehicles available	0	0.0%	13	Low
5 or more vehicles available	0	0.0%	13	Low
Average Number of Vehicles Available	2.0		1.2	High
<b>VACANT HOUSING UNITS</b>				
Total vacant housing units	20	100.0%	18	Low
For rent	0	0.0%	13	Low
Rented, not occupied	0	0.0%	13	Low
For sale only	0	0.0%	13	Low
Sold, not occupied	0	0.0%	13	Low
Seasonal/occasional	0	0.0%	13	Low
For migrant workers	0	0.0%	13	Low
Other	20	100.0%	18	Low

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

Reliability: High medium Low

February 25, 2022

## Community Data Bostwick (cont.)



### ACS Housing Summary

Bostwick City, GA  
 Bostwick City, GA (1309488)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	76	100%	36	■
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	1	1.3%	3	■
\$35,000 to \$39,999	0	0.0%	13	
\$40,000 to \$49,999	5	6.6%	7	■
\$50,000 to \$59,999	0	0.0%	13	
\$60,000 to \$69,999	7	9.2%	10	■
\$70,000 to \$79,999	4	5.3%	5	■
\$80,000 to \$89,999	0	0.0%	13	
\$90,000 to \$99,999	3	3.9%	5	■
\$100,000 to \$124,999	7	9.2%	11	■
\$125,000 to \$149,999	1	1.3%	3	■
\$150,000 to \$174,999	8	10.5%	12	■
\$175,000 to \$199,999	3	3.9%	6	■
\$200,000 to \$249,999	8	10.5%	8	■
\$250,000 to \$299,999	9	11.8%	8	■
\$300,000 to \$399,999	6	7.9%	6	■
\$400,000 to \$499,999	9	11.8%	12	■
\$500,000 to \$749,999	0	0.0%	13	
\$750,000 to \$999,999	5	6.6%	9	■
\$1,000,000 to \$1,499,999	0	0.0%	13	
\$1,500,000 to \$1,999,999	0	0.0%	13	
\$2,000,000 or more	0	0.0%	13	
Median Home Value	\$191,700		\$66,545	■
Average Home Value	\$229,329		\$164,278	■

**Data Note:** N/A means not available.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

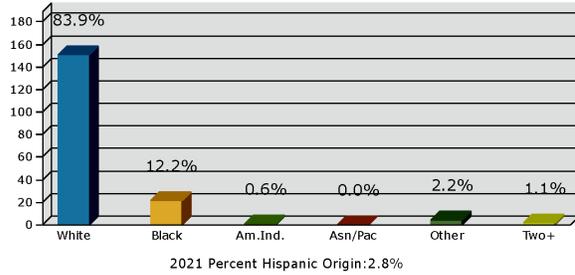


## Graphic Profile

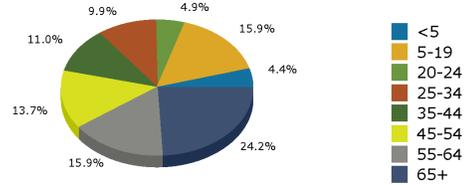
Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

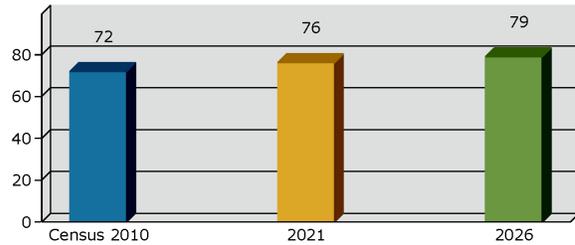
2021 Population by Race



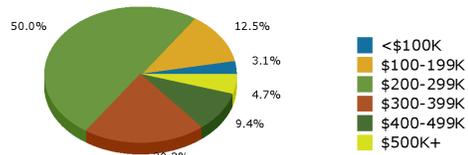
2021 Population by Age



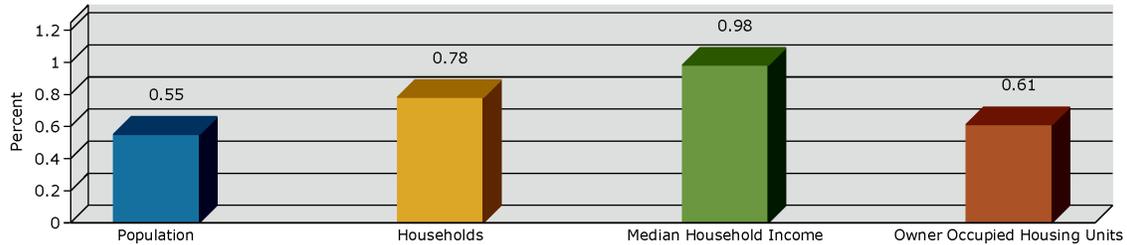
Households



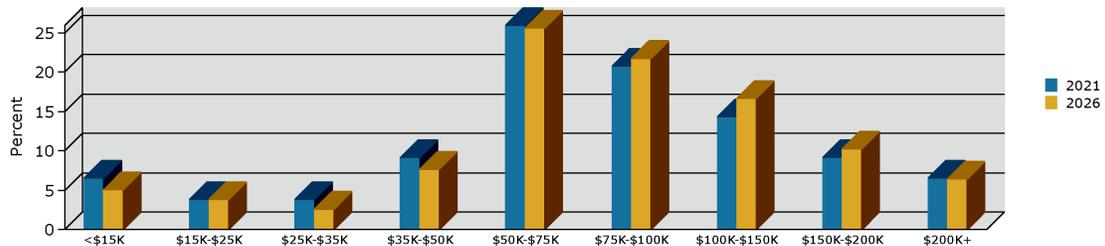
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



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

February 25, 2022

Community Data Buckhead (cont.)



2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	145	171	1.66%
Households	58	72	2.19%
Housing Units	67	84	2.29%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		171	100.0%
Population Reporting One Race		170	99.4%
White		133	77.8%
Black		37	21.6%
American Indian		0	0.0%
Asian		0	0.0%
Pacific Islander		0	0.0%
Some Other Race		0	0.0%
Population Reporting Two or More Races		1	0.6%
Total Hispanic Population		2	1.2%
<b>Population by Sex</b>			
Male		89	52.0%
Female		82	48.0%
<b>Population by Age</b>			
Total		171	100.0%
Age 0 - 4		12	7.0%
Age 5 - 9		10	5.8%
Age 10 - 14		7	4.1%
Age 15 - 19		10	5.8%
Age 20 - 24		12	7.0%
Age 25 - 29		12	7.0%
Age 30 - 34		12	7.0%
Age 35 - 39		16	9.4%
Age 40 - 44		12	7.0%
Age 45 - 49		14	8.2%
Age 50 - 54		12	7.0%
Age 55 - 59		6	3.5%
Age 60 - 64		10	5.8%
Age 65 - 69		11	6.4%
Age 70 - 74		9	5.3%
Age 75 - 79		4	2.3%
Age 80 - 84		1	0.6%
Age 85+		1	0.6%
Age 18+		136	79.5%
Age 65+		26	15.2%

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Buckhead (cont.)



### 2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

Households by Type		
Total	72	100.0%
Households with 1 Person	24	33.3%
Households with 2+ People	48	66.7%
Family Households	46	63.9%
Husband-wife Families	34	47.2%
With Own Children	13	18.1%
Other Family (No Spouse Present)	12	16.7%
With Own Children	5	6.9%
Nonfamily Households	2	2.8%
All Households with Children	23	31.9%
Multigenerational Households	4	5.6%
Unmarried Partner Households	3	4.2%
Male-female	3	4.2%
Same-sex	0	0.0%
Average Household Size	2.38	
Family Households by Size		
Total	46	100.0%
2 People	16	34.8%
3 People	16	34.8%
4 People	9	19.6%
5 People	3	6.5%
6 People	2	4.3%
7+ People	0	0.0%
Average Family Size	3.07	
Nonfamily Households by Size		
Total	26	100.0%
1 Person	24	92.3%
2 People	2	7.7%
3 People	0	0.0%
4 People	0	0.0%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.08	
Population by Relationship and Household Type		
Total	171	100.0%
In Households	171	100.0%
In Family Households	143	83.6%
Householder	46	26.9%
Spouse	34	19.9%
Child	56	32.7%
Other relative	5	2.9%
Nonrelative	2	1.2%
In Nonfamily Households	28	16.4%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

## Community Data Buckhead (cont.)



### 2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

Family Households by Age of Householder		
Total	46	100.0%
Householder Age 15 - 44	20	43.5%
Householder Age 45 - 54	13	28.3%
Householder Age 55 - 64	5	10.9%
Householder Age 65 - 74	4	8.7%
Householder Age 75+	4	8.7%
Nonfamily Households by Age of Householder		
Total	26	100.0%
Householder Age 15 - 44	7	26.9%
Householder Age 45 - 54	3	11.5%
Householder Age 55 - 64	4	15.4%
Householder Age 65 - 74	11	42.3%
Householder Age 75+	1	3.8%
Households by Race of Householder		
Total	72	100.0%
Householder is White Alone	59	81.9%
Householder is Black Alone	13	18.1%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Households with Hispanic Householder	0	0.0%
Husband-wife Families by Race of Householder		
Total	34	100.0%
Householder is White Alone	28	82.4%
Householder is Black Alone	6	17.6%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Husband-wife Families with Hispanic Householder	0	0.0%
Other Families (No Spouse) by Race of Householder		
Total	12	100.0%
Householder is White Alone	9	75.0%
Householder is Black Alone	3	25.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	0	0.0%
Nonfamily Households by Race of Householder		
Total	26	100.0%
Householder is White Alone	22	84.6%
Householder is Black Alone	4	15.4%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	0	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

## Community Data Buckhead (cont.)



### 2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

<b>Total Housing Units by Occupancy</b>		
Total	84	100.0%
Occupied Housing Units	72	85.7%
Vacant Housing Units		
For Rent	1	1.2%
Rented, not Occupied	0	0.0%
For Sale Only	0	0.0%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	3	3.6%
For Migrant Workers	0	0.0%
Other Vacant	8	9.5%
Total Vacancy Rate	14.3%	
<b>Households by Tenure and Mortgage Status</b>		
Total	72	100.0%
Owner Occupied	51	70.8%
Owned with a Mortgage/Loan	31	43.1%
Owned Free and Clear	20	27.8%
Average Household Size	2.37	
Renter Occupied	21	29.2%
Average Household Size	2.38	
<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	51	100.0%
Householder is White Alone	41	80.4%
Householder is Black Alone	10	19.6%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Owner-occupied Housing Units with Hispanic Householder	0	0.0%
<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	21	100.0%
Householder is White Alone	18	85.7%
Householder is Black Alone	3	14.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	0	0.0%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.27	
Householder is Black Alone	2.85	
Householder is American Indian Alone	0.00	
Householder is Asian Alone	0.00	
Householder is Pacific Islander Alone	0.00	
Householder is Some Other Race Alone	0.00	
Householder is Two or More Races	0.00	
Householder is Hispanic	0.00	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

## Community Data Buckhead (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	Buckhead town...
<b>Population Summary</b>	
2000 Total Population	145
2010 Total Population	171
2021 Total Population	181
2021 Group Quarters	0
2026 Total Population	186
2021-2026 Annual Rate	0.55%
2021 Total Daytime Population	149
Workers	57
Residents	92
<b>Household Summary</b>	
2000 Households	58
2000 Average Household Size	2.50
2010 Households	72
2010 Average Household Size	2.38
2021 Households	76
2021 Average Household Size	2.38
2026 Households	79
2026 Average Household Size	2.35
2021-2026 Annual Rate	0.78%
2010 Families	46
2010 Average Family Size	3.07
2021 Families	59
2021 Average Family Size	2.69
2026 Families	60
2026 Average Family Size	2.72
2021-2026 Annual Rate	0.34%
<b>Housing Unit Summary</b>	
2000 Housing Units	67
Owner Occupied Housing Units	73.1%
Renter Occupied Housing Units	13.4%
Vacant Housing Units	13.4%
2010 Housing Units	84
Owner Occupied Housing Units	60.7%
Renter Occupied Housing Units	25.0%
Vacant Housing Units	14.3%
2021 Housing Units	89
Owner Occupied Housing Units	73.0%
Renter Occupied Housing Units	13.5%
Vacant Housing Units	14.6%
2026 Housing Units	92
Owner Occupied Housing Units	72.8%
Renter Occupied Housing Units	13.0%
Vacant Housing Units	14.1%
<b>Median Household Income</b>	
2021	\$75,529
2026	\$79,306
<b>Median Home Value</b>	
2021	\$264,286
2026	\$281,667
<b>Per Capita Income</b>	
2021	\$36,163
2026	\$40,510
<b>Median Age</b>	
2010	38.3
2021	47.7
2026	49.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Buckhead (cont.)



Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>2021 Households by Income</b>		
Household Income Base		
<\$15,000		77
\$15,000 - \$24,999		6.5%
\$25,000 - \$34,999		3.9%
\$35,000 - \$49,999		3.9%
\$50,000 - \$74,999		9.1%
\$75,000 - \$99,999		26.0%
\$100,000 - \$149,999		20.8%
\$150,000 - \$199,999		14.3%
\$200,000+		9.1%
Average Household Income		6.5%
		\$92,888
<b>2026 Households by Income</b>		
Household Income Base		
<\$15,000		78
\$15,000 - \$24,999		5.1%
\$25,000 - \$34,999		3.8%
\$35,000 - \$49,999		2.6%
\$50,000 - \$74,999		7.7%
\$75,000 - \$99,999		25.6%
\$100,000 - \$149,999		21.8%
\$150,000 - \$199,999		16.7%
\$200,000+		10.3%
Average Household Income		6.4%
		\$105,558
<b>2021 Owner Occupied Housing Units by Value</b>		
Total		
<\$50,000		64
\$50,000 - \$99,999		1.6%
\$100,000 - \$149,999		1.6%
\$150,000 - \$199,999		3.1%
\$200,000 - \$249,999		9.4%
\$250,000 - \$299,999		28.1%
\$300,000 - \$399,999		21.9%
\$400,000 - \$499,999		20.3%
\$500,000 - \$749,999		9.4%
\$750,000 - \$999,999		3.1%
\$1,000,000 - \$1,499,999		0.0%
\$1,500,000 - \$1,999,999		0.0%
\$2,000,000 +		1.6%
Average Home Value		0.0%
		\$305,469
<b>2026 Owner Occupied Housing Units by Value</b>		
Total		
<\$50,000		67
\$50,000 - \$99,999		1.5%
\$100,000 - \$149,999		0.0%
\$150,000 - \$199,999		1.5%
\$200,000 - \$249,999		7.5%
\$250,000 - \$299,999		25.4%
\$300,000 - \$399,999		22.4%
\$400,000 - \$499,999		22.4%
\$500,000 - \$749,999		11.9%
\$750,000 - \$999,999		4.5%
\$1,000,000 - \$1,499,999		0.0%
\$1,500,000 - \$1,999,999		0.0%
\$2,000,000 +		1.5%
Average Home Value		1.5%
		\$353,731

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Buckhead (cont.)



**Community Profile**

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>2010 Population by Age</b>		
Total		171
0 - 4		7.0%
5 - 9		5.8%
10 - 14		4.1%
15 - 24		12.9%
25 - 34		14.0%
35 - 44		16.4%
45 - 54		15.2%
55 - 64		9.4%
65 - 74		11.7%
75 - 84		2.9%
85 +		0.6%
18 +		79.5%
<b>2021 Population by Age</b>		
Total		182
0 - 4		4.4%
5 - 9		5.5%
10 - 14		5.5%
15 - 24		9.9%
25 - 34		9.9%
35 - 44		11.0%
45 - 54		13.7%
55 - 64		15.9%
65 - 74		15.4%
75 - 84		6.6%
85 +		2.2%
18 +		81.9%
<b>2026 Population by Age</b>		
Total		186
0 - 4		4.3%
5 - 9		4.8%
10 - 14		5.4%
15 - 24		9.1%
25 - 34		9.1%
35 - 44		11.3%
45 - 54		13.4%
55 - 64		15.1%
65 - 74		16.1%
75 - 84		9.1%
85 +		2.2%
18 +		82.3%
<b>2010 Population by Sex</b>		
Males		89
Females		82
<b>2021 Population by Sex</b>		
Males		91
Females		91
<b>2026 Population by Sex</b>		
Males		91
Females		95

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Buckhead (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	Buckhead town...
<b>2010 Population by Race/Ethnicity</b>	
Total	171
White Alone	77.8%
Black Alone	21.6%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	0.6%
Hispanic Origin	1.2%
Diversity Index	36.3
<b>2021 Population by Race/Ethnicity</b>	
Total	180
White Alone	83.9%
Black Alone	12.2%
American Indian Alone	0.6%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.2%
Two or More Races	1.1%
Hispanic Origin	2.8%
Diversity Index	32.7
<b>2026 Population by Race/Ethnicity</b>	
Total	187
White Alone	83.4%
Black Alone	11.8%
American Indian Alone	0.5%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	1.6%
Hispanic Origin	3.2%
Diversity Index	32.7
<b>2010 Population by Relationship and Household Type</b>	
Total	171
In Households	100.0%
In Family Households	83.6%
Householder	26.9%
Spouse	19.9%
Child	32.7%
Other relative	2.9%
Nonrelative	1.2%
In Nonfamily Households	16.4%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Buckhead (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>2021 Population 25+ by Educational Attainment</b>		
Total		136
Less than 9th Grade		3.7%
9th - 12th Grade, No Diploma		4.4%
High School Graduate		30.9%
GED/Alternative Credential		4.4%
Some College, No Degree		25.0%
Associate Degree		9.6%
Bachelor's Degree		14.0%
Graduate/Professional Degree		8.1%
<b>2021 Population 15+ by Marital Status</b>		
Total		153
Never Married		25.5%
Married		61.4%
Widowed		5.2%
Divorced		7.8%
<b>2021 Civilian Population 16+ in Labor Force</b>		
Civilian Population 16+		92
Population 16+ Employed		95.7%
Population 16+ Unemployment rate		4.3%
Population 16-24 Employed		10.2%
Population 16-24 Unemployment rate		10.0%
Population 25-54 Employed		61.4%
Population 25-54 Unemployment rate		0.0%
Population 55-64 Employed		20.5%
Population 55-64 Unemployment rate		10.0%
Population 65+ Employed		8.0%
Population 65+ Unemployment rate		0.0%
<b>2021 Employed Population 16+ by Industry</b>		
Total		88
Agriculture/Mining		2.2%
Construction		7.9%
Manufacturing		10.1%
Wholesale Trade		2.2%
Retail Trade		11.2%
Transportation/Utilities		6.7%
Information		4.5%
Finance/Insurance/Real Estate		10.1%
Services		39.3%
Public Administration		5.6%
<b>2021 Employed Population 16+ by Occupation</b>		
Total		88
White Collar		58.0%
Management/Business/Financial		21.6%
Professional		18.2%
Sales		9.1%
Administrative Support		9.1%
Services		15.9%
Blue Collar		26.1%
Farming/Forestry/Fishing		0.0%
Construction/Extraction		3.4%
Installation/Maintenance/Repair		4.5%
Production		5.7%
Transportation/Material Moving		12.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Buckhead (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	Buckhead town...
<b>2010 Households by Type</b>	
Total	72
Households with 1 Person	33.3%
Households with 2+ People	66.7%
Family Households	63.9%
Husband-wife Families	47.2%
With Related Children	19.4%
Other Family (No Spouse Present)	16.7%
Other Family with Male Householder	4.2%
With Related Children	2.8%
Other Family with Female Householder	12.5%
With Related Children	9.7%
Nonfamily Households	2.8%
All Households with Children	31.9%
Multigenerational Households	5.6%
Unmarried Partner Households	4.2%
Male-female	4.2%
Same-sex	0.0%
<b>2010 Households by Size</b>	
Total	72
1 Person Household	33.3%
2 Person Household	25.0%
3 Person Household	22.2%
4 Person Household	12.5%
5 Person Household	4.2%
6 Person Household	2.8%
7 + Person Household	0.0%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	72
Owner Occupied	70.8%
Owned with a Mortgage/Loan	43.1%
Owned Free and Clear	27.8%
Renter Occupied	29.2%
<b>2010 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	188
Percent of Income for Mortgage	14.7%
Wealth Index	123
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	84
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	171
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Buckhead (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>Top 3 Tapestry Segments</b>		
1.		The Great Outdoors (6C)
2.		
3.		
<b>2021 Consumer Spending</b>		
Apparel & Services: Total \$		\$148,094
Average Spent		\$1,948.60
Spending Potential Index		92
Education: Total \$		\$127,071
Average Spent		\$1,671.98
Spending Potential Index		97
Entertainment/Recreation: Total \$		\$251,071
Average Spent		\$3,303.56
Spending Potential Index		102
Food at Home: Total \$		\$413,291
Average Spent		\$5,438.04
Spending Potential Index		100
Food Away from Home: Total \$		\$276,668
Average Spent		\$3,640.37
Spending Potential Index		96
Health Care: Total \$		\$493,049
Average Spent		\$6,487.48
Spending Potential Index		104
HH Furnishings & Equipment: Total \$		\$169,272
Average Spent		\$2,227.27
Spending Potential Index		99
Personal Care Products & Services: Total \$		\$64,806
Average Spent		\$852.71
Spending Potential Index		95
Shelter: Total \$		\$1,560,450
Average Spent		\$20,532.24
Spending Potential Index		102
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$222,190
Average Spent		\$2,923.56
Spending Potential Index		122
Travel: Total \$		\$203,525
Average Spent		\$2,677.96
Spending Potential Index		106
Vehicle Maintenance & Repairs: Total \$		\$87,778
Average Spent		\$1,154.97
Spending Potential Index		104

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	222		110	■
Total Households	83		30	■
Total Housing Units	83		30	■
<b>POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT</b>				
Total	219	100.0%	110	■
Enrolled in school	34	15.5%	25	■
Enrolled in nursery school, preschool	3	1.4%	4	■
Public school	3	1.4%	4	■
Private school	0	0.0%	13	
Enrolled in kindergarten	0	0.0%	13	
Public school	0	0.0%	13	
Private school	0	0.0%	13	
Enrolled in grade 1 to grade 4	25	11.4%	22	■
Public school	25	11.4%	22	■
Private school	0	0.0%	13	
Enrolled in grade 5 to grade 8	2	0.9%	3	■
Public school	2	0.9%	3	■
Private school	0	0.0%	13	
Enrolled in grade 9 to grade 12	2	0.9%	3	■
Public school	2	0.9%	3	■
Private school	0	0.0%	13	
Enrolled in college undergraduate years	2	0.9%	5	■
Public school	2	0.9%	5	■
Private school	0	0.0%	13	
Enrolled in graduate or professional school	0	0.0%	13	
Public school	0	0.0%	13	
Private school	0	0.0%	13	
Not enrolled in school	185	84.5%	83	■
<b>POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE</b>				
Total	31	100.0%	21	■
Living in Households	31	100.0%	21	■
Living in Family Households	25	80.6%	18	■
Householder	11	35.5%	10	■
Spouse	10	32.3%	8	■
Parent	4	12.9%	8	■
Parent-in-law	0	0.0%	13	
Other Relative	0	0.0%	13	
Nonrelative	0	0.0%	13	
Living in Nonfamily Households	6	19.4%	7	■
Householder	6	19.4%	7	■
Nonrelative	0	0.0%	13	
Living in Group Quarters	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY TYPE AND SIZE</b>				
Family Households	55	66.3%	27	■
2-Person	22	26.5%	15	■
3-Person	14	16.9%	10	■
4-Person	8	9.6%	10	■
5-Person	11	13.3%	16	■
6-Person	0	0.0%	13	
7+ Person	0	0.0%	13	
Nonfamily Households	28	33.7%	19	■
1-Person	19	22.9%	14	■
2-Person	2	2.4%	5	■
3-Person	0	0.0%	13	
4-Person	7	8.4%	11	■
5-Person	0	0.0%	13	
6-Person	0	0.0%	13	
7+ Person	0	0.0%	13	
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE</b>				
Households with one or more people under 18 years	28	33.7%	19	■
Family households	21	25.3%	17	■
Married-couple family	15	18.1%	12	■
Male householder, no wife present	0	0.0%	13	
Female householder, no husband present	6	7.2%	10	■
Nonfamily households	7	8.4%	11	■
Households with no people under 18 years	55	66.3%	27	■
Married-couple family	14	16.9%	11	■
Other family	20	24.1%	19	■
Nonfamily households	21	25.3%	16	■
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE</b>				
Households with Pop 65+	22	26.5%	15	■
1-Person	6	7.2%	7	■
2+ Person Family	16	19.3%	11	■
2+ Person Nonfamily	0	0.0%	13	
Households with No Pop 65+	61	73.5%	29	■
1-Person	13	15.7%	12	■
2+ Person Family	39	47.0%	25	■
2+ Person Nonfamily	9	10.8%	14	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH</b>				
Total	210	100.0%	105	■
<b>5 to 17 years</b>				
Speak only English	29	13.8%	23	■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
<b>18 to 64 years</b>				
Speak only English	150	71.4%	94	■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
<b>65 years and over</b>				
Speak only English	23	11.0%	17	■
Speak Spanish	8	3.8%	13	■
Speak English "very well" or "well"	4	1.9%	6	■
Speak English "not well"	4	1.9%	8	■
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>				
Total	116	100.0%	68	High
Worked in state and in county of residence	46	39.7%	29	High
Worked in state and outside county of residence	70	60.3%	47	Low
Worked outside state of residence	0	0.0%	13	Low
<b>SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>				
Total:	118	100.0%	68	High
Male:	80	67.8%	59	Low
Employee of private company	59	50.0%	44	Low
Self-employed in own incorporated business	0	0.0%	13	Low
Private not-for-profit wage and salary workers	0	0.0%	13	Low
Local government workers	5	4.2%	6	Low
State government workers	0	0.0%	13	Low
Federal government workers	1	0.8%	4	Low
Self-employed in own not incorporated business workers	15	12.7%	18	Low
Unpaid family workers	0	0.0%	13	Low
Female:	38	32.2%	23	High
Employee of private company	18	15.3%	16	Low
Self-employed in own incorporated business	4	3.4%	6	Low
Private not-for-profit wage and salary workers	4	3.4%	6	Low
Local government workers	12	10.2%	12	Low
State government workers	0	0.0%	13	Low
Federal government workers	0	0.0%	13	Low
Self-employed in own not incorporated business workers	0	0.0%	13	Low
Unpaid family workers	0	0.0%	13	Low
<b>POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER</b>				
Total	222	100.0%	110	High
Population <18 in Households	41	18.5%	32	Low
Have a Computer	41	18.5%	32	Low
Have NO Computer	0	0.0%	13	Low
Population 18-64 in Households	150	67.6%	94	High
Have a Computer	150	67.6%	94	High
Have NO Computer	0	0.0%	13	Low
Population 65+ in Households	31	14.0%	21	Low
Have a Computer	25	11.3%	19	Low
Have NO Computer	6	2.7%	8	Low
<b>HOUSEHOLDS AND INTERNET SUBSCRIPTIONS</b>				
Total	83	100.0%	30	High
With an Internet Subscription	39	47.0%	21	High
Dial-Up Alone	0	0.0%	13	Low
Broadband	21	25.3%	13	High
Satellite Service	8	9.6%	11	Low
Other Service	0	0.0%	13	Low
Internet Access with no Subscription	12	14.5%	16	Low
With No Internet Access	32	38.6%	19	High

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

Reliability: High medium Low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>				
Total	116	100.0%	68	■ ■
Drove alone	86	74.1%	47	■ ■
Carpooled	30	25.9%	30	■
Public transportation (excluding taxicab)	0	0.0%	13	
Bus or trolley bus	0	0.0%	13	
Light rail, streetcar or trolley	0	0.0%	13	
Subway or elevated	0	0.0%	13	
Long-distance/Commuter Train	0	0.0%	13	
Ferryboat	0	0.0%	13	
Taxicab	0	0.0%	13	
Motorcycle	0	0.0%	13	
Bicycle	0	0.0%	13	
Walked	0	0.0%	13	
Other means	0	0.0%	13	
Worked at home	0	0.0%	13	
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>				
Total	116	100.0%	68	■ ■
Less than 5 minutes	1	0.9%	3	■
5 to 9 minutes	10	8.6%	17	■
10 to 14 minutes	6	5.2%	10	■
15 to 19 minutes	45	38.8%	33	■
20 to 24 minutes	7	6.0%	8	■
25 to 29 minutes	4	3.4%	7	■
30 to 34 minutes	8	6.9%	11	■
35 to 39 minutes	0	0.0%	13	
40 to 44 minutes	0	0.0%	13	
45 to 59 minutes	32	27.6%	26	■
60 to 89 minutes	1	0.9%	4	■
90 or more minutes	2	1.7%	3	■
Average Travel Time to Work (in minutes)	N/A		N/A	
<b>FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS</b>				
Total	58	100.0%	27	■ ■
Own children under 6 years only	5	8.6%	5	■
In labor force	5	8.6%	5	■
Not in labor force	0	0.0%	13	
Own children under 6 years and 6 to 17 years	2	3.4%	3	■
In labor force	2	3.4%	3	■
Not in labor force	0	0.0%	13	
Own children 6 to 17 years only	15	25.9%	14	■
In labor force	8	13.8%	11	■
Not in labor force	7	12.1%	9	■
No own children under 18 years	36	62.1%	25	■
In labor force	21	36.2%	19	■
Not in labor force	15	25.9%	17	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE &amp; TYPES OF HEALTH INSURANCE COVERAGE</b>				
Total	222	100.0%	110	■
Under 19 years:	41	18.5%	32	■
One Type of Health Insurance:	38	17.1%	32	■
Employer-Based Health Ins Only	19	8.6%	18	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	19	8.6%	26	■
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	2	0.9%	3	■
No Health Insurance Coverage	1	0.5%	5	■
19 to 34 years:	66	29.7%	58	■
One Type of Health Insurance:	44	19.8%	35	■
Employer-Based Health Ins Only	34	15.3%	25	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	10	4.5%	15	■
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	0	0.0%	13	
No Health Insurance Coverage	22	9.9%	27	■
35 to 64 years:	84	37.8%	43	■
One Type of Health Insurance:	71	32.0%	42	■
Employer-Based Health Ins Only	68	30.6%	43	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	3	1.4%	5	■
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	0	0.0%	13	
No Health Insurance Coverage	13	5.9%	11	■
65+ years:	31	14.0%	21	■
One Type of Health Insurance:	16	7.2%	12	■
Employer-Based Health Ins Only	4	1.8%	6	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	12	5.4%	11	■
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance:	15	6.8%	13	■
Employer-Based & Direct-Purchase Health Insurance	0	0.0%	13	
Employer-Based Health & Medicare Insurance	5	2.3%	8	■
Direct-Purchase Health & Medicare Insurance	1	0.5%	3	■
Medicare & Medicaid Coverage	7	3.2%	9	■
Other Private Health Insurance Combos	0	0.0%	13	
Other Public Health Insurance Combos	0	0.0%	13	
Other Health Insurance Combinations	2	0.9%	3	■
No Health Insurance Coverage	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION BY RATIO OF INCOME TO POVERTY LEVEL</b>				
Total	207	100.0%	102	■ ■
Under .50	8	3.9%	10	■
.50 to .99	20	9.7%	23	■
1.00 to 1.24	6	2.9%	6	■
1.25 to 1.49	11	5.3%	11	■
1.50 to 1.84	13	6.3%	18	■
1.85 to 1.99	6	2.9%	11	■
2.00 and over	143	69.1%	83	■ ■
<b>CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS</b>				
Total	181	100.0%	98	■ ■
Veteran	9	5.0%	12	■
Nonveteran	172	95.0%	96	■ ■
Male	106	58.6%	75	■ ■
Veteran	9	5.0%	12	■
Nonveteran	97	53.6%	73	■
Female	75	41.4%	31	■ ■
Veteran	0	0.0%	13	
Nonveteran	75	41.4%	31	■ ■
<b>CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE</b>				
Total	9	100.0%	12	■
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	13	
Gulf War (8/90 to 8/01), no Vietnam Era	3	33.3%	7	■
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	13	
Vietnam Era, no Korean War, no World War II	4	44.4%	8	■
Vietnam Era and Korean War, no World War II	0	0.0%	13	
Vietnam Era and Korean War and World War II	0	0.0%	13	
Korean War, no Vietnam Era, no World War II	0	0.0%	13	
Korean War and World War II, no Vietnam Era	0	0.0%	13	
World War II, no Korean War, no Vietnam Era	0	0.0%	13	
Between Gulf War and Vietnam Era only	0	0.0%	13	
Between Vietnam Era and Korean War only	2	22.2%	3	■
Between Korean War and World War II only	0	0.0%	13	
Pre-World War II only	0	0.0%	13	
<b>HOUSEHOLDS BY POVERTY STATUS</b>				
Total	83	100.0%	30	■ ■
Income in the past 12 months below poverty level	9	10.8%	11	■ ■
Married-couple family	1	1.2%	2	■
Other family - male householder (no wife present)	0	0.0%	13	
Other family - female householder (no husband present)	6	7.2%	10	■
Nonfamily household - male householder	0	0.0%	13	
Nonfamily household - female householder	2	2.4%	4	■
Income in the past 12 months at or above poverty level	74	89.2%	29	■ ■
Married-couple family	28	33.7%	15	■ ■
Other family - male householder (no wife present)	15	18.1%	18	■ ■
Other family - female householder (no husband present)	5	6.0%	7	■ ■
Nonfamily household - male householder	19	22.9%	15	■ ■
Nonfamily household - female householder	7	8.4%	7	■ ■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY OTHER INCOME</b>				
Social Security Income	31	37.3%	19	High
No Social Security Income	52	62.7%	25	Medium
Retirement Income	12	14.5%	9	Low
No Retirement Income	71	85.5%	30	Medium
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>				
<10% of Income	0	0.0%	13	
10-14.9% of Income	0	0.0%	13	
15-19.9% of Income	0	0.0%	13	
20-24.9% of Income	13	61.9%	14	Low
25-29.9% of Income	2	9.5%	5	Low
30-34.9% of Income	0	0.0%	13	
35-39.9% of Income	0	0.0%	13	
40-49.9% of Income	0	0.0%	13	
50+% of Income	0	0.0%	13	
Gross Rent % Inc Not Computed	6	28.6%	7	Low
<b>HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS</b>				
Total	83	100.0%	30	Medium
With public assistance income	0	0.0%	13	
No public assistance income	83	100.0%	30	Medium
<b>HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS</b>				
Total	83	100.0%	30	Medium
With Food Stamps/SNAP	13	15.7%	15	Low
With No Food Stamps/SNAP	70	84.3%	29	Medium
<b>HOUSEHOLDS BY DISABILITY STATUS</b>				
Total	83	100.0%	30	Medium
With 1+ Persons w/Disability	34	41.0%	21	Medium
With No Person w/Disability	49	59.0%	25	Medium

**Data Note:** N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: High Medium Low

February 25, 2022

Community Data Buckhead (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	222		110	☐☐
Total Households	83		30	☐☐
Total Housing Units	83		30	☐☐
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	62	100.0%	25	☐☐
Housing units with a mortgage/contract to purchase/similar debt	37	59.7%	21	☐☐
Second mortgage only	0	0.0%	13	
Home equity loan only	4	6.5%	6	☐
Both second mortgage and home equity loan	0	0.0%	13	
No second mortgage and no home equity loan	33	53.2%	20	☐☐
Housing units without a mortgage	25	40.3%	16	☐☐
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$171,054		\$150,670	☐
Housing units without a mortgage	\$99,920		\$90,226	☐
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	62	100.0%	25	☐☐
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	0	0.0%	13	
10.0 to 14.9 percent	14	22.6%	17	☐
15.0 to 19.9 percent	1	1.6%	4	☐
20.0 to 24.9 percent	12	19.4%	13	☐
25.0 to 29.9 percent	0	0.0%	13	
30.0 to 34.9 percent	0	0.0%	13	
35.0 to 39.9 percent	2	3.2%	4	☐
40.0 to 49.9 percent	0	0.0%	13	
50.0 percent or more	8	12.9%	7	☐
Not computed	0	0.0%	13	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	3	4.8%	4	☐
10.0 to 14.9 percent	10	16.1%	10	☐
15.0 to 19.9 percent	0	0.0%	13	
20.0 to 24.9 percent	3	4.8%	4	☐
25.0 to 29.9 percent	1	1.6%	2	☐
30.0 to 34.9 percent	0	0.0%	13	
35.0 to 39.9 percent	6	9.7%	10	☐
40.0 to 49.9 percent	0	0.0%	13	
50.0 percent or more	2	3.2%	4	☐
Not computed	0	0.0%	13	

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

Reliability: ☐☐ high ☐ medium ☐ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	21	100.0%	18	Low
With cash rent	15	71.4%	16	Low
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	4	19.0%	7	Low
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	0	0.0%	13	
\$600 to \$649	9	42.9%	14	Low
\$650 to \$699	0	0.0%	13	
\$700 to \$749	2	9.5%	5	Low
\$750 to \$799	0	0.0%	13	
\$800 to \$899	0	0.0%	13	
\$900 to \$999	0	0.0%	13	
\$1,000 to \$1,249	0	0.0%	13	
\$1,250 to \$1,499	0	0.0%	13	
\$1,500 to \$1,999	0	0.0%	13	
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	6	28.6%	7	Low
Median Contract Rent	\$619		\$109	High
Average Contract Rent	\$587		\$908	Low
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	21	100.0%	18	Low
Pay extra for one or more utilities	21	100.0%	18	Low
No extra payment for any utilities	0	0.0%	13	

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

Reliability: High Medium Low

February 25, 2022

Community Data Buckhead (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT</b>				
Total:	21	100.0%	18	<span style="color: red;">■</span>
With cash rent:	15	71.4%	16	<span style="color: red;">■</span>
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	0	0.0%	13	
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	0	0.0%	13	
\$600 to \$649	0	0.0%	13	
\$650 to \$699	0	0.0%	13	
\$700 to \$749	0	0.0%	13	
\$750 to \$799	0	0.0%	13	
\$800 to \$899	2	9.5%	5	<span style="color: red;">■</span>
\$900 to \$999	6	28.6%	8	<span style="color: red;">■</span>
\$1,000 to \$1,249	7	33.3%	11	<span style="color: red;">■</span>
\$1,250 to \$1,499	0	0.0%	13	
\$1,500 to \$1,999	0	0.0%	13	
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	6	28.6%	7	<span style="color: red;">■</span>
Median Gross Rent	\$992		\$104	<span style="color: green;">■</span>
Average Gross Rent	\$1,000		\$1,538	<span style="color: red;">■</span>

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	83	100.0%	30	■ ■
1, detached	68	81.9%	26	■ ■
1, attached	0	0.0%	13	
2	0	0.0%	13	
3 or 4	0	0.0%	13	
5 to 9	0	0.0%	13	
10 to 19	0	0.0%	13	
20 to 49	0	0.0%	13	
50 or more	0	0.0%	13	
Mobile home	15	18.1%	13	■
Boat, RV, van, etc.	0	0.0%	13	
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	83	100.0%	30	■ ■
Built 2014 or later	0	0.0%	13	
Built 2010 to 2013	0	0.0%	13	
Built 2000 to 2009	9	10.8%	10	■
Built 1990 to 1999	20	24.1%	16	■
Built 1980 to 1989	28	33.7%	18	■ ■
Built 1970 to 1979	7	8.4%	6	■
Built 1960 to 1969	3	3.6%	7	■
Built 1950 to 1959	7	8.4%	8	■
Built 1940 to 1949	0	0.0%	13	
Built 1939 or earlier	9	10.8%	12	■
Median Year Structure Built	1986		7	■ ■ ■
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	83	100.0%	30	■ ■
Owner occupied				
Moved in 2017 or later	6	7.2%	7	■
Moved in 2015 to 2016	11	13.3%	16	■
Moved in 2010 to 2014	11	13.3%	13	■
Moved in 2000 to 2009	20	24.1%	15	■
Moved in 1990 to 1999	6	7.2%	7	■
Moved in 1989 or earlier	8	9.6%	7	■
Renter occupied				
Moved in 2017 or later	0	0.0%	13	
Moved in 2015 to 2016	2	2.4%	5	■
Moved in 2010 to 2014	17	20.5%	15	■
Moved in 2000 to 2009	0	0.0%	13	
Moved in 1990 to 1999	0	0.0%	13	
Moved in 1989 or earlier	2	2.4%	4	■
Median Year Householder Moved Into Unit	2011		3	■ ■ ■

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

Reliability: ■ ■ high ■ medium ■ low

February 25, 2022

Community Data Buckhead (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	83	100.0%	30	High
Utility gas	0	0.0%	13	Low
Bottled, tank, or LP gas	14	16.9%	15	Low
Electricity	61	73.5%	26	High
Fuel oil, kerosene, etc.	0	0.0%	13	Low
Coal or coke	0	0.0%	13	Low
Wood	8	9.6%	11	Low
Solar energy	0	0.0%	13	Low
Other fuel	0	0.0%	13	Low
No fuel used	0	0.0%	13	Low
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	83	100.0%	30	High
Owner occupied				
No vehicle available	0	0.0%	13	Low
1 vehicle available	24	28.9%	19	Low
2 vehicles available	14	16.9%	14	Low
3 vehicles available	19	22.9%	14	Low
4 vehicles available	0	0.0%	13	Low
5 or more vehicles available	5	6.0%	10	Low
Renter occupied				
No vehicle available	0	0.0%	13	Low
1 vehicle available	1	1.2%	3	Low
2 vehicles available	5	6.0%	8	Low
3 vehicles available	15	18.1%	14	Low
4 vehicles available	0	0.0%	13	Low
5 or more vehicles available	0	0.0%	13	Low
Average Number of Vehicles Available	2.3		1.3	High
<b>VACANT HOUSING UNITS</b>				
Total vacant housing units	0	100.0%	13	Low
For rent	0	0.0%	13	Low
Rented, not occupied	0	0.0%	13	Low
For sale only	0	0.0%	13	Low
Sold, not occupied	0	0.0%	13	Low
Seasonal/occasional	0	0.0%	13	Low
For migrant workers	0	0.0%	13	Low
Other	0	0.0%	13	Low

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

Reliability: High medium Low

February 25, 2022

Community Data Buckhead (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	62	100%	25	■
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	0	0.0%	13	
\$40,000 to \$49,999	6	9.7%	10	■
\$50,000 to \$59,999	2	3.2%	4	■
\$60,000 to \$69,999	3	4.8%	4	■
\$70,000 to \$79,999	0	0.0%	13	
\$80,000 to \$89,999	5	8.1%	6	■
\$90,000 to \$99,999	1	1.6%	3	■
\$100,000 to \$124,999	4	6.5%	8	■
\$125,000 to \$149,999	11	17.7%	11	■
\$150,000 to \$174,999	13	21.0%	17	■
\$175,000 to \$199,999	5	8.1%	8	■
\$200,000 to \$249,999	5	8.1%	6	■
\$250,000 to \$299,999	2	3.2%	3	■
\$300,000 to \$399,999	5	8.1%	10	■
\$400,000 to \$499,999	0	0.0%	13	
\$500,000 to \$749,999	0	0.0%	13	
\$750,000 to \$999,999	0	0.0%	13	
\$1,000,000 to \$1,499,999	0	0.0%	13	
\$1,500,000 to \$1,999,999	0	0.0%	13	
\$2,000,000 or more	0	0.0%	13	
Median Home Value	\$147,700		\$29,971	■
Average Home Value	\$142,371		\$87,504	■

**Data Note:** N/A means not available.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

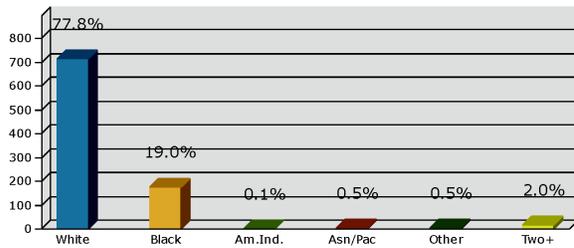


## Graphic Profile

Rutledge City, GA  
 Rutledge City, GA (1367760)  
 Geography: Place

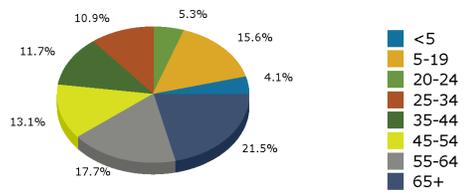
Prepared by Esri

2021 Population by Race

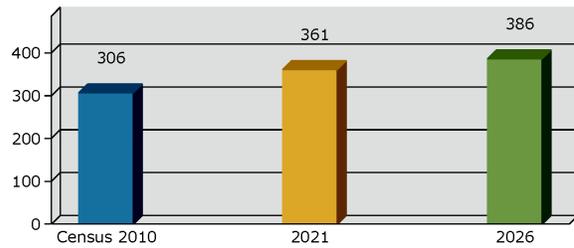


2021 Percent Hispanic Origin: 0.9%

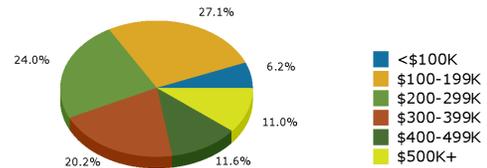
2021 Population by Age



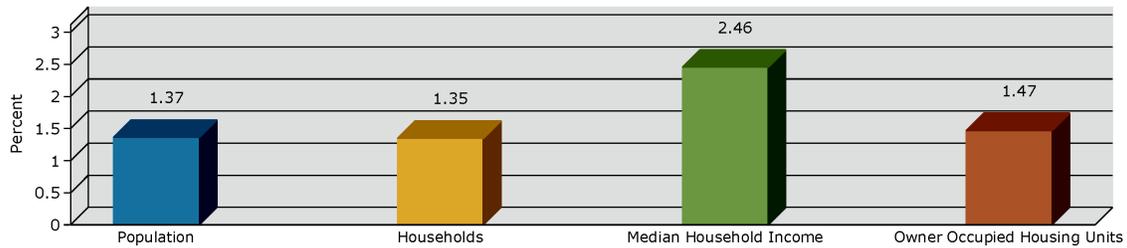
Households



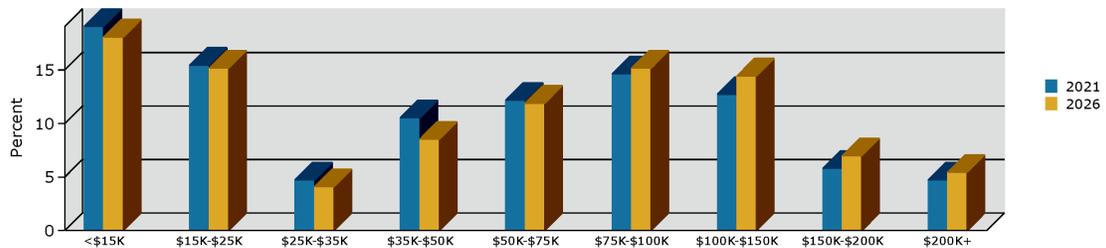
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



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

Community Data Rutledge (cont.)



**2010 Census Profile**

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	145	171	1.66%
Households	58	72	2.19%
Housing Units	67	84	2.29%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		171	100.0%
Population Reporting One Race		170	99.4%
White		133	77.8%
Black		37	21.6%
American Indian		0	0.0%
Asian		0	0.0%
Pacific Islander		0	0.0%
Some Other Race		0	0.0%
Population Reporting Two or More Races		1	0.6%
Total Hispanic Population		2	1.2%
<b>Population by Sex</b>			
Male		89	52.0%
Female		82	48.0%
<b>Population by Age</b>			
Total		171	100.0%
Age 0 - 4		12	7.0%
Age 5 - 9		10	5.8%
Age 10 - 14		7	4.1%
Age 15 - 19		10	5.8%
Age 20 - 24		12	7.0%
Age 25 - 29		12	7.0%
Age 30 - 34		12	7.0%
Age 35 - 39		16	9.4%
Age 40 - 44		12	7.0%
Age 45 - 49		14	8.2%
Age 50 - 54		12	7.0%
Age 55 - 59		6	3.5%
Age 60 - 64		10	5.8%
Age 65 - 69		11	6.4%
Age 70 - 74		9	5.3%
Age 75 - 79		4	2.3%
Age 80 - 84		1	0.6%
Age 85+		1	0.6%
Age 18+		136	79.5%
Age 65+		26	15.2%

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

## Community Data Rutledge (cont.)



### 2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

Households by Type		
Total	72	100.0%
Households with 1 Person	24	33.3%
Households with 2+ People	48	66.7%
Family Households	46	63.9%
Husband-wife Families	34	47.2%
With Own Children	13	18.1%
Other Family (No Spouse Present)	12	16.7%
With Own Children	5	6.9%
Nonfamily Households	2	2.8%
All Households with Children	23	31.9%
Multigenerational Households	4	5.6%
Unmarried Partner Households	3	4.2%
Male-female	3	4.2%
Same-sex	0	0.0%
Average Household Size	2.38	
Family Households by Size		
Total	46	100.0%
2 People	16	34.8%
3 People	16	34.8%
4 People	9	19.6%
5 People	3	6.5%
6 People	2	4.3%
7+ People	0	0.0%
Average Family Size	3.07	
Nonfamily Households by Size		
Total	26	100.0%
1 Person	24	92.3%
2 People	2	7.7%
3 People	0	0.0%
4 People	0	0.0%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.08	
Population by Relationship and Household Type		
Total	171	100.0%
In Households	171	100.0%
In Family Households	143	83.6%
Householder	46	26.9%
Spouse	34	19.9%
Child	56	32.7%
Other relative	5	2.9%
Nonrelative	2	1.2%
In Nonfamily Households	28	16.4%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

Community Data Rutledge (cont.)



2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

<b>Family Households by Age of Householder</b>		
Total	46	100.0%
Householder Age 15 - 44	20	43.5%
Householder Age 45 - 54	13	28.3%
Householder Age 55 - 64	5	10.9%
Householder Age 65 - 74	4	8.7%
Householder Age 75+	4	8.7%
<b>Nonfamily Households by Age of Householder</b>		
Total	26	100.0%
Householder Age 15 - 44	7	26.9%
Householder Age 45 - 54	3	11.5%
Householder Age 55 - 64	4	15.4%
Householder Age 65 - 74	11	42.3%
Householder Age 75+	1	3.8%
<b>Households by Race of Householder</b>		
Total	72	100.0%
Householder is White Alone	59	81.9%
Householder is Black Alone	13	18.1%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Households with Hispanic Householder	0	0.0%
<b>Husband-wife Families by Race of Householder</b>		
Total	34	100.0%
Householder is White Alone	28	82.4%
Householder is Black Alone	6	17.6%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Husband-wife Families with Hispanic Householder	0	0.0%
<b>Other Families (No Spouse) by Race of Householder</b>		
Total	12	100.0%
Householder is White Alone	9	75.0%
Householder is Black Alone	3	25.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	0	0.0%
<b>Nonfamily Households by Race of Householder</b>		
Total	26	100.0%
Householder is White Alone	22	84.6%
Householder is Black Alone	4	15.4%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	0	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

Community Data Rutledge (cont.)



2010 Census Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

<b>Total Housing Units by Occupancy</b>		
Total	84	100.0%
Occupied Housing Units	72	85.7%
Vacant Housing Units		
For Rent	1	1.2%
Rented, not Occupied	0	0.0%
For Sale Only	0	0.0%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	3	3.6%
For Migrant Workers	0	0.0%
Other Vacant	8	9.5%
Total Vacancy Rate	14.3%	
<b>Households by Tenure and Mortgage Status</b>		
Total	72	100.0%
Owner Occupied	51	70.8%
Owned with a Mortgage/Loan	31	43.1%
Owned Free and Clear	20	27.8%
Average Household Size	2.37	
Renter Occupied	21	29.2%
Average Household Size	2.38	
<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	51	100.0%
Householder is White Alone	41	80.4%
Householder is Black Alone	10	19.6%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Owner-occupied Housing Units with Hispanic Householder	0	0.0%
<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	21	100.0%
Householder is White Alone	18	85.7%
Householder is Black Alone	3	14.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	0	0.0%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.27	
Householder is Black Alone	2.85	
Householder is American Indian Alone	0.00	
Householder is Asian Alone	0.00	
Householder is Pacific Islander Alone	0.00	
Householder is Some Other Race Alone	0.00	
Householder is Two or More Races	0.00	
Householder is Hispanic	0.00	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

February 25, 2022

## Community Data Rutledge (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	Buckhead town...
<b>Population Summary</b>	
2000 Total Population	145
2010 Total Population	171
2021 Total Population	181
2021 Group Quarters	0
2026 Total Population	186
2021-2026 Annual Rate	0.55%
2021 Total Daytime Population	149
Workers	57
Residents	92
<b>Household Summary</b>	
2000 Households	58
2000 Average Household Size	2.50
2010 Households	72
2010 Average Household Size	2.38
2021 Households	76
2021 Average Household Size	2.38
2026 Households	79
2026 Average Household Size	2.35
2021-2026 Annual Rate	0.78%
2010 Families	46
2010 Average Family Size	3.07
2021 Families	59
2021 Average Family Size	2.69
2026 Families	60
2026 Average Family Size	2.72
2021-2026 Annual Rate	0.34%
<b>Housing Unit Summary</b>	
2000 Housing Units	67
Owner Occupied Housing Units	73.1%
Renter Occupied Housing Units	13.4%
Vacant Housing Units	13.4%
2010 Housing Units	84
Owner Occupied Housing Units	60.7%
Renter Occupied Housing Units	25.0%
Vacant Housing Units	14.3%
2021 Housing Units	89
Owner Occupied Housing Units	73.0%
Renter Occupied Housing Units	13.5%
Vacant Housing Units	14.6%
2026 Housing Units	92
Owner Occupied Housing Units	72.8%
Renter Occupied Housing Units	13.0%
Vacant Housing Units	14.1%
<b>Median Household Income</b>	
2021	\$75,529
2026	\$79,306
<b>Median Home Value</b>	
2021	\$264,286
2026	\$281,667
<b>Per Capita Income</b>	
2021	\$36,163
2026	\$40,510
<b>Median Age</b>	
2010	38.3
2021	47.7
2026	49.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Rutledge (cont.)



Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>2021 Households by Income</b>		
Household Income Base		77
<\$15,000		6.5%
\$15,000 - \$24,999		3.9%
\$25,000 - \$34,999		3.9%
\$35,000 - \$49,999		9.1%
\$50,000 - \$74,999		26.0%
\$75,000 - \$99,999		20.8%
\$100,000 - \$149,999		14.3%
\$150,000 - \$199,999		9.1%
\$200,000+		6.5%
Average Household Income		\$92,888
<b>2026 Households by Income</b>		
Household Income Base		78
<\$15,000		5.1%
\$15,000 - \$24,999		3.8%
\$25,000 - \$34,999		2.6%
\$35,000 - \$49,999		7.7%
\$50,000 - \$74,999		25.6%
\$75,000 - \$99,999		21.8%
\$100,000 - \$149,999		16.7%
\$150,000 - \$199,999		10.3%
\$200,000+		6.4%
Average Household Income		\$105,558
<b>2021 Owner Occupied Housing Units by Value</b>		
Total		64
<\$50,000		1.6%
\$50,000 - \$99,999		1.6%
\$100,000 - \$149,999		3.1%
\$150,000 - \$199,999		9.4%
\$200,000 - \$249,999		28.1%
\$250,000 - \$299,999		21.9%
\$300,000 - \$399,999		20.3%
\$400,000 - \$499,999		9.4%
\$500,000 - \$749,999		3.1%
\$750,000 - \$999,999		0.0%
\$1,000,000 - \$1,499,999		0.0%
\$1,500,000 - \$1,999,999		1.6%
\$2,000,000 +		0.0%
Average Home Value		\$305,469
<b>2026 Owner Occupied Housing Units by Value</b>		
Total		67
<\$50,000		1.5%
\$50,000 - \$99,999		0.0%
\$100,000 - \$149,999		1.5%
\$150,000 - \$199,999		7.5%
\$200,000 - \$249,999		25.4%
\$250,000 - \$299,999		22.4%
\$300,000 - \$399,999		22.4%
\$400,000 - \$499,999		11.9%
\$500,000 - \$749,999		4.5%
\$750,000 - \$999,999		0.0%
\$1,000,000 - \$1,499,999		0.0%
\$1,500,000 - \$1,999,999		1.5%
\$2,000,000 +		1.5%
Average Home Value		\$353,731

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Rutledge (cont.)



**Community Profile**

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		<b>Buckhead town...</b>
<b>2010 Population by Age</b>		
Total		171
0 - 4		7.0%
5 - 9		5.8%
10 - 14		4.1%
15 - 24		12.9%
25 - 34		14.0%
35 - 44		16.4%
45 - 54		15.2%
55 - 64		9.4%
65 - 74		11.7%
75 - 84		2.9%
85 +		0.6%
18 +		79.5%
<b>2021 Population by Age</b>		
Total		182
0 - 4		4.4%
5 - 9		5.5%
10 - 14		5.5%
15 - 24		9.9%
25 - 34		9.9%
35 - 44		11.0%
45 - 54		13.7%
55 - 64		15.9%
65 - 74		15.4%
75 - 84		6.6%
85 +		2.2%
18 +		81.9%
<b>2026 Population by Age</b>		
Total		186
0 - 4		4.3%
5 - 9		4.8%
10 - 14		5.4%
15 - 24		9.1%
25 - 34		9.1%
35 - 44		11.3%
45 - 54		13.4%
55 - 64		15.1%
65 - 74		16.1%
75 - 84		9.1%
85 +		2.2%
18 +		82.3%
<b>2010 Population by Sex</b>		
Males		89
Females		82
<b>2021 Population by Sex</b>		
Males		91
Females		91
<b>2026 Population by Sex</b>		
Males		91
Females		95

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Rutledge (cont.)



**Community Profile**

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>2010 Population by Race/Ethnicity</b>		
Total		171
White Alone		77.8%
Black Alone		21.6%
American Indian Alone		0.0%
Asian Alone		0.0%
Pacific Islander Alone		0.0%
Some Other Race Alone		0.0%
Two or More Races		0.6%
Hispanic Origin		1.2%
Diversity Index		36.3
<b>2021 Population by Race/Ethnicity</b>		
Total		180
White Alone		83.9%
Black Alone		12.2%
American Indian Alone		0.6%
Asian Alone		0.0%
Pacific Islander Alone		0.0%
Some Other Race Alone		2.2%
Two or More Races		1.1%
Hispanic Origin		2.8%
Diversity Index		32.7
<b>2026 Population by Race/Ethnicity</b>		
Total		187
White Alone		83.4%
Black Alone		11.8%
American Indian Alone		0.5%
Asian Alone		0.5%
Pacific Islander Alone		0.0%
Some Other Race Alone		2.1%
Two or More Races		1.6%
Hispanic Origin		3.2%
Diversity Index		32.7
<b>2010 Population by Relationship and Household Type</b>		
Total		171
In Households		100.0%
In Family Households		83.6%
Householder		26.9%
Spouse		19.9%
Child		32.7%
Other relative		2.9%
Nonrelative		1.2%
In Nonfamily Households		16.4%
In Group Quarters		0.0%
Institutionalized Population		0.0%
Noninstitutionalized Population		0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Rutledge (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>2021 Population 25+ by Educational Attainment</b>		
Total		136
Less than 9th Grade		3.7%
9th - 12th Grade, No Diploma		4.4%
High School Graduate		30.9%
GED/Alternative Credential		4.4%
Some College, No Degree		25.0%
Associate Degree		9.6%
Bachelor's Degree		14.0%
Graduate/Professional Degree		8.1%
<b>2021 Population 15+ by Marital Status</b>		
Total		153
Never Married		25.5%
Married		61.4%
Widowed		5.2%
Divorced		7.8%
<b>2021 Civilian Population 16+ in Labor Force</b>		
Civilian Population 16+		92
Population 16+ Employed		95.7%
Population 16+ Unemployment rate		4.3%
Population 16-24 Employed		10.2%
Population 16-24 Unemployment rate		10.0%
Population 25-54 Employed		61.4%
Population 25-54 Unemployment rate		0.0%
Population 55-64 Employed		20.5%
Population 55-64 Unemployment rate		10.0%
Population 65+ Employed		8.0%
Population 65+ Unemployment rate		0.0%
<b>2021 Employed Population 16+ by Industry</b>		
Total		88
Agriculture/Mining		2.2%
Construction		7.9%
Manufacturing		10.1%
Wholesale Trade		2.2%
Retail Trade		11.2%
Transportation/Utilities		6.7%
Information		4.5%
Finance/Insurance/Real Estate		10.1%
Services		39.3%
Public Administration		5.6%
<b>2021 Employed Population 16+ by Occupation</b>		
Total		88
White Collar		58.0%
Management/Business/Financial		21.6%
Professional		18.2%
Sales		9.1%
Administrative Support		9.1%
Services		15.9%
Blue Collar		26.1%
Farming/Forestry/Fishing		0.0%
Construction/Extraction		3.4%
Installation/Maintenance/Repair		4.5%
Production		5.7%
Transportation/Material Moving		12.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Rutledge (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	Buckhead town...
<b>2010 Households by Type</b>	
Total	72
Households with 1 Person	33.3%
Households with 2+ People	66.7%
Family Households	63.9%
Husband-wife Families	47.2%
With Related Children	19.4%
Other Family (No Spouse Present)	16.7%
Other Family with Male Householder	4.2%
With Related Children	2.8%
Other Family with Female Householder	12.5%
With Related Children	9.7%
Nonfamily Households	2.8%
All Households with Children	31.9%
Multigenerational Households	5.6%
Unmarried Partner Households	4.2%
Male-female	4.2%
Same-sex	0.0%
<b>2010 Households by Size</b>	
Total	72
1 Person Household	33.3%
2 Person Household	25.0%
3 Person Household	22.2%
4 Person Household	12.5%
5 Person Household	4.2%
6 Person Household	2.8%
7 + Person Household	0.0%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	72
Owner Occupied	70.8%
Owned with a Mortgage/Loan	43.1%
Owned Free and Clear	27.8%
Renter Occupied	29.2%
<b>2010 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	188
Percent of Income for Mortgage	14.7%
Wealth Index	123
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	84
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	171
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

## Community Data Rutledge (cont.)



### Community Profile

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

		Buckhead town...
<b>Top 3 Tapestry Segments</b>		
1.		The Great Outdoors (6C)
2.		
3.		
<b>2021 Consumer Spending</b>		
Apparel & Services: Total \$		\$148,094
Average Spent		\$1,948.60
Spending Potential Index		92
Education: Total \$		\$127,071
Average Spent		\$1,671.98
Spending Potential Index		97
Entertainment/Recreation: Total \$		\$251,071
Average Spent		\$3,303.56
Spending Potential Index		102
Food at Home: Total \$		\$413,291
Average Spent		\$5,438.04
Spending Potential Index		100
Food Away from Home: Total \$		\$276,668
Average Spent		\$3,640.37
Spending Potential Index		96
Health Care: Total \$		\$493,049
Average Spent		\$6,487.48
Spending Potential Index		104
HH Furnishings & Equipment: Total \$		\$169,272
Average Spent		\$2,227.27
Spending Potential Index		99
Personal Care Products & Services: Total \$		\$64,806
Average Spent		\$852.71
Spending Potential Index		95
Shelter: Total \$		\$1,560,450
Average Spent		\$20,532.24
Spending Potential Index		102
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$222,190
Average Spent		\$2,923.56
Spending Potential Index		122
Travel: Total \$		\$203,525
Average Spent		\$2,677.96
Spending Potential Index		106
Vehicle Maintenance & Repairs: Total \$		\$87,778
Average Spent		\$1,154.97
Spending Potential Index		104

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	222		110	Medium
Total Households	83		30	Medium
Total Housing Units	83		30	Medium
<b>POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT</b>				
Total	219	100.0%	110	Medium
Enrolled in school	34	15.5%	25	Low
Enrolled in nursery school, preschool	3	1.4%	4	Low
Public school	3	1.4%	4	Low
Private school	0	0.0%	13	
Enrolled in kindergarten	0	0.0%	13	
Public school	0	0.0%	13	
Private school	0	0.0%	13	
Enrolled in grade 1 to grade 4	25	11.4%	22	Low
Public school	25	11.4%	22	Low
Private school	0	0.0%	13	
Enrolled in grade 5 to grade 8	2	0.9%	3	Low
Public school	2	0.9%	3	Low
Private school	0	0.0%	13	
Enrolled in grade 9 to grade 12	2	0.9%	3	Low
Public school	2	0.9%	3	Low
Private school	0	0.0%	13	
Enrolled in college undergraduate years	2	0.9%	5	Low
Public school	2	0.9%	5	Low
Private school	0	0.0%	13	
Enrolled in graduate or professional school	0	0.0%	13	
Public school	0	0.0%	13	
Private school	0	0.0%	13	
Not enrolled in school	185	84.5%	83	Medium
<b>POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE</b>				
Total	31	100.0%	21	Low
Living in Households	31	100.0%	21	Low
Living in Family Households	25	80.6%	18	Low
Householder	11	35.5%	10	Low
Spouse	10	32.3%	8	Low
Parent	4	12.9%	8	Low
Parent-in-law	0	0.0%	13	
Other Relative	0	0.0%	13	
Nonrelative	0	0.0%	13	
Living in Nonfamily Households	6	19.4%	7	Low
Householder	6	19.4%	7	Low
Nonrelative	0	0.0%	13	
Living in Group Quarters	0	0.0%	13	

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

Reliability: High Medium Low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY TYPE AND SIZE</b>				
Family Households	55	66.3%	27	■
2-Person	22	26.5%	15	■
3-Person	14	16.9%	10	■
4-Person	8	9.6%	10	■
5-Person	11	13.3%	16	■
6-Person	0	0.0%	13	
7+ Person	0	0.0%	13	
Nonfamily Households	28	33.7%	19	■
1-Person	19	22.9%	14	■
2-Person	2	2.4%	5	■
3-Person	0	0.0%	13	
4-Person	7	8.4%	11	■
5-Person	0	0.0%	13	
6-Person	0	0.0%	13	
7+ Person	0	0.0%	13	
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE</b>				
Households with one or more people under 18 years	28	33.7%	19	■
Family households	21	25.3%	17	■
Married-couple family	15	18.1%	12	■
Male householder, no wife present	0	0.0%	13	
Female householder, no husband present	6	7.2%	10	■
Nonfamily households	7	8.4%	11	■
Households with no people under 18 years	55	66.3%	27	■
Married-couple family	14	16.9%	11	■
Other family	20	24.1%	19	■
Nonfamily households	21	25.3%	16	■
<b>HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE</b>				
Households with Pop 65+	22	26.5%	15	■
1-Person	6	7.2%	7	■
2+ Person Family	16	19.3%	11	■
2+ Person Nonfamily	0	0.0%	13	
Households with No Pop 65+	61	73.5%	29	■
1-Person	13	15.7%	12	■
2+ Person Family	39	47.0%	25	■
2+ Person Nonfamily	9	10.8%	14	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH</b>				
Total	210	100.0%	105	■
<b>5 to 17 years</b>				
Speak only English	29	13.8%	23	■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
<b>18 to 64 years</b>				
Speak only English	150	71.4%	94	■
Speak Spanish	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
<b>65 years and over</b>				
Speak only English	23	11.0%	17	■
Speak Spanish	8	3.8%	13	■
Speak English "very well" or "well"	4	1.9%	6	■
Speak English "not well"	4	1.9%	8	■
Speak English "not at all"	0	0.0%	13	
Speak other Indo-European languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak Asian and Pacific Island languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	
Speak other languages	0	0.0%	13	
Speak English "very well" or "well"	0	0.0%	13	
Speak English "not well"	0	0.0%	13	
Speak English "not at all"	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>				
Total	116	100.0%	68	High
Worked in state and in county of residence	46	39.7%	29	High
Worked in state and outside county of residence	70	60.3%	47	Low
Worked outside state of residence	0	0.0%	13	Low
<b>SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>				
Total:	118	100.0%	68	High
Male:	80	67.8%	59	Low
Employee of private company	59	50.0%	44	Low
Self-employed in own incorporated business	0	0.0%	13	Low
Private not-for-profit wage and salary workers	0	0.0%	13	Low
Local government workers	5	4.2%	6	Low
State government workers	0	0.0%	13	Low
Federal government workers	1	0.8%	4	Low
Self-employed in own not incorporated business workers	15	12.7%	18	Low
Unpaid family workers	0	0.0%	13	Low
Female:	38	32.2%	23	High
Employee of private company	18	15.3%	16	Low
Self-employed in own incorporated business	4	3.4%	6	Low
Private not-for-profit wage and salary workers	4	3.4%	6	Low
Local government workers	12	10.2%	12	Low
State government workers	0	0.0%	13	Low
Federal government workers	0	0.0%	13	Low
Self-employed in own not incorporated business workers	0	0.0%	13	Low
Unpaid family workers	0	0.0%	13	Low
<b>POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER</b>				
Total	222	100.0%	110	High
Population <18 in Households	41	18.5%	32	Low
Have a Computer	41	18.5%	32	Low
Have NO Computer	0	0.0%	13	Low
Population 18-64 in Households	150	67.6%	94	High
Have a Computer	150	67.6%	94	High
Have NO Computer	0	0.0%	13	Low
Population 65+ in Households	31	14.0%	21	Low
Have a Computer	25	11.3%	19	Low
Have NO Computer	6	2.7%	8	Low
<b>HOUSEHOLDS AND INTERNET SUBSCRIPTIONS</b>				
Total	83	100.0%	30	High
With an Internet Subscription	39	47.0%	21	High
Dial-Up Alone	0	0.0%	13	Low
Broadband	21	25.3%	13	High
Satellite Service	8	9.6%	11	Low
Other Service	0	0.0%	13	Low
Internet Access with no Subscription	12	14.5%	16	Low
With No Internet Access	32	38.6%	19	High

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

Reliability: High medium Low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>				
Total	116	100.0%	68	■ ■
Drove alone	86	74.1%	47	■ ■
Carpooled	30	25.9%	30	■
Public transportation (excluding taxicab)	0	0.0%	13	
Bus or trolley bus	0	0.0%	13	
Light rail, streetcar or trolley	0	0.0%	13	
Subway or elevated	0	0.0%	13	
Long-distance/Commuter Train	0	0.0%	13	
Ferryboat	0	0.0%	13	
Taxicab	0	0.0%	13	
Motorcycle	0	0.0%	13	
Bicycle	0	0.0%	13	
Walked	0	0.0%	13	
Other means	0	0.0%	13	
Worked at home	0	0.0%	13	
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>				
Total	116	100.0%	68	■ ■
Less than 5 minutes	1	0.9%	3	■
5 to 9 minutes	10	8.6%	17	■
10 to 14 minutes	6	5.2%	10	■
15 to 19 minutes	45	38.8%	33	■
20 to 24 minutes	7	6.0%	8	■
25 to 29 minutes	4	3.4%	7	■
30 to 34 minutes	8	6.9%	11	■
35 to 39 minutes	0	0.0%	13	
40 to 44 minutes	0	0.0%	13	
45 to 59 minutes	32	27.6%	26	■
60 to 89 minutes	1	0.9%	4	■
90 or more minutes	2	1.7%	3	■
Average Travel Time to Work (in minutes)	N/A		N/A	
<b>FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS</b>				
Total	58	100.0%	27	■ ■
Own children under 6 years only	5	8.6%	5	■
In labor force	5	8.6%	5	■
Not in labor force	0	0.0%	13	
Own children under 6 years and 6 to 17 years	2	3.4%	3	■
In labor force	2	3.4%	3	■
Not in labor force	0	0.0%	13	
Own children 6 to 17 years only	15	25.9%	14	■
In labor force	8	13.8%	11	■
Not in labor force	7	12.1%	9	■
No own children under 18 years	36	62.1%	25	■
In labor force	21	36.2%	19	■
Not in labor force	15	25.9%	17	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE &amp; TYPES OF HEALTH INSURANCE COVERAGE</b>				
Total	222	100.0%	110	■
Under 19 years:	41	18.5%	32	■
One Type of Health Insurance:	38	17.1%	32	■
Employer-Based Health Ins Only	19	8.6%	18	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	0	0.0%	13	
Medicaid Coverage Only	19	8.6%	26	■
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	2	0.9%	3	■
No Health Insurance Coverage	1	0.5%	5	■
19 to 34 years:	66	29.7%	58	■
One Type of Health Insurance:	44	19.8%	35	■
Employer-Based Health Ins Only	34	15.3%	25	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	10	4.5%	15	■
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	0	0.0%	13	
No Health Insurance Coverage	22	9.9%	27	■
35 to 64 years:	84	37.8%	43	■
One Type of Health Insurance:	71	32.0%	42	■
Employer-Based Health Ins Only	68	30.6%	43	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	3	1.4%	5	■
Medicaid Coverage Only	0	0.0%	13	
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance	0	0.0%	13	
No Health Insurance Coverage	13	5.9%	11	■
65+ years:	31	14.0%	21	■
One Type of Health Insurance:	16	7.2%	12	■
Employer-Based Health Ins Only	4	1.8%	6	■
Direct-Purchase Health Ins Only	0	0.0%	13	
Medicare Coverage Only	12	5.4%	11	■
TRICARE/Military Hlth Cov Only	0	0.0%	13	
VA Health Care Only	0	0.0%	13	
2+ Types of Health Insurance:	15	6.8%	13	■
Employer-Based & Direct-Purchase Health Insurance	0	0.0%	13	
Employer-Based Health & Medicare Insurance	5	2.3%	8	■
Direct-Purchase Health & Medicare Insurance	1	0.5%	3	■
Medicare & Medicaid Coverage	7	3.2%	9	■
Other Private Health Insurance Combos	0	0.0%	13	
Other Public Health Insurance Combos	0	0.0%	13	
Other Health Insurance Combinations	2	0.9%	3	■
No Health Insurance Coverage	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>POPULATION BY RATIO OF INCOME TO POVERTY LEVEL</b>				
Total	207	100.0%	102	■ ■
Under .50	8	3.9%	10	■
.50 to .99	20	9.7%	23	■
1.00 to 1.24	6	2.9%	6	■
1.25 to 1.49	11	5.3%	11	■
1.50 to 1.84	13	6.3%	18	■
1.85 to 1.99	6	2.9%	11	■
2.00 and over	143	69.1%	83	■ ■
<b>CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS</b>				
Total	181	100.0%	98	■ ■
Veteran	9	5.0%	12	■
Nonveteran	172	95.0%	96	■ ■
Male	106	58.6%	75	■ ■
Veteran	9	5.0%	12	■
Nonveteran	97	53.6%	73	■
Female	75	41.4%	31	■ ■
Veteran	0	0.0%	13	■
Nonveteran	75	41.4%	31	■ ■
<b>CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE</b>				
Total	9	100.0%	12	■
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	■
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	13	■
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	13	■
Gulf War (8/90 to 8/01), no Vietnam Era	3	33.3%	7	■
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	13	■
Vietnam Era, no Korean War, no World War II	4	44.4%	8	■
Vietnam Era and Korean War, no World War II	0	0.0%	13	■
Vietnam Era and Korean War and World War II	0	0.0%	13	■
Korean War, no Vietnam Era, no World War II	0	0.0%	13	■
Korean War and World War II, no Vietnam Era	0	0.0%	13	■
World War II, no Korean War, no Vietnam Era	0	0.0%	13	■
Between Gulf War and Vietnam Era only	0	0.0%	13	■
Between Vietnam Era and Korean War only	2	22.2%	3	■
Between Korean War and World War II only	0	0.0%	13	■
Pre-World War II only	0	0.0%	13	■
<b>HOUSEHOLDS BY POVERTY STATUS</b>				
Total	83	100.0%	30	■ ■
Income in the past 12 months below poverty level	9	10.8%	11	■ ■
Married-couple family	1	1.2%	2	■
Other family - male householder (no wife present)	0	0.0%	13	■
Other family - female householder (no husband present)	6	7.2%	10	■
Nonfamily household - male householder	0	0.0%	13	■
Nonfamily household - female householder	2	2.4%	4	■
Income in the past 12 months at or above poverty level	74	89.2%	29	■ ■
Married-couple family	28	33.7%	15	■ ■
Other family - male householder (no wife present)	15	18.1%	18	■ ■
Other family - female householder (no husband present)	5	6.0%	7	■ ■
Nonfamily household - male householder	19	22.9%	15	■ ■
Nonfamily household - female householder	7	8.4%	7	■ ■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Population Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015 - 2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY OTHER INCOME</b>				
Social Security Income	31	37.3%	19	Medium
No Social Security Income	52	62.7%	25	Medium
Retirement Income	12	14.5%	9	Low
No Retirement Income	71	85.5%	30	Medium
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>				
<10% of Income	0	0.0%	13	
10-14.9% of Income	0	0.0%	13	
15-19.9% of Income	0	0.0%	13	
20-24.9% of Income	13	61.9%	14	Low
25-29.9% of Income	2	9.5%	5	Low
30-34.9% of Income	0	0.0%	13	
35-39.9% of Income	0	0.0%	13	
40-49.9% of Income	0	0.0%	13	
50+% of Income	0	0.0%	13	
Gross Rent % Inc Not Computed	6	28.6%	7	Low
<b>HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS</b>				
Total	83	100.0%	30	Medium
With public assistance income	0	0.0%	13	
No public assistance income	83	100.0%	30	Medium
<b>HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS</b>				
Total	83	100.0%	30	Medium
With Food Stamps/SNAP	13	15.7%	15	Low
With No Food Stamps/SNAP	70	84.3%	29	Medium
<b>HOUSEHOLDS BY DISABILITY STATUS</b>				
Total	83	100.0%	30	Medium
With 1+ Persons w/Disability	34	41.0%	21	Medium
With No Person w/Disability	49	59.0%	25	Medium

**Data Note:** N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2017, adjusted for inflation.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: High Medium Low

February 25, 2022

Community Data Rutledge (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	222		110	☐☐
Total Households	83		30	☐☐
Total Housing Units	83		30	☐☐
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	62	100.0%	25	☐☐
Housing units with a mortgage/contract to purchase/similar debt	37	59.7%	21	☐☐
Second mortgage only	0	0.0%	13	
Home equity loan only	4	6.5%	6	☐
Both second mortgage and home equity loan	0	0.0%	13	
No second mortgage and no home equity loan	33	53.2%	20	☐☐
Housing units without a mortgage	25	40.3%	16	☐☐
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$171,054		\$150,670	☐
Housing units without a mortgage	\$99,920		\$90,226	☐
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	62	100.0%	25	☐☐
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	0	0.0%	13	
10.0 to 14.9 percent	14	22.6%	17	☐
15.0 to 19.9 percent	1	1.6%	4	☐
20.0 to 24.9 percent	12	19.4%	13	☐
25.0 to 29.9 percent	0	0.0%	13	
30.0 to 34.9 percent	0	0.0%	13	
35.0 to 39.9 percent	2	3.2%	4	☐
40.0 to 49.9 percent	0	0.0%	13	
50.0 percent or more	8	12.9%	7	☐
Not computed	0	0.0%	13	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	3	4.8%	4	☐
10.0 to 14.9 percent	10	16.1%	10	☐
15.0 to 19.9 percent	0	0.0%	13	
20.0 to 24.9 percent	3	4.8%	4	☐
25.0 to 29.9 percent	1	1.6%	2	☐
30.0 to 34.9 percent	0	0.0%	13	
35.0 to 39.9 percent	6	9.7%	10	☐
40.0 to 49.9 percent	0	0.0%	13	
50.0 percent or more	2	3.2%	4	☐
Not computed	0	0.0%	13	

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

Reliability: ☐☐ high ☐ medium ☐ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	21	100.0%	18	Low
With cash rent	15	71.4%	16	Low
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	4	19.0%	7	Low
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	0	0.0%	13	
\$600 to \$649	9	42.9%	14	Low
\$650 to \$699	0	0.0%	13	
\$700 to \$749	2	9.5%	5	Low
\$750 to \$799	0	0.0%	13	
\$800 to \$899	0	0.0%	13	
\$900 to \$999	0	0.0%	13	
\$1,000 to \$1,249	0	0.0%	13	
\$1,250 to \$1,499	0	0.0%	13	
\$1,500 to \$1,999	0	0.0%	13	
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	6	28.6%	7	Low
Median Contract Rent	\$619		\$109	High
Average Contract Rent	\$587		\$908	Low
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	21	100.0%	18	Low
Pay extra for one or more utilities	21	100.0%	18	Low
No extra payment for any utilities	0	0.0%	13	

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

Reliability: High medium Low

February 25, 2022

Community Data Rutledge (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT</b>				
Total:	21	100.0%	18	■
With cash rent:	15	71.4%	16	■
Less than \$100	0	0.0%	13	
\$100 to \$149	0	0.0%	13	
\$150 to \$199	0	0.0%	13	
\$200 to \$249	0	0.0%	13	
\$250 to \$299	0	0.0%	13	
\$300 to \$349	0	0.0%	13	
\$350 to \$399	0	0.0%	13	
\$400 to \$449	0	0.0%	13	
\$450 to \$499	0	0.0%	13	
\$500 to \$549	0	0.0%	13	
\$550 to \$599	0	0.0%	13	
\$600 to \$649	0	0.0%	13	
\$650 to \$699	0	0.0%	13	
\$700 to \$749	0	0.0%	13	
\$750 to \$799	0	0.0%	13	
\$800 to \$899	2	9.5%	5	■
\$900 to \$999	6	28.6%	8	■
\$1,000 to \$1,249	7	33.3%	11	■
\$1,250 to \$1,499	0	0.0%	13	
\$1,500 to \$1,999	0	0.0%	13	
\$2,000 to \$2,499	0	0.0%	13	
\$2,500 to \$2,999	0	0.0%	13	
\$3,000 to \$3,499	0	0.0%	13	
\$3,500 or more	0	0.0%	13	
No cash rent	6	28.6%	7	■
Median Gross Rent	\$992		\$104	■
Average Gross Rent	\$1,000		\$1,538	■

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	83	100.0%	30	■ ■
1, detached	68	81.9%	26	■ ■
1, attached	0	0.0%	13	
2	0	0.0%	13	
3 or 4	0	0.0%	13	
5 to 9	0	0.0%	13	
10 to 19	0	0.0%	13	
20 to 49	0	0.0%	13	
50 or more	0	0.0%	13	
Mobile home	15	18.1%	13	■
Boat, RV, van, etc.	0	0.0%	13	
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	83	100.0%	30	■ ■
Built 2014 or later	0	0.0%	13	
Built 2010 to 2013	0	0.0%	13	
Built 2000 to 2009	9	10.8%	10	■
Built 1990 to 1999	20	24.1%	16	■
Built 1980 to 1989	28	33.7%	18	■ ■
Built 1970 to 1979	7	8.4%	6	■
Built 1960 to 1969	3	3.6%	7	■
Built 1950 to 1959	7	8.4%	8	■
Built 1940 to 1949	0	0.0%	13	
Built 1939 or earlier	9	10.8%	12	■
Median Year Structure Built	1986		7	■ ■ ■
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	83	100.0%	30	■ ■
Owner occupied				
Moved in 2017 or later	6	7.2%	7	■
Moved in 2015 to 2016	11	13.3%	16	■
Moved in 2010 to 2014	11	13.3%	13	■
Moved in 2000 to 2009	20	24.1%	15	■
Moved in 1990 to 1999	6	7.2%	7	■
Moved in 1989 or earlier	8	9.6%	7	■
Renter occupied				
Moved in 2017 or later	0	0.0%	13	
Moved in 2015 to 2016	2	2.4%	5	■
Moved in 2010 to 2014	17	20.5%	15	■
Moved in 2000 to 2009	0	0.0%	13	
Moved in 1990 to 1999	0	0.0%	13	
Moved in 1989 or earlier	2	2.4%	4	■
Median Year Householder Moved Into Unit	2011		3	■ ■ ■

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

Reliability: ■ ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	83	100.0%	30	■
Utility gas	0	0.0%	13	
Bottled, tank, or LP gas	14	16.9%	15	■
Electricity	61	73.5%	26	■
Fuel oil, kerosene, etc.	0	0.0%	13	
Coal or coke	0	0.0%	13	
Wood	8	9.6%	11	■
Solar energy	0	0.0%	13	
Other fuel	0	0.0%	13	
No fuel used	0	0.0%	13	
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	83	100.0%	30	■
Owner occupied				
No vehicle available	0	0.0%	13	
1 vehicle available	24	28.9%	19	■
2 vehicles available	14	16.9%	14	■
3 vehicles available	19	22.9%	14	■
4 vehicles available	0	0.0%	13	
5 or more vehicles available	5	6.0%	10	■
Renter occupied				
No vehicle available	0	0.0%	13	
1 vehicle available	1	1.2%	3	■
2 vehicles available	5	6.0%	8	■
3 vehicles available	15	18.1%	14	■
4 vehicles available	0	0.0%	13	
5 or more vehicles available	0	0.0%	13	
Average Number of Vehicles Available	2.3		1.3	■
<b>VACANT HOUSING UNITS</b>				
Total vacant housing units	0	100.0%	13	
For rent	0	0.0%	13	
Rented, not occupied	0	0.0%	13	
For sale only	0	0.0%	13	
Sold, not occupied	0	0.0%	13	
Seasonal/occasional	0	0.0%	13	
For migrant workers	0	0.0%	13	
Other	0	0.0%	13	

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

Community Data Rutledge (cont.)



ACS Housing Summary

Buckhead Town, GA  
 Buckhead Town, GA (1311672)  
 Geography: Place

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	62	100%	25	■
Less than \$10,000	0	0.0%	13	
\$10,000 to \$14,999	0	0.0%	13	
\$15,000 to \$19,999	0	0.0%	13	
\$20,000 to \$24,999	0	0.0%	13	
\$25,000 to \$29,999	0	0.0%	13	
\$30,000 to \$34,999	0	0.0%	13	
\$35,000 to \$39,999	0	0.0%	13	
\$40,000 to \$49,999	6	9.7%	10	■
\$50,000 to \$59,999	2	3.2%	4	■
\$60,000 to \$69,999	3	4.8%	4	■
\$70,000 to \$79,999	0	0.0%	13	
\$80,000 to \$89,999	5	8.1%	6	■
\$90,000 to \$99,999	1	1.6%	3	■
\$100,000 to \$124,999	4	6.5%	8	■
\$125,000 to \$149,999	11	17.7%	11	■
\$150,000 to \$174,999	13	21.0%	17	■
\$175,000 to \$199,999	5	8.1%	8	■
\$200,000 to \$249,999	5	8.1%	6	■
\$250,000 to \$299,999	2	3.2%	3	■
\$300,000 to \$399,999	5	8.1%	10	■
\$400,000 to \$499,999	0	0.0%	13	
\$500,000 to \$749,999	0	0.0%	13	
\$750,000 to \$999,999	0	0.0%	13	
\$1,000,000 to \$1,499,999	0	0.0%	13	
\$1,500,000 to \$1,999,999	0	0.0%	13	
\$2,000,000 or more	0	0.0%	13	
Median Home Value	\$147,700		\$29,971	■
Average Home Value	\$142,371		\$87,504	■

**Data Note:** N/A means not available.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

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

Reliability: ■ high ■ medium ■ low

February 25, 2022

## Survey Data Results Morgan County: January – February 2022

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

Yes (12)

No (3)

No Response (31)

6th generation Morgan county farming family here. Satisfactorily in general.

Concerning that kemp publicly announced this Rivian deal without regard to the processes set in place for things like this type of growth to be addressed.

Absolutely no changes to the current zoning. Anything with heavy industrial would be a problem.

Absolutely not. Rivian. Enough said. This should not advance any further and should not have gotten as far as it has today. County commissioners are either corrupt or incompetent to defend the best interest of their constituents. This was an under the table, unethical deal that no one in the surrounding community was made aware of!

Absolutely not. The entire Rivian project makes no sense to me with the type of history we have and try to uphold in our county. As a younger citizen and one who grew up as a teenager here with nothing to do, I welcome growth. But the way our local government is going about it is all wrong.

Absolutely not. They cave and make exceptions for anyone who throws a check at them. Rivian. Real estate investors wanting to open 5 restaurants in a town square with enough parking spaces for 1. It's an absolute farce.

All citizens, businesses & industries should be required to follow the same guidelines and conditions for due diligence before being granted any variances, rezoning, or special use condition requests. The depth of their pockets, financially, should not determine the outcome of how decisions are made.

As far as I can tell all is well with the exception of the Rivian plant which is an ecological atrocity. It will contribute to road deterioration and all matters of destruction to our infrastructure.

As of this moment yes but do not want it to turn in a widely developed area. Prefer more farm land

At the time, I do feel that the local government does manage land use and zoning appropriately. However, if the looming proposal of the Rivian plant gets approved, I will then know for sure that they local government is incompetent and only in government for themselves.

Closely monitor and ENFORCE zoning regulations related to "junk" buildup on personal property. Maintain the 5 acre residential minimum lot size

Closely monitor and maintain ordinances related to junk on properties. Continue to implement 5 acre minimum lots to build on rural parts of the county.

Communicate more with the community about plans of growth. (Rivian)

Currently yes, but I strongly oppose approving the rezoning for Rivian or any other large industrial site on agricultural land.

Currently yes.

Do not allow huge, unreliable industry to invade our beautiful communities. We chose this area for its low traffic and simple lifestyle.

Don't rezone rural areas for high density subdivisions. Enforce the land use plan for the county.

## Survey Data Results Morgan County (cont.)

For now, yes. But I see it getting out of control gradually with new homes along roadways already being built. If/when the moratorium is lifted on subdivisions, particularly with this new plant coming, I see the county getting out of control and becoming Metro Atlanta. I am very concerned.

For the most part it has been. This Rivian plant is WAY different than anything before. I can only see major problems with something THAT size. I mean 7500 + more people and vehicles, that's insane!

For the most part. There needs to be more affordable housing spread throughout the county and not just tucked off in the "poor" areas. Also, the new plant is an absolutely horrible idea that is going to transform this county in ways that are not positive.

Generally, yes.

Great and would like to get more industries for job opportunities for the future.

Have felt good until the recent Rivian talk. I don't feel this is what the people of Madison want. Having just moved to Morgan County from Rockdale 6 months ago we have not lived here long enough to make this evaluation.

Having served on the 2020 comp plan citizens committee, I can say "yes". In the several days, post Rivian announcements and maps, I'd have to say, "what the heck difference does it make if big money from the State wants to bulldoze itself into a rural, now to be considered a former rural community, or FRC?"

Heavy industrial outside of Rutledge has NEVER been part of the county's comprehensive plan nor has it been proposed to our communities.

I am concerned about the upcoming Rivian plant. We're hoping the county will not zone the land for such a massive plant.

I am disappointed that the Comp Plan is not being followed. The plans that the JDA and State have put in place do not reflect the agricultural and rural identity of Morgan County (and our surrounding County neighbors). I hope someone in authority is paying very close attention to the water issues that the new mega site will create. I do appreciate that the Planning Department has enacted a moratorium on subdivisions (in the past) and zoning (currently). Please be thoughtful with our beautiful communities.

I am thankful for the leadership and input for the last Comprehensive Plan, and I believe it should continue to serve as an authoritative guide going forward.

I am particularly concerned that the JDA is pushing aside our Comprehensive Plan to push through the Rivian Project, which will not only industrialized agricultural and rural area of west Morgan county, but will lead to the proliferation of contractors and suppliers, further straining water supplies and infrastructure.

I believe more transparency is necessary. I believe the JDA has far too much power and needs to be dissolved. The situation with Rivian leads to loss of trust in all land use and will inevitably cause great harm to this community. We have no choice but to vote out those who do not treat this community with respect and dignity. The members of this community deserve far more than back door deals and I would like to see complete transparency in all zoning for all projects adhering to the majority voice in the community.

I believe the county is making decisions that are benefiting selective pockets and not people who work and reside here with much appreciation for the rural experience. I suggest representation that does not use closed doors and good old boy networks to decide the fate of our county.

## Survey Data Results Morgan County (cont.)

I believe they have in the past but not so sure they will when it comes to the new car factory I did before the JDA have involved. However, the land for Rivian should not be rezoned. I can't say this enough. No! Losing 2000 acres to an auto plant is about the worst thing for this community I can ever imagine. PLEASE DO NOT LET RIVIAN OR ANY FACTORIES COME TO MORGAN COUNTY!!!!!!!!!!!!!!

I did but now I'm scared that they won't with this factory. The rezoning request should be denied because it is not in keeping with the present comprehensive land use plan. I believe the planning department has always tried to do the best possible for Morgan County residents and they should continue to do that. This is a farming and tourism county, not a factory county. I did think so until this Rivian thing. I am hoping that the great stewardship we've come to expect and be thankful for in our community will continue, regardless of pressure from the Governor or the JDA

I did up until the recent Rivian fiasco. That I think was people using their positions for their own financial gain at the expense of the residents.

I do not agree with any heavy industrial coming to the area. I am begging you please. I was pushed out of Rockdale, then Newton and I do not want to be pushed out of this amazing place. We put blood, sweat and tears into building our home in Madison. We lived in an 800sq ft. rental (with no heating or air) for 2 years to make our Morgan county dream come true. I plan to spend the rest of my life here. I know it has to grow but please be mindful to keep our children and families and elders in mind.

I do not feel that our county is ready for the influx of development that will be coming in the near future. The appropriate course of action is not to deny the eminent change, but rather embrace it to better the community. Without plans for development, we will become another Gwinnett County. - Allow density in town centers-Preserve the rural character through the use of conservation subdivisions. Incentives (higher density) for preserving large tracts of land. ""Estate Lots"" are not the answer. This means investing in infrastructure to enable these developments. Otherwise, the county will be full of tract built subdivisions with minimum lot sizes to accommodate septic. - Allow and incentivize ""Serenbe"" type developments.

I do not feel the local government manages land use and zoning appropriately. Considering they proposed land to be used for Rivian Is zoned mostly agriculture.

I don't think anything makes sense with government. I can't build another dwelling on my property with a separate septic tank because it will interfere with the water lines, well, environmentally it would not be safe or under anyone's best interest. But they are going to allow Rivian and all that imposes? Seriously

I feel like it has been managed well so far. I am worried about the Rivian plant passing through the zoning board.

I feel that for the past years they have been able to keep it mostly farming.

I feel that the local government will change the existing zoning too easily and without considering the long term effects of the change. (2)

I feel the county needs to slow small acreage track development and increase minimum sq. ft. for residential homes.

I feel the zoning has not allowed certain types of businesses that COULD be beneficial to our area (shopping, grocery stores, etc.) but allow other businesses that are NOT beneficial like more gas stations, truck stops, possibly Rivian.

I have always felt they did in the past. Yet I am opposed to zoning the land for overly industrialized use.

## Survey Data Results Morgan County (cont.)

I like the min 5 acres I disagree with the RV ordinance. No to living in one. But storing and occasionally spending the night should be ok. Morgan County's attraction is it being rural. I do not want to live in an urban county. Don't let Morgan become like Gwinnett or Rockdale. Keep subdivision and large developments at a minimum unfortunately the Rivian plant is going to ruin that entire section of the county I bought in that area because it was a beautiful rural area. Now the huge buildings will be in my backyard. Absolutely devastating.

I live in Madison and own farm property in Morgan County near Rutledge. I sincerely hope that our commissioners will protect us from industries that are not appropriate for our area. These areas near me are zoned rural and they need to stay that way. Please protect our rural way of life so that we don't become another suburb that has been consumed by industry.

I moved to Morgan County so that I and my wife could raise our children in a rural, family oriented setting. Now, it appears that the county government and the JDA want to turn Morgan County into another expansion suburb of Atlanta. The proposed Rivian plant will likely cause some of our land to be taken away for road expansion, our water from the well will either go dry or be polluted, and we will have no choice but to pay monthly for county water. Had I known that the county was seeking a super industrial site in the area, I wouldn't have moved to Morgan County. I highly recommend sticking to the joint comprehensive plans the county establishes. Otherwise, the citizens will lose trust in the county government.

I really love the way Morgan County is laid out between residential, agricultural, and commercial land use.

I think so far Morgan County has done a great job of preserving the small town feel and encouraging tourism for all to see such a great historical town.

I think that they currently manage use well, but with the upcoming rezoning for the Industrial use outside of Rutledge, NO! They have done a good job of keeping large industry out of the county and keeping the vision for agriculture up to this point.

I think the more regulations you add to tax payers the more you change the hometown feel of all our communities.

I think they have in the past but question where we are headed with the Rivian project. Seem to be abandoning past direction for this project.

I thought they did, until this new proposal for farmland & wetlands to be rezoned for Industrial use.

I used to feel that they did. I currently have ZERO confidence in my local government, and feel they are only in office to line their pockets. We waited 8 years to be able to move to Morgan County. We were willing to wait and pay for a rural lifestyle...currently being sold out

I used to think they did until this Rivian business came up. Seems like everything that has been standard practice has been thrown out the window

I was told you lowered the requirement of 5 acres to build a house to 1 acre. That is a little concerning. I moved to Morgan County because of the requirements in surrounding counties. I would like to see Morgan County to stay the way it is.

I would like to see all zoning done the same way across the board. Not this way here and that way there. Most of all, prepare it for our kids and future kids. Passing a zoning change to allow a big corporation to build in an area that would harm our water sources is bad for future generation. God only put so much water on this earth. We need to protect that gift.

I'm concerned about rezoning county lands for AR to Commercial/Industrial against people's wishes

## Survey Data Results Morgan County (cont.)

I'm very concerned about the Rivian plant proposal. The community should have had a vote in this ordeal. This will be an environment disaster! Our water, the wild life and quality of living are at risk. Morgan County is not the proper location for a plant of this magnitude. There are plenty of other locations in Georgia that have abandoned plants just sitting there collecting dust. Why take such pristine land and destroy it? Let's put morals before money this time.

If Rivian is approved, no. I think the Comprehensive Land Use plan is good.

If the local government votes to keep Morgan County zoned agricultural, NOT industrial, then yes. It is imperative to keep this area zoned agricultural to protect the quality of life, the health of our communities, and to support farming, the main economic engine like the comprehensive plan states until 2035. Should the local government vote against this and the communities wishes, they should be terminated.

In general, yes. I appreciate the zoning laws that prohibit track homes. I am not in support of the electric vehicle plant though, so I'm hoping that will not come to fruition in light of the community desire to "stay rural."

It has up until now. When the officials decided to dump this car plant in our laps, they have gone beyond caring for the citizens and have caved to threats and intimidation by the governor. This is unacceptable, where does this kind of activity stop. You need to stand behind the people.

There is elections coming up let the people decide. Or is this now the USA

It seems like all of the houses on Main Street are for sale and the rent everywhere has gone up.

Is there anything you can do for the average person? There is nothing affordable in Madison.

Keep Morgan rural

Keep slow growth

Land use and zoning is appropriate currently as written, without changes to accommodate a massive industrial change from agricultural for the JDA corner.

Maintain the County's rural character

More protection of land use/over development with large corporations. Morgan County is known for smart and innovative preservation of historic buildings and character while maintaining rural landscapes and farming.

More transparency and general public input. Individuals with conflicts of interest should not be a part of the zoning decision making.

More transparency. Provide more information about any considered land use or zoning changes and make that information easily accessible. This information has been hard to find in the past by looking at county website, internet searches, etc. Information should be prominently covered in local newspaper, local social media including NextDoor, etc. County should create a newsletter similar to ones made available by city of Madison and this newsletter should address upcoming meetings, properties, etc. Agendas for upcoming meetings are woefully inadequate pertaining to upcoming changes or considerations in meetings. At meetings the discussed properties are not displayed in a way that the public can easily view what commissioners are talking about.

Most of the time it appears to be handled as it should. I do feel that some zoning, like for temporary habitation while building a house, is sometimes not handled as should be. If it is your property, you should be able to pull a camper in and live there.

Mostly yes. Must keep the 5 acre requirement for new residential homes. No zoning exceptions. My local government needs to keep land zone for agriculture as is and NOT change to allow industrial zone. We need our ground water and all other environmental problems that industry would bring stopped!!! I need my well in Rutledge to provide me with clean healthy water.

## Survey Data Results Morgan County (cont.)

Need better road management (2)

Need to support farmers and Ag area not development.

No I do not. Growth needs to happen but the way they are allowing growth with one mass plant does not sound healthy for community.

No I do not. Rivian was kept secret from the members of the community. Communication is essential to every community so growth can be managed.

No I feel that since the development on Foster Street the zoning board has opened the flood gates on build wherever there is an open square foot of land, without considering the long term consequences of

Do we have the infrastructure to maintain this many households in the area in place? No we do not.

NO I think they weren't transparent in the planking of Rivian

No one was allowed to weigh in on Rivian before it was decided. No amount of public comment now will change it. Hughes is not an elected official. He represents the Chamber (CC); a conflict of interest on his part as it builds his brand. A. Aisley overstepped. Mr. Verner, retired leader of SSDA, sold his property to Rivian/SSDA, a conflict of interest on his part & the authority. He directly benefitted from insider information no one else in the county received. Developments 50 acres + warrant a vote by M.C Planning/Z. & public comment by residents. Citizens have the right to be informed BEFORE such a small minority decide the lifestyles and the futures of so many!!! Public Comment/notice should occur. The Gov. should not be allowed to weigh in to use us to promote his election as a pro-business state. Politicians, real estate/dev., CC & gov't workers should not serve on the SSDA due to conflicts of interest. Morgan SSDA member.

Should be elected, and serve for a 2 yr. limit.

No Rivian electric vehicle plant

No Rivian. We do not need or want the changes that will come from this massive project. We like it rural like it is!!

No- the whole Rivian deal was all done in secret. Also Stanton Industrial Park keeps getting bigger and bigger. Not as the original plan.

No they do not. Look at the mess Morgan county citizens are in right now being blindsided by the Rivian plant. They're just as bad as what is in the White House. We as citizens deserved to know what is happening in our county. We need people making these decisions with our interest at heart not their pocketbooks. (2)

No to Rivian.

No they talk growth but taxes go up and services go down

No you have a long term Plan only to ignore it to allow this huge Rivian plant

That will severely impact not only the community's rural lifestyle, but also the water that everyone gets from their wells not to mention that this deal was done behind closed doors with zero resident input

No! Get rid of JDAs - their power is over-reaching and out of control!

No! Get rid of them and let citizens decide what to do with their own land. We are rural for a reason. We love our farmlands. If we wanted big city life we'd move to one.

No! The recently released information concerning plans for the Rivian plant clearly indicate the current leadership does not understand the desires of the community, nor does it rightly represent its members.

No!!! Especially if supporting Rivian! Block this development which will destroy our beautiful farmland forever!!!

## Survey Data Results Morgan County (cont.)

No, there hasn't been any thought to the how the Rivian plant will affect the whole county for many, many years to come.

No, I am very displeased with the new land management and zoning of the Rivian plant in Rutledge. It not only disrupts our rural county and agricultural backbone, but allows a burden of waste to be contaminating our water and streams.

No, I do not believe local government manages land use and zoning appropriately in my community. The Rivian project is a perfect example. We have a quiet, peaceful community that I have enjoyed for the past 44 years and appalled that it will be destroyed.

No, I do not feel that the local government manages land use and zoning appropriately in my Morgan County community. This is evidenced and demonstrated by recent Rivian dealings where transparency and advance public notice have been found greatly lacking. This has created great distrust in the overall JDA dealings and zoning practices and processes. Recent organized community communications and protest actions attest to this. Our local government should show impacted residents more respect and allow adequate time for the public to have input at meetings, including public question & answer sessions at public meetings. Recent meeting attendees were not given adequate or needed answers. It seems as though only those fortunate and affluent few, with the most to gain, are allowed to be "in the know" well before those residents most adversely impacted. It appears that some of the zoning decision makers often have conflicts of interest or vested interests and should recuse themselves.

No, I don't feel that they take everyone's opinion or best interest into account.

Community meetings to see what the individual land owner's opinions and desires are.

No, if the county allows rezoning from agricultural/residential to heavy industrial. This rezoning change will drive people away from wanting to reside in these areas.

No, in my opinion a 2000 acre concrete monstrosity is not a good idea to put over top of a water recharge area. Without water you have no life. What happens to the water tables south of this build? Most rural / residential areas (which makes up a large portion of the Morgan County) uses well water. I've read and heard about rural land outside of savanna which in my opinion would be a better choice for building, shipping and receiving goods using the port of Savannah.

No, it's biased based on money and clout

No, land is the owners. Quit control over private lands

No, land use deals are done without public knowledge and go against the current comprehensive plan.

No, limit rezoning to only being able to rezone agricultural to residential and only allow any new residential lots to 5 acres or larger with one home only allowed on the 5 acres

No, look at the condition of the Kingston Development.

No, no, no, they do NOT. Anything that affects the homeowners/land owners should be public knowledge well ahead of any discussions and decisions that may affect them. Everything and everyone should be voted on after all correct information has been made public. The ~2,000 acre secret industrial park that is currently being rezoned is WRONG. This will affect so many lives in a negative way. We moved here for the lifestyle.

No, Rivian.

## Survey Data Results Morgan County (cont.)

No, the proposed zoning for the Rivian plant was done stealthily to protect those profiting off the sale of land in that area. There is a big difference in something being zoned industrial and heavy industrial. The complete lack of scientific research done by unbiased labs to determine the fallout of pollution and resource consumption is unacceptable. There are no plans for the infrastructure and it seems like a play it by ear move at the cost of the residents comfort and peace. This is a rural and agricultural area that is being sold off to the highest bidder with no true concern for the residents and business owners in the area. Rivian hasn't even shown itself to be stable nor successful in an uncertain economy. Even if it is built, how long will it last until it's abandoned as an ugly scar on an otherwise beautiful area? This should have been a mass vote on a ballot. Stop rescheduling zoning meetings while you're at it.

No, the rights of the land owner are taken away from them. They are not informed of changes to zoning ordinances and never given the right to challenge these ordinances before they are put into place. They place so many restrictions on the land owner and place burdensome taxes where they can't sell any property to help with these taxes they are forced to pay.

NO, the Rivian project is a prime example. No input from residents of Morgan County on this project. They acted like they know ALL. And to hell with what the residents of the county want. No, there are some things regarding zoning that have been kept in secret as of late.

No, they are not using their own plan to develop the county for sustainable growth. They also are trying to allow heavy industrial over a ground water recharge area. This area should remain agricultural or agriculture residential.

No, they seem to focus on what they want and not what citizens want. We don't know what is going on until it is too late. For example the current old hospital is zoned as a hospital but cannot be sold as a hospital because zoning interpretations change based on who you ask.

No, too many involved with the planning that had special interest in RIVIAN going forward.

No. It seems like it is capricious. There is zooming but then they make changes for whom they wish to make changes. Seems like staffers have disproportionate decision making authority. For ex, the subdivisions in Madison off Foster Street and Rutledge on Fair play...request withdrawn. The drug treatment debacle at the old hospital (and don't get me started about the new Medical Center (that lacked citizen input) that is suing its neighbors. It appears that there is Lots of insider trading. (2)

NO. The failure of the leadership of the county to fully disclose the Rivian partnerships, lands deals, and environmental neglect exudes failure in the public trust.

No. The gun practice zoning laws need to be recodified. Lots in unincorporated Morgan County, with a Rutledge City address, are much smaller than they used to be gun safety laws are unsafe.

No. 2,000 acres are in the process of being rezoned. This is vital farmland that will be destroyed by a manufacturing plant. The current comprehensive plan has very different visions for the next few years and this plan to rezone the area goes against everything previously written. In addition, a variance is requested for the groundwater recharge zone, causing great concern and potential danger for all county residents, like myself, who rely on well water. It is unfathomable that rezoning this amount of land is under consideration and supported by local government.

## Survey Data Results Morgan County (cont.)

No. I am in a Rutledge zip code and believe any re-zoning should be voted on by the community as a whole to ensure that it is in the best interests of everyone in the community, not just those who stand to profit or benefit politically. Too many people in the board of commissioners have conflicts of interest and should not be allowed to vote against the community's majority opinion. When a conflict of interest is found and a complaint filed within the county commissioners or school board of education the person on the board should be removed immediately and replaced by an emergency vote.

No. I believe there a lot of back room deals. Especially in Rutledge with the JDA and Rivian plant.

No. I don't agree with the 350 foot rule per house. There should be a legacy clause.

I also think that the Rivian project is completely out of line with what the community desires.

That should have been discussed with residents.

No. I live in a residential area and have basically a garbage dump next door that a landscape company dumps on daily, they have been allowed to use it as commercial property. Their junk and trucks going in and out drive us nuts but they put up a silt fence and been allowed to continue.

No. No industrial should be placed on farm land.

No. No zoning for large manufacturing Rivian and battery recycling plant threaten quality of life, decrease property values, place strain on resources such as school, traffic, law enforcement

No. Pushing things down citizen's throats before any knowledge of what is going to happen is knowing you're doing something illegal or something the citizens are not going to like.

No. Rivian is a prime example. Nobody cares as long as it's not in their backyard.

No. There was no discussion about the land use for the development of the car plant.

No. They are constantly changing the zoning and requirements.

No. We are letting too many business come here that don't bring good things to our community

No. We should have a voice over decisions. Some of our officials are for the people of Morgan County but get shut down.

No. We want to keep the area rural and not looking like that cesspool Gwinnett County. Stop trying to pave the place over. No Rivian!

No. Zoning is fine but it is getting too much where the government is telling us what we are allowed or not allowed to do with or on our own private land.

No. They did a great job until the recent Rivian over-reach. This project's scope and scale is not in the best interests of the Morgan County citizens they represent.

No....JDA....Rivian

Not all the time. We live about 5 miles from the Verner Farms. My family has lived on the same property for 5 generations. My grandfather used to farm about 1,000 acres here. Our desire is to see the area remain mostly agricultural. We do NOT want our area to become industrialized. We enjoy living in the country and we want it to stay that way. We do NOT want Rivian or any other large business to develop close to us. We are on well water and we want to keep our water clean and healthy to drink. We do not want air pollution that could come from a heavy industrial plant. We do not want a lot of extra traffic that could come with a heavy industrial plant. We live in the country because we enjoy and love country living. I have had quite a few folks to come visit me from the surrounding cities and remark how it's like heaven where I am at in the country. Please leave our country way of life just as it is. This is our community and we like it just as it is.

## Survey Data Results Morgan County (cont.)

Not allowing people to live in RV for short time until their house on their land is ridiculous. They have to pay taxes on them. Most families can't afford to pay rent or live in a hotel while building is completed. Are you trying you discourage people from moving here?

Not appropriate if they change zoning to allow industry, especially a car factory. Do not change rural/agricultural zoning.

Not at all. They're working with the JDA to redone 2,000 acres of agricultural land into industrial. The people living here, moved out here to get away from industry and into the peaceful not polluted country. We still have a zoo that hasn't opened after years.

Not at this time - if the commissioners vote to change the zoning to allow Rivian it will be very disappointing and a grave error for Morgan County

Not especially. Too many restrictions imposed on tax paying property owners.

Not happy with the Rivian issue going on right now. Not happy at all. As a native Madisonian, I am aware of and love the laid back, calm, rural aspect of the overall community and surrounding areas as well as the lack of traffic I encounter. I am proud of the natural beauty and appreciate the hard working farms in the areas. Initially, I couldn't wait to move away, but after living in more metro, industrialized areas, I returned home - to get away from what you are attempting to bring. So I am very opposed to that. Also, I recently heard you've stopped all approvals for barndominiums or metal built homes. This is something that our family was actually in the process of designing and was preparing to contact bank for financing. If this is true, please reconsider as it's disappointing for someone to consider dictating the type of home I build on my property, as long as I meet standard code requirements, especially since there are other homes of similar material in the county.

Not if the proposed Rivian rezoning development is approved which is totally inconsistent with the current Comprehensive Land Use Plan for Morgan County. Rivian should be located in Georgia in an existing industrial site rather than destroying 2000 acres of pristine farmland for which Morgan County is known and valued by its residents. The people of Morgan County are against any development the size of the proposed Rivian plant which will bring infrastructure demands and companion industry which Morgan County is unprepared for and would drastically change the character of our County in a negative way.

Not recently. Too many new homes are being built with two residences being built at the same time. Also, it seems that the comprehensive land use map is being ignored.

Not when it comes to the recent approval of Rivian to build an assembly plant only a few miles from where I live.

Not when it comes to turning over parts of our county to Rivian! I am for small growth, making it hard for subdivisions to be built and no underhand deals like the JDA fiasco.

Not with the new car or truck plant coming into our county

Obviously I'm not happy with the proposed changes in Rutledge.

Our county does not need or want the Rivian plant. We are a farming community and we want it to stay that way!

## Survey Data Results Morgan County (cont.)

Our state government has failed us, but more local JDA that supports Stanton Springs has failed our county and community tremendously, specifically with the Rivian Deal. They are meant to make sure the development in Stanton Springs benefits the county for income/tax purposes and also the community/residents. They have not considered the community/residents much less the culture and historical farm land at the same token as the benefit the government. The infrastructure will come as a cost to the tax payers. Some roads will need to be closed and new ones built or widened/repared. They claim they signed a nondisclosure agreement and that is the reason they didn't inform the public sooner. They got that backwards they should be informing our county and residents 1st so we could all be involved in the vetting of big change opportunities coming to our community and county, good or bad. If you aren't doing something wrong then don't sign the agreement and you don't have to be secretive.

Please read the NEGRC dev regional impact study on Rivian. Do not redone this agricultural land to heavy industrial. Suggest Rivian use an abandoned factory or manufacturing plant such as Normal Illinois Mitsubishi plant redeveloped to Rivian. Suggest a Superfund site. Not raw farm land. .

So far

So far yes. But concerned about over developing.

Stop bringing in huge business owners. Give tax breaks to small business owners we don't want to become metro Atlanta!!

Sure. Except for the planned EV plant.

The 2016 comprehensive plan is a sound plan, but the commissioners have not been faithful to moving the county towards its vision. For example, it calls for a county-wide water system, and for ensuring housing is available for people throughout the spectrum of life and economic station. Commissioners are failing to be proactive in developing partnerships that can help us get there.

The planning department and BOC are too restrictive on zoning and variance applications. If neighboring property owners and community residents have no major issues with zoning requests or variance requests, the planning department and BOC need to seriously consider community input and not be fearful of setting prescient.

The Rivian plant is completely against everything I want in my community. It will ruin our quality of life and cause health issues for residents.

The Rivian project is extremely concerning and threatens Morgan County in several ways. Any rezoning efforts of this scale should be done with absolute transparency and require public approval from the citizens residing in Morgan County.

The Rivian proposal will destroy the total Rutledge/Morgan County Walton County /Madison area as we know it today! The drastic life changing event and the land owner weren't even given a chance to give a voice on the change. The area will look like Doraville where the old GM plant was and interchanges will become as Spaghetti junction. And the land owners had no voice. This is wrong. We talk about Green space-this is going to destroy 2000 acres of land plus a way of a life. There are many areas in GA that this plant could have been placed -that would not have disrupted the total town, county and way of life. Most people live here for the safer way of life-which will be destroyed! The traffic will increase 100 percent. The railroad runs thru the town of Rutledge-can you image the delays everyone will have leaving there home and arriving, because of the train stopped over the crossings/4 crossings would be affected. Animals will lose their habitats!

## Survey Data Results Morgan County (cont.)

The western section of the county has been disproportionately represented by our county commissioners. The park on Fears Road was ill conceived and lacks necessary attention that would make it safe and useful. It would have been better if that funding were used to develop a park that is more accessible to the youth in the Rutledge area. It also seems the comprehensive plan has no meaning with regards to the automotive factory being pushed upon the families that live in the area. Why even spend the time developing a plan if it isn't going to be followed. There should be access to all formal regulations at least in PDF on the County's website. There should be an easily understandable written section on the website explaining how the process works and how a citizen can become involved in the process. Laws and regulations that citizens are subject to should, at a minimum, be published in a manner that provides easy access.

Anything less is admission of either secrecy, diversion, or laziness.

They are setting great standard to limit the dividing of the land. I would love to see growth but appropriate growth and not track builders.

They do ok. (2)

They have until now. This Rivian monster will destroy us.

This is a rural and agricultural community. This is not a "hub" for giant factories. There are plenty of empty factory buildings already constructed in the state without having to build new ones.

Time will tell. Depends on how zoning meetings go for converting a large amount of ag/timber land into a horribly massive industrial concrete travesty. PLEASE DON'T DO IT!

Too little enforcement of existing requirements, possibly in need of more Code Enforcement personnel. Also, County Commission should deny rezoning requests -- as a practice -- if the rezoned area would be inconsistent with the Comprehensive Plan.

Typically yes however recently with the challenges of approving the 60 acre housing development in Rutledge and Our assumption of rubber stamping approvals of rezoning for the Rivian plant, I begin to question how managing things were. I'd suggest consistency in applying the guidelines and sticking with our masterplan for what industry we want to attract.

Until I found out about the land being sold for the Rivian assembly plant, I had no reason to not think the powers that be were responsibly managing the land use and zoning.

Until recently I thought it was managed appropriately. I am very concerned with the Rivian development as it does not go along with the correct plan/zoning. I would suggest local government consider the long term effects of what that kind of development can do to our natural resources and don't bow to pressure from outside sources.

Until the Rivian debacle I didn't feel that the land use or zoning was a problem. The growth and expansion was appropriate.

Up until recently I wasn't concerned but now that there is a proposal for Rivian, I am very concerned that it won't be managed properly. I suggest leaving it as it is...residential & farmland!

Up until recently with the information that has come to light about this takeover of 2,000 acres for a 20,000,000sq.ft. facility with no infrastructure at all and the destruction of our agricultural land

We are so glad about the new zoning and development regulations increasing the lot size in the county. Please don't change it.

We are very concerned that Morgan County landowners were not made aware of the plans for Rivian. Seems to have been done under the cloak of secrecy. We would like our county officials to be more forthcoming.

## Survey Data Results Morgan County (cont.)

Well I did but the Rivian project I do not

Well I did until this Rivian thing came to light & now I'm not so sure. The local government needs to oppose Rivian in Morgan County. The local government needs to deny the JDA request for rezoning for the Rivian project in Morgan County.

With the State declaring us a Mega Site I'm sort of wondering why we even go through these exercises of "planning" when business interests trump the local population. How is losing 2000 acres of groundwater recharge area compatible with our prior plans? How is filling the western part of Morgan county with subdivisions and ancillary support businesses beneficial to us? Why did the JDA secretly expand its territory to swallow up the Verner farm, enriching a few at great loss to the many?

Yes - but I am concerned about the Rivian rezoning possibility.

Yes - I generally do feel land management and zoning are focused on keeping our rural character. I do wonder about the Rivian negotiations, and why no hearings were required to be conducted, as this is an obvious change of zoning. That being said, I am not against this new development - it's pretty much a done deal now. I do know some of the principals in the deal. I was concerned about proposed changes to restrict living in R.V.s - I believe this was adopted into code and is law now. I feel that there were other ways to handle this, such as registration/fee, minimum acreage requirement, and septic considerations. I agreed with Phillip von Hanstein and Bed Riden that it just sounds like big government. The new ""white board & batten farmhouse rash"" is not my favorite thing to see, but I didn't move to the country to tell other people what to do with their property.

Yes and no. There is such little development allowed for the younger community and the growing youth and working class.

Yes but must plan for more housing for work force and young families while preserving overall rural character

Yes other than wanting to increase growth (industry and housing) our county infrastructure: roads, schools, parking, housing doesn't support the growth and we moved to Morgan Co for rural living.

Yes so far. It is nice that the lots allowed for residential building are larger. I hope that the rural landscape in unincorporated Morgan is allowed to remain as such with no small lot subdivisions or multifamily housing.

Yes, I feel local government has done a good job managing land use and zoning appropriately in Morgan County to this point.

Yes, I feel local government is doing a very good job of managing land use for both current/short term uses while taking advantage of and thinking about future use of our land. JDA has been proven to support all aspects of land use and considering all concerns of citizens.

Yes, we have lived in Morgan County for over 7 years and have loved the fact the land use and zoning has remained mostly unchanged. We appreciate the case by case analysis of changes and the thoughtful process used to keep the County rural.

Yes. Have been a large landowner in Morgan County since 1999. I do see lots of debate on pending zoning changes which is good to see. The growth is coming so definitely need to ensure boundaries are put around areas to protect the land and culture of the county.

Yes. I appreciate the zoned use of the land. I'm happy with the high tech, high paying jobs in the Stanton Springs area.

Yes. Keep it rural.

## Survey Data Results Morgan County (cont.)

Yes. Planning in our area has been managed well for the last 6 years that we have lived in Morgan County. I am however, very concerned with any new planning and zoning changes relating to the proposed Rivian plant. A plant of that size would require much more land to be re-zoned than just the plant site. Many zoning codes would need to be revised in order to create higher density housing for workers and families. Many more commercial developments both retail and residential would also be necessary. These changes would be contrary to the type of growth the vast majority of Morgan county residents would like to see.

Yes...at this time. I suggest that the land use in my area remain agricultural/ residential and NOT be rezoned to industrial to accommodate the proposed Rivian Assembly Plant. To do so would place an unnecessary burden on our natural resources, the health (mental and physical) of our citizens, infrastructure. In a short while, it would be a tax burden and subsequent development to accommodate the out of control growth would transform Morgan County into an extension of Metro Atlanta with all of the burdens that go along with it.

### 2) Are there any activities you would like to do in your community but cannot? Explain:

Yes (0)

No (44)

Not at this time (3)

Not Applicable (2)

No Response (86)

Access to the Apalachee River - currently no safe public access

If there are any, I'm happy to go temporarily to where they are, then come to the peace and quiet of my rural home. We have no beach. I don't expect one to be created here. No mountains. That's alright too. We don't need much more here. Let's stay that way.

A nice paved running trail would be amazing! Similar to the railroad trail in Covington.

A public shooting range at Indian Creek Park in the Rutledge area. Morgan County has almost all their eggs in one basket that serves the residents of Madison really well but not the citizens of Buckhead, Bostwick or Rutledge as well as unincorporated Morgan County.

Any activity that requires basic Internet service. Copper infrastructure limits the ability of individuals to work from home, stream digital content, live in the 21st century, etc...

As of now, no.

Bike trails

Can't think of anything now. So upset about Rivian.

Comfortably work from home. The lack of internet outside the city limits is embarrassing and completely unacceptable.

County water and access to high speed internet options.

Disc Golf Park or other recreational opportunities.

Downtown Madison Additional parking with shuttle service from the parking to the merchants and restaurants. This would reduce downtown traffic.

Fire the county Fire Chief

Get high speed/broadband internet

Get on the internet! Go to the movies...

Golf

Grass on road sides cut more often in the summer.

## Survey Data Results Morgan County (cont.)

Have chance to have true representation to oppose the Rivian plant! There should be a fair chance to oppose-without the decision being made. There needs to be meeting to include commissioners, JAD members, Governor Kemp etc. that will give answers rather than continue to say I don't know ask someone else or talk with JAD attorney. This is not the time to avoid ALL questions!

Have consistent and reliable Wi-Fi. Affordable option for water beside private well.

Hunting and fishing. Land is already so expensive and this will make it worse.

I actually like our community just as it is.

I am a bicyclist and enjoy riding the rural paved and gravel roads of Morgan County. I'd like to work to preserve and expand this recreational and alternative transportation opportunities for myself and others.

I am fairly well supported locally with businesses, but for some items I need to travel outside Morgan County. Fortunately Athens and Covington are close enough for all my needs.

I can take care of my own activities

I can't think of anything that I cannot do in this county. What a wonderful place to live. I wouldn't go back to Atl. where I lived for 30 years. I moved here with my family when I was 15, married my husband who attended Morgan County High School with me. We moved to Atlanta where he practiced law, but after practicing for almost 30 years he wanted to move back to his hometown, and mine. He bought land that had been in his family from the late 1800's, and is now buried in the same small cemetery near Rutledge. It is a beautiful spot and maintained by family members. He enjoyed being a farmer as his family had been since coming to the area. This way of life was much more satisfying and peaceful.

I feel it would be beneficial to the youths in our county to have an activity facility. Whether that be a bowling alley or a jump zone. Also, maybe a few chain restaurants or a Publix/Target. There are many other parents in this county that strongly agree with these suggestions. Its growth but in a way that is beneficial to all members of this county.

I know people want a Target or more shopping here, but I don't. I don't mind shopping in Athens or online. I really don't want the traffic that would come with that kind of shopping center.

I live and work in Morgan County - I would like to ride my bike on nice days to work, but with narrow and poorly maintained roadways this is a dangerous option.

I live outside Madison city limits on 278. Sometimes I wish there were sidewalks for walking and biking in my area.

I love Morgan County as it currently is. There isn't anything I want to add.

I moved here because there was everything I wanted. I wanted a small community. I do not need every fast food restaurant or entertainment center that is available. It was exactly how I wanted it. Those who want this to be Henry or Gwinnett County should have stayed where they were.

I own a farm and want the landscape to stay the same in the surrounding areas.

I used to like looking at the stars but the lights from all that Stanton Springs BS ruined that.

## Survey Data Results Morgan County (cont.)

I wonder about the deterioration of Fears road Frisbee golf course and trails. I am ex-officio on Madison Greenspace commission, Trails chairman; This Park once had workout equipment, and more tree, better maintenance. At some point in past eight years or so - the trees were harvested (I am assuming - which would bring in \$) and the exercise equipment was removed and pushed into a corner of park. The equipment stayed there for a length of time that seemed to invite deterioration. I do not see this equipment currently. My hope is that it was installed elsewhere? Not a waste of equipment and money? As you can guess, I would love more walking, hiking, biking trails. We do currently have Hard Labor Creek and Fears Road Park. We also utilize the rural roads for biking- all for which I am grateful. I am referring to county issue in this note obviously. Not City of Madison.

I would like to continue enjoying this county the way it currently is— I am not an advocate of all the changes proposed with Rivian development.

I would like to have a chance to vote on life changing modifications to the county.

I would like to prevent the Rivian plant from being built but that is increasingly difficult.

I would like to see an outdoor swimming pool.

I would like to see more kid or family-friendly businesses for entertainment in our area. There are not many places for families to gather or host birthday parties, etc.

I would like to see the downtown area become more pedestrian and bicycle friendly. The speed limits are too high on Main Street. Madison/Morgan County isn't very bicycle friendly.

I would love for Morgan County to update current playgrounds. Most are starting to get out of date and not as fun for most kids. I would also love to see a splash pad for children.

I would love to see more activities for our youth. I do not feel like this is important to our county. Especially our young adults. (13-18) I feel they are most vulnerable at these ages. Also, the parks should have more swings and slides that in the grass area instead of stuck in the back corner.

I would LOVE to upgrade the Rec department. With the influx of people to the county, most have young children, it would be so beneficial to the children, parents and county. I personally have thought of placing my child in a different county rec department just for the fact that there isn't enough room in Morgan and the Tee Ball is played on the soccer field. Having a competitive or ample Rec department encouraging parents and children to play sports, learn life lessons, and parent involvement. You can charge for tournaments held and more will join and most are more than happy to pay extra to have an adequate facility. Also, I wouldn't mind having something indoors for children as well. Other than those suggestions I do love our town!

I'd like to take my kids for a bike ride but Dixie HWY though residential with houses and driveways every 100-200 feet is like an alternate to 278 for speeding drivers

If Rivian builds on its current location then the bicycle route that many have used over the years will no longer be there.

If Rivian is approved, we will likely be looking to relocate out of the county or out of state in a few years. There is no activity I want to do that I currently cannot do in Morgan County. Once the population and traffic increases, there will be no reason to stay

If the Rivian assembly plant comes in, I will no longer feel comfortable driving through that area of Morgan/Walton County. That has always been a route that I chose to drive, to allow me to relax and just take in the rural picturesque ambiance after working in the city of Covington.

I'm well satisfied with the activities within my community.

INTERNET!!!

Live in a camper on your own land

## Survey Data Results Morgan County (cont.)

Love our community the way it is

More ball tournaments. We need the new baseball fields complete so that we can host quality tournaments that would bring business to our community. Also it would be nice to have better hotel options.

More biking lanes. Walking trails.

More recreation

More side walks

More variety of food stores are needed. Sit down restaurants More Shopping

More walking trails

More walking trails or extending/connecting those we have. Runners are in the street in the dark. It's unsafe.

More walking trails. More green space. Build affordable housing but use the land beautifully. Keep rents low enough so we can have coffee shops and gathering spaces and community creative areas.

New restaurants and shopping

No- but there MOST definitely will be with Rivian, 7500 jobs and traffic infiltrating our infrastructure- or obvious lack thereof.

No- keep the beautiful country side

No, I love this community! It's perfect, just the way it is.

No. We have everything we need here. Why take away the beauty of the community with buildings and strip malls

No. We have everything we need.

None. I enjoy all the Morgan County has to offer, as do all of my neighbors. Any wholesale changes are a detriment to the community.

Not now but I will be unable to breathe clean air, drink clean water, enjoy clean lakes if a few unelected officials are allowed to destroy an entire community for personal financial gain. Talk about unethical...

Not really.

Not really. Maybe some shopping. I would rather take a day trip and have to do all the traffic than have to live in it.

Not that I have thought of since we moved here. Morgan County is a beautiful place with access to many activities.

Not yet. Again I see a lot of things changing. With Rivian comes traffic, overcrowded roadways, overcrowded schools, potential crime etc.

Once Rivian comes, simple activities like breathing fresh air, drinking clean water and seeing the stary nights will be impossible!!!

Outdoor Exercise Park with exercise equipment

Paved walking trails would be nice in the Fairplay area. We have HLC Park, however, the trails are rough terrain and are not good for people (senior citizens) with arthritic knees. I've lived on Fairplay for 30 years and used to be able to walk on the side of the road for exercise but the through traffic nowadays is very dangerous.

Pay less tax

Public fishing. Public target range.

Recycling centers where glass, aluminum, paper, and steel items are properly sent for recycling.

Some bike paths would also be appreciated.

Shop go to better restaurants (2)

## Survey Data Results Morgan County (cont.)

Skateboarding/skate park

The need for high-speed internet in rural areas in order to work from home without having to pay astronomical prices out of my own pocket. An ocean would be nice for the community to enjoy if you'd like to put one in!

The only thing I would love to see out here is a drive in Movie Theater if it were able to be tucked away with little inconvenience for the masses.

Theater, bowling alley, skate rink, pool, club, concert.

There is no internet service availability or land phone service available to my address. We have almost no decent shopping for clothing there are boutiques and shoe stores which are unaffordable for the majority of people. \$400 for a pair of ladies ankle boots at The Polished Peach or \$150 for a shirt at Town and County is not average affordable retail. The only option upper middle class and below has for clothing is go to Athens or Walmart. I think I speak for the majority when I say WE ARE ALL SICK TO DEATH OF WALMART! That is all we have had for over 20 years. There are so few restaurants that by 6:00PM on Friday nights no parking spaces are available and you can't get a table. There is nowhere for the young adult or teen population to congregate other than a sports game. Not everyone eats, breaths and lives sports. And here 7500 more people are proposed to enter our county despite the population already not having adequate, retail, restaurant or entertainment.

This is a great place to live

Trails. Morgan has lagged behind Madison, and other nearby counties in trail creation. See Newton and Clarke/Oconee/Greene rails to trails initiatives.

TRANSPARENCY. I would like to be able to know what is happening behind closed doors. It is clear that the government has been hiding communications with the JDA.

Up until now, things are great in Rutledge

Vegetarian pot luck dinner Saturdays at the pavilion in Madison four times a year.

Walk there aren't enough sidewalks with the increased amount of car traffic due to the large amount of new households in the area.

"Walk/exercise in the community: Safely walk the trail located at Bill Woods Park (also used by the cross-country team). Trail needs ongoing maintenance, trash cans, etc. The track on College Ave needs work, trash pickup regularly, and enforcement of the NO PETS, NO WHEELS rules that are posted. Strollers, bikes, and dogs are regularly seen there Also post who should be contacted in case of problems. Update/create easily accessible info on recreation activities throughout the county. I have searched the website to inquire about how to rent the pavilion at Bill Woods Park, info on Indian Creek Park near Rutledge, info on when the bathrooms are open near the tennis courts, etc. Can't find. Revamp the website. Make sure a county employee is keeping it updated. Still has the old info about where to register to vote. Often the citizen committees have old info listed on who is on the committees. Their agendas and minutes are rarely if ever published.

Walking paths. Hiking paths. Indoor walking areas open to the public, such as the local high school gym for walking inside in inclement weather. Community health and wellness activities.

Example: Oconee county veteran's park

We can just go back and have all annual activities we always had before 2020 (2)

We do not have internet.

We need internet for the rural areas in Morgan County

Yes stop Rivian

Yes, everything that has been cancelled in the last 2 years due to the C word. It's ridiculous.

## Survey Data Results Morgan County (cont.)

Yes, I am an avid astronomer and cannot enjoy that anymore because of the lights from Stanton Springs....

Yes, I wanted to serve on the NEGAC and was not selected.

Yes, I would like to have high speed internet. My online abilities and work from Home possibilities are extremely limited due to the lack of high speed internet.

Yes. Boat/kayak/canoe launch on Lake Oconee (route 278). Rail to Trail of old railway between Watkinsville and Madison.

Yes. We need more events and activities for children

Youth activities, all-inclusive park for children, young adult sports, more restaurants, gun range/archery capabilities

### 3) Are the streets and sidewalks adequately maintained?

Yes (122)

No (60)

I don't know (17)

Not Applicable (42)

No response (2)

### 4) If no, where are the streets or sidewalks in most need of repair?

Not applicable (2)

No response (157)

441 was just paved. It is already deteriorating.

A big problem is litter. 1st of all there needs to be enforcement of laws/regulations concerning litter and litterbugs. Litterbugs need to be fined/prosecuted to deter this bad behavior. Then there needs to be more litter pickups. Especially before the mowing of right of ways occurs. Running trash through a bush hog turns one plastic bottle into many pieces of plastic. This is lousy.

Baldwin Dairy Rd, Bethany Rd (2)

Behind Walmart

Brownwood road

County roadways are horrible. Dixie Hwy is a prime example. Ruts on both sides of the road 10-12 inches deep. It'll take someone getting killed before the road is repaired apparently.

Ditches and drains need to be cleared so there is no standing water. This would also help with water running around the drains into the road (2)

Dixie Highway

Dixie highway that goes from Madison to Rutledge is very narrow. The speed limit is 45...

Vehicles fly up-and-down this road at excessive speeds. Bicyclist and bicycle clubs could use this road frequently and bicyclist have been killed before on this road. Now the community are riding dirt bikes, 4 wheelers and side by sides on this road. With the speed limit and narrow road more people will be killed. The county has attempted to widen this road, but from what I understand cannot due to the railroad. There is a permanent tire trail to mark on each side of the road due to cars and trucks constantly running off the side of the road. Need to decrease speed limit and widen road.

Downtown Madison (specially Dixie Ave)

East Ave by schools. Sidewalks need repair

Everywhere

## Survey Data Results Morgan County (cont.)

Everywhere. The entire county needs maintenance. But instead they blow money on things we don't need or want.

Fairground Rd needs some work.

Fairground Road between Eatonton Road and Lions Club Road needs to be repaved. Sometimes it is dangerous for drivers to either hit a deep pothole or cross the middle line to avoid hitting a pothole. This is a very busy side street. I'm sure there are more throughout the county/city of Madison. Also, there is no posted speed limit on this road, and there are several near-accidents daily right in front of 1170 Fairground Road.

For the most part. There are areas in the county that need attention

Generally they are ok, but some areas are prone to pot holes, such as Lion's club Rd. and Monticello road at the right hand turn heading toward Wall Mart and Fairground Rd. in its entirety.

I am aware that there are folks in the county who do not believe their roads are being maintained properly. I have heard it addressed at public meetings.

I live in a private subdivision with dirt road that intersects with Hightower Rd. (Dirt road also).

Hightower is maintained fairly well, although often my shocks are tested. Most other roads that I use are taken care of "fairly well" again.

I think the lines on all county roads need to be painted better.

In Madison in African American community neighborhood

In the Madison on the Creek subdivision. Both Creekpoin Drive and Bramblewood have a large collection of garbage coming from the apartment complex. Also, where East Washington turns into Bramblewood there are very large branches over the street that are hazardous. A bad storm and there will be a casualty.

Infrastructure like affordable internet is as important. (2)

It seems that when the kids take field trips, the sidewalks they use to get to town are always cracked and provide obstacles.

Knight road needs to be paved or better maintained.

Lions club Rd, Fairplay Rd, Hester town Rd, prospect Rd, high shoals.

Lots of pot holes, not enough sidewalks

Malone Rd needs gravel and to be maintained more frequently.

Many sidewalks in Madison are broken and uneven

Morgan County goes a great job generally on road maintenance, but I'd like to see more efforts to make bicycling safer, especially for kids. This is also an opportunity to increase tourism as a bike-friendly community through bike lanes, share-the-road designations, and designated routes. I'd love to help in these efforts!

More sidewalks please.

Mostly ok. Madison needs some work

- 5) Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?

Yes (192)

No (31)

I don't know (15)

No response (5)

Survey Data Results Morgan County (cont.)

6) Does your community have any traffic issues?

Yes (124)

No (101)

I don't know (16)

No response (2)

7) If yes, what are the specific traffic issues (check all that apply)

It always takes too long to get (9)

People sometimes get stuck in s (16)

Predictable peaks like rush hour (17)

Unpredictable gridlock (17)

The experience of driving in un (7)

Unpredictable gridlock at certa (16)

Unsafe inconvenient to travel w (8)

There aren't enough parking opt (12)

Speed limits are too high (10)

No response (126)

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

Yes (127)

No (2)

Not Applicable (3)

No response (74)

Absolutely!

Adequate for our area of the county

Could be better through the use of a green belt or Rails to Trails.

Downtown Madison and Rutledge is sometimes a challenge.

Downtown Madison has adequate parking.

I am not aware of any park space in the northern part of the County (besides Hard Labor).

I believe so

I believe this county as a whole has more outdoor parks than is needed. 99.9% of the time they are never in use when you drive past. That is wasted taxpayer money.

"I believe we need to upgrade Fears Road Frisbee Park and perhaps add other park space. Although, many residents out in the county have substantial acreage to create their own ""park land"" as well.

In City of Madison there is a goal to have a park within five miles of all residents. I am not sure that goal is in line with county properties.... maybe there are other ideas that would be helpful in protecting the rural character and providing recreation. "

I don't believe we even have a park close to us?

I feel it is

I live on Highway 278 in Rutledge just outside the city limits. This doesn't really apply to me. I do think that the sidewalks in the city limits are adequate.

I only know of a few small parks in downtown Madison and they have limited parking.

## Survey Data Results Morgan County (cont.)

I think it is as of right now. If we continue to search out major industrial for our area... it might cause a problem and eventually change the look of our towns all together. The last thing I want to happen is all the roads being widened etc... I watched in Rockdale County as my friends front yards disappeared. I watched Newton add a parking deck and the traffic get so bad that I would have to sit for 8+ minutes to be able to turn right out of a parking lot. Not to mention the parking there off the square is always taken but if you get one... to be able to get out is an anxiety attack waiting to happen. The amount of construction being done constantly in my past counties was stressful. I understand things will change but please don't overwhelm this sweet community.

I think so but not sure.

I would like to see a lakefront park on the Apalachee River, to facilitate kayak rides to Swords. I would like to see more trails, especially one down Dixie Hwy along the railroad track. There's plenty of room for a paved trail and maybe even fencing for safety from cars and trains. I would love to ride to Madison from Rutledge for lunch and ride back. Maybe even take my family with me. It's pretty flat and anybody could make that trip on a bike.

"I'd love to see more. It is a feature that distinguishes us from similar size communities. I think the Southside of Madison and Morgan County is under-served.

Parks and other points of interest should be connected by good bike/pedestrian trails."

In incorporated Madison, parks are wonderful. There are no parks apparent in the Apalachee community of Morgan County.

In the city proper, it is not this time easily accessible. Business owners and their employees are not allowed to park on the streets near business to keep the spaces open for visitors. Even though that is the case, it is still hard to find parking at times.

It is except downtown

It is not. We need more parks, period. We need more protected green space.

Live away from town, so don't really care.

N/A - there are no parks.

Need to update parks

No parks are in my area - it's rural.

No, but that is because I live in a very rural part of Morgan County and I appreciate it. The parks that are in town are very lovely though and I appreciate the accessibility and maintenance.

No, parks are great for Madison residents. Indian Creek Park is flooded too much in the area of the Frisbee golf.

No, the park on Fears Road is not safe. (see above)

No. Aside from in town venues, there are no well-planned or large enough parks for recreational activities (tennis, swimming, picnics, bike riding, etc.) for outer Madison (Morgan County) residents.

"No. See previous comments about Bill Woods, Recreation areas on College Ave and around pool, and Indian Creek parks.

Pool should be open 7 days a week. More detailed information should be readily available about classes, hours, etc. More classes should be offered. "

No. The park in Rutledge that had exercise equipment should be restored, with security cameras/security personnel, a lake, and asphalt walking trails.

Not enough handicapped parking

Not really but I don't need or want one.

Of the parks I have access to, I don't see any impedance. Very well done.

Only in downtown Madison

Open farm land will be destroyed.....don't let our land be taken away and given to RIVIAN!!!!!!!!!!

## Survey Data Results Morgan County (cont.)

Park Space is fine

Parking is adequate (2)

Parks as in square plots with grass on them? Yeah we are fine on that.

Rutledge needed more spaces but is currently being addressed.

Since I live in the countryside on a dirt road off a dirt road, not applicable.

State park is great resource in community

The biggest issue regarding traffic is the large trucks that come through Main St. in Madison.

The park space is easily accessible. More community activities need to be planned.

The square needs more parking

There are two parks within 5-10 minute drive from my homes so there's a decent amount of parks.

There needs to be more handicap accessible parking.

This isn't really applicable for our residential area but if we go into Rutledge then yes it is, for now.

We have only two park spaces. Both accessible.

We need a playground for special needs children. Surrounding counties have them. Morgan does not have one.

We need more dedicated park and green space

We should have parks in multiple areas of the county. Some should be left as nature parks

Yes but approved activities are limited to younger children while activities for teens are unavailable.

Yes but not all park spaces appear safe and well maintained where you can comfortably take your kids to play. Need bigger play grounds for children in areas of town that are safe.

Yes currently

Yes for the size of the community now.

Yes however in Madison insufficient park space for African American community

Yes! We love Fairplay/Veterans Park in Rutledge!

Yes, but could use more active activity such as walking/biking trails

Yes, but there needs to be a plan to ensure more green space is planned. With the Rivian plant, accessible green space needs to be planned for the communities use.

Yes, I recently moved here and would like to know why the tennis courts in Buckhead are not maintained?

Yes, it is accessible by vehicle.

Yes, lovely parks are well maintained and used by the citizens.

Yes, rural location

Yes, the parks are great and maintained very well! They are utilized often!

Yes. But make sure they are revealed to newcomers with big signs and arrows

Yes. I believe Morgan County has done a good job providing parks.

Yes. I live close to the Rutledge area and frequent the town often.

Yes. For now.

Yes. However the parking spaces at Amici's are not deep enough for large trucks creating a safety hazard. If you are on the Rd that runs along the side of Amici's and try to turn left onto Highway 83 you cannot see oncoming traffic if there is a large truck with extended bed parked in front of Amici's.

Yes. Thankfully we live in the country so most residents (not all but most) have lots of outdoor space. We love it! We love the small town, rural life!

## Survey Data Results Morgan County (cont.)

- 9) Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain

No response (70)

Need for county trash pickup

Inconvenience of large truck traffic in downtown area of Madison. 2. Litter mainly out in county.

10 wheelers and speed continue to be a persistent problem North and S. Main St. Madison. Local police do not stop and ticket. Excessively loud music from cars as well as tail pipes persist and to my knowledge is not addressed and ticketed

18 wheelers thru downtown Madison

278 and 441 needs a light. Can be very dangerous at times

A lack of proper turn signals. Many intersections merely have blinking yellow arrows to turn (effectively "yield") and do not have any time in the traffic pattern to allow people to turn. This causes people to block intersections, run red lights, or try and jump the green light just to get a chance to turn left.

A vehicle factory coming to town is deeply concerning. Go research the crime levels around such developments.

Abandoned vehicles in yards, unpermitted living in RVs, trash along rural roads, and blight signage are problems

As of now, no! We love our community and where we live...which is why we live here.

Bethany Rd at by pass is still dangerous. Construction on 441 makes that area dangerous.

Bicyclist in large groups on curvy back roads with no warning or police presence

Big trucks do not need to drive through downtown

Bostwick highway main street I20 to Madison by-pass

By pass needs a red light in my opinion

Bypass. Y intersection at the old hospital. 83/downtown Madison

Chained dogs continue to be an issue despite new ordinances.

Cox Rod and Bypass intersection is a scary place.

Crime we sleep with our guns beside our beds

Crooked county commissioners.

Crosswalks in downtown are dangerous and need attention. Especially at dark. We need lighted crosswalks and more lighting in town at night.

Dangerous intersections.

Dangerous intersections. Too many to list.

Dixie HWY is set at 45mph. CONSTANT super speeders along with bicyclist. People are driving golf carts, 4 wheelers, dirt bikes up and down road, isn't that illegal?

Don't know

Doster road has house which is obvious code violation. Abandoned vehicles and trash everywhere. I would have preferred something be done about this rather than the new R V legislation that was passed

Dumpster is usually full on Newborn Road. For some reason the new site behind it hasn't opened. Every community has public safety issues. The more crowded/congested a county becomes, the more these issues will increase

Exit 101 is a safety Hazard. There is no traffic light and when the shifts change at Stanton Springs it is not safe to try and turn left to go to Rutledge from Covington. This is the only exit from there to Atlanta that doesn't have a traffic light. The JDA brought Baxter into Stanton Springs 10 years ago but did absolutely nothing to improve the infrastructure.

## Survey Data Results Morgan County (cont.)

Fairplay Road has become a thoroughfare for Stanton Springs. At times, it is difficult to get out of our driveway. Also tractor trailers also heavily use Fairplay Road.

Four way stop intersections in Buckhead are dangerous, need more police presence to make drivers stop.

Here is a big one on my list - 2451 Doster Road - hoarder's nightmare. Sorry to be so blunt. How can we explain enforcing a new law on R.V.s as habitation - in one case, for a man who needed to take care of his aging father - and allow this property to remain as a junk farm? Two different issues, I know... but what an eyesore. I am sure this is not a sanitary living situation. Perhaps I do not have all the facts.

High speeds on Doster Road.

Hwy 83 and sandy creek Rd A caution light would be great If a roundabout is put in please make sure it is large enough to accommodate large trailers

Hwy83 and sandy creek Rd Very dangerous

I just moved to Morgan County in May of 2021. I was previously a resident of Newton County for 16 years and before that Rockdale County for 20. I have been told that our sheriff office is understaffed with only 3 deputies per shift. I do not know if that is true or not but I moved here to raise my daughter in a safe community and would like to see the local law enforcement taking measures to prevent that crimes that have been happening for some time in Rockdale County and what is starting to be more frequent in Newton County from happening here.

I think the crime has been mostly dealt with and the areas not as well maintained and more run-down are not in areas most would wander while walking/exploring

I think there are these issues, but at the moment the issues are manageable.

I think with the growth we are having, we need more deputies and ambulances available.

I would love to have more fire stations around the county. It is pretty large and can take time to get to the other side. They do an amazing job and I have never had to use the service (thank goodness) but I do think actively looking at placing fire stations around would help with response times and can ultimately lead to saving properties and people more efficient. I am definitely not an expert obviously and would want to spend \$ wisely. But just a suggestion.

If Morgan County allows heavy industrial, the public safety does not have the infrastructure! No county water/fire hydrants means higher homeowners insurance due to fire ratings.

If our county allows heavy industrial facilities in the county, then the infrastructure for public safety will not be adequate and will need to be addressed with additional personnel and proper equipment.

If we have Rivian- we certainly will have community issues and crime

In front of Ingles----Stop light/ pedestrian crossing. From Jeep Dealer across to Lowe's, a Stoplight/ pedestrian crossing. Deaths have and will occur at those places if changes aren't made there.

Intersection at dead end of 278 and S Main Street. Intersection of Hwy 83 and 278.

Intersection of 83 and main street downtown. Need to get the trucks out of town. It is not safe when there are 1500 bicycles in our neighborhood in April. Every Rd in the area is full of bikes and it is not safe.

I've read in the paper that there seems to be an uptick in crime in the orchard grove/Madison Square communities.

Just the traffic around the pre- and elementary schools. It blocks the streets getting to the middle school and high school. I suggest providing the different schools a specific instructions to avoid this.

Lack of EMS personnel for the county.

## Survey Data Results Morgan County (cont.)

Large semi's traveling our narrow roads. There are not enough law enforcement to patrol these roads. It's only going to get worse when Rivian comes.

Letting trailers get place on properties.

Line at 441 and Eatonton traffic light

Lion's Club Road and 83 is a challenge during peak times. The foliage south of the intersection should be thinned to assist. This intersection would benefit from a traffic signal.

Litter on the roadways is a problem.

Most of the issues have been cleaned up recently.

My area doesn't have any problems at this time.

Narrow roads with no shoulders

Need to complete the bypass around Madison

No safety issues...this is the safest place I have ever lived. However, if the Rivian Project is completed, I feel that crime along the I20 especially in Rutledge...exit 105 is sure to increase.

No yet. 2,000 workers cutting through the state park will be a massive issue.

No! And this is why I do not want Rivian around at all!!!!!!!!!!!!

No, it's a peaceful community

No, not at this time, but fear of what is to come if Rivian is allowed to build here.

No.

No; however, if the Rivian deal is allowed to proceed you can include all of the above.

None known

None that I can think of. I am concerned about crime increasing. There have been a couple of murders in the last couple of years since we moved here. That's nothing compared to the murder rate of where we moved from, but we don't want to see Morgan County become like the counties that we fled.

None.

Not at this time

Not aware of any

Not currently but I have serious concerns about the likelihood of these issues once 7,500 workers from the impending Rivian plant will overwhelm the area. This is especially a concern considering the amount of waste a 2,000 plant will create.

Not that I can think of.

Not to my knowledge

Not yet but expect several to come if Rivian is allowed here.

Numerous dangerous intersections exist and road hazards (particularly damaged shoulders due to heavy truck traffic on rural roads).

Old Mill Rd at Davis Academy. Need a flashing stop sign, we have nearly been hit on many occasions with the stop sign being ran. We have seen semi-trucks run the sign at 55 mph

On Sandy creek there are run down properties and properties with excessive vehicles. Sanitation seems to be filling up more quickly but they seem to manage it pretty well and keep it tidy.

Parts of Madison, Pearl Street, and Morgan Circle are high crime. Lots of drug activity all over county. Parts of Rutledge, high crime.

People are littering like crazy these days. Is it all the construction workers who don't live here but are just here building houses? It seems more than usual in the last couple years.

Poor timing of lights in downtown Madison area - dangerous for foot traffic.

Properties that need to be cleaned Speeding

Rivian will cause ALL of this if not MORE!

## Survey Data Results Morgan County (cont.)

Rutledge is a beautiful little community where most people keep up their property. I feel safe here so far. But if undesirable business comes I know that will change.

Speed limits in a few areas are too high in my opinion, on Main St. and the Golden Pantry and on E. Washington, for example.

Speeders constantly on straight stretch of Davis Academy Road where I live.

Speeding on Dixie HWY west of Rutledge

Speeding on residential roads

Street light on Harper Ct is on the fritz, seems very dim compared to others in the neighborhood.

The 2 roads coming together at the trash dump on 83 towards Monticello- there has to be a better way.

The City and County do an exceptional job in maintaining our community.

The only problem is the intersection of S. Main Street at W. Washington where large 18 wheel trucks make a right turn. They are too big to come through the downtown. The idea of a bypass for Hwy 83 going which goes south to north has been talked about for the 22 years since I moved back to Madison. If mega sites can be bought up, why can't this needed bypass be worked on?

The city of Madison seems to have more criminal activity than the rest of the county. It seems that Madison has more democrats living there than anything, making it a more criminal friendly town.

Low income housing=criminal friendly.

The crime in certain areas in the city proper. Drugs in those areas.

The damage to our ecosystem, if Rivian is permitted to build their mega plant.

The fire department is a joke. The Fire chief has run people off and the fire department is inadequate for what we pay.

The four-way at Sandy Creek and 83 toward Bostwick is extremely dangerous. Speed bumps could be an option to slow people coming to the stop signs. Many wrecks have happened. Heroine is a major problem! The police need more support

The intersection of Hwy 83 and 441 on Main Street seems to be dangerous and constantly congested. Also the 5 points of 83, 278, Confederate and Pennington seem to have a lot of congestion and people pulling out in front of you. There is a lot of through traffic on Crawford St and many people speed through the neighborhoods.

The light at old Buckhead and the bypass is much better now but I still see semis run the red light coming from Athens. They need more obvious notice of the light before the curve.

The lights downtown always seem to be not timed together and create backlogs of traffic on Washington turning on Main Street.

The new park gets scary at night.

The offset intersection at Apalachee and 441 is a menace.

The presence of the massive Rivian Development would present public safety issues that Morgan County is not prepared to address.

## Survey Data Results Morgan County (cont.)

The red light at the elementary school and Hwy 441 coming from Madison is extremely dangerous and needs a working GREEN left turn arrow. Traffic backs up from Athens turning right into the Elementary School blocking everyone coming from all other directions to get in line at the school. The officer at this location NEVER directs traffic. I saw a Yukon totaled here when the car in-front abruptly stopped to let another car go ahead of them leaving 4' of the rear sticking in the lane on Hwy 441. Thirty seconds later it was hit probably 70mph by a F150 in a school zone. They could not go in any direction to get out of the way due to bumper to bumper traffic in the intersection. I have seen countless wrecks in the same spot. Also we do not ever allow our children to play at any of the parks due to repeatedly finding condoms, cigarette butts and hypodermic needles lying in the toddler play areas! All were previously reported to the county manager and commissioner.

The speed bumps on College Avenue are not easy to see, so people frequently drive too fast over them. Since the repaving of College Avenue, one of the cross walks between the schools and the tennis court/track has not been replaced. When there are school activities held at the track/tennis court areas, people are allowed to park all over the streets and even the sidewalks, making it difficult for walkers to walk safely. SOMEONE needs to police the speed limit on College Avenue, especially around the schools, track, tennis courts, etc. Someone also needs to pick up the trash and also empty the trash cans.

The speed from 441 heading South by the High school in the mornings is a concern near all the school traffic. If there could be a warning light to reduce speed ahead that may help.

There are a few places in Madison where it is difficult to get out in traffic at certain times of the day. There are some issues with the younger people driving recklessly at night (weekend nights especially). They seem to really like the area off Preston Ford road and speed around the neighboring streets, throwing trash in the road in the process.

There will be many more issues that we can't even imagine if RIVIAN or any industrial plant comes to Morgan County. Why doesn't anyone see this!!!?!!?!? All of the above will happen!!!!!!! We don't want it!!!! We don't want ATLANTA!!!!!!

There will be much more dangerous traffic conditions, collisions, air pollution, noise pollution, litter and more bad things if the county allows for the Rivian project.

This county is way better than most but is because we're relatively small. If we turn loose to over growth we'll fast bring on these negative issues. And it won't take long!

This will come as the Rivian plant will people from other areas that will not appreciate our community because they will not live in the community.

Through traffic on Fairplay Rd. We have to cross the road daily to go to the mailbox and it is very dangerous. Cars and delivery trucks speed through our area all day long, a permanent flashing speed limit sign in both directions might be helpful. Fairplay Road traffic is very dangerous.

Too many 18 wheelers coming through town and on HWY 83. Additionally, the actual speeds of vehicles travelling on 83 is too high, I frequently get passed on 83 while I am driving 60mph. I have bicycled on 83 and it is extremely unsafe. The intersection of 83 and Sandy Creek needs a red light. Multiple fatalities there. The Sheriff (and County) should focus more on the drugs in the county, especially the meth.

Too many golf carts, 4 wheelers, and dirt bikes running on county roads

Too much industrial expansion and too little infrastructure to support said expansion. Also lack of unbiased environmental studies to understand impact of said expansion.

Tractor trailers and large trucks on Old Mill rd.

## Survey Data Results Morgan County (cont.)

Traffic around the schools at drop off and pick up is terrible. Trying to pull out of the primary school parking lot and turning right can be very difficult as it's hard to see past the cars turning left before you and it can back up when buses are pulling in.

Traffic has greatly increased in Madison. It is to the point that it is hard to get in the road at certain times of the day.

Truck traffic on highway 83 at I-2.0 by the new truck stop is dangerous

Waste Management: Although Madison advertises that they recycle cardboard and certain plastics, in reality it all gets dumped into the household garbage.

We fear crime will be a huge issue if RIVIAN is allowed to come here. We do not have the public safety capacity (fire/ems/police) to handle the extra traffic much less the crime that comes with it. We have safety issues when we have nearly 2000 bike riders on Durden Rd out from Rutledge. We can't leave our homes and if we do the bikes are causing trouble on every road in our area. They are here in April for 4 days

We need more fire stations/ EMS placed around Morgan County. We have a good hospital with a good ED. We need more EMS services especially as this county grows to meet the demands.

When driving from the outer Madison or Rutledge areas, traveling to downtown Madison via Hwy 278, the driver will arrive at a one-sided stop sign near the address of 877 S. Main St. It is there that Madison's South Main St. "fork in the road" area needs a traffic light instead of just a one-sided stop sign. It can be dangerous when one tries to navigate to downtown Madison after that one-sided stop sign. A slight miscalculation of oncoming traffic speed or a blind spot on your right can result in accidents. It is also a safety issue for drivers traveling on South Main St. coming from downtown Madison as one nears that same "fork" juncture point - - where one could either continue driving straight towards Rutledge OR bear left to drive towards Madison's shopping area with Ingles, Walmart, Lowes and fast food. The current one-sided stop sign is just for drivers coming from opposite direction. As traffic and population both continue to grow, this will continue to be a safety issue.

Where 278 comes into 441 in Madison.

Where 278 going east joins Main Street. Always a painfully long and dangerous current layout.

With Rivian we will be woefully under served with fire and public safety services. Our taxes will be forced to go up to pay for extra services and personnel that we would not have needed had this monstrosity not been forced upon us. Rivian will cause an increase in ALL of the above.

Yes - intersection at Bethany and 441 bypass is not safe.

Yes! Intersection of Hwy 83 and Sandy Creek Road. Commissioners were told of this dangerous intersection months ago after two people were killed. Another accident at same location this past Wednesday Jan 12th. Why can't Flashing Stop signs put in place like those in Walton County? Seems like a simple fix to me.

Yes— potential sanitation and waste management issues with Rivian plant. Overwhelmed roads and public safety that are not equipped to deal with the new traffic (17,000 daily trips proposed).

Contamination of well water of citizens. Overcrowding of schools. All around very bad decision for our agricultural county

Yes! Lights in town are not synced correctly. Lights near Walmart are also not synced correctly

Yes! Too many people causes crime! Leave well enough alone. There are entirely too much traffic now with Football traffic to Athens and with all the other traffic from the other plants. We don't want more pollution and environmental hazards

Yes, I20 @ 278 very congested afternoon. Aggressive and speeding drivers traveling from Athens area.

### Survey Data Results Morgan County (cont.)

Yes, the intersection on Main St is terrible with large trucks making scary turns.

Yes. There has been some dumping at the south end of Academy Lane. There is an old abandoned house at that end. Trees that could reach the electric live wires should be cut down. The population is increasing too swiftly. Huge trucks drive off of I-20 and speed down Newborn Academy across Davis Academy. The drivers of these huge trucks should pay tolls to help pay for the damage they cause to residential areas. New businesses should have to pay impact fees!

Yes. Abandoned gas station and store near 278 and Newborn Rd. A huge eyesore and filthy building

Yes. Crime has increased within Madison and at hotels located at I-20

Yes. It's dangerous where Price Mill comes out onto Hwy 83.

Yes. The intersection/ four way stop at Fairplay and Prospect Road. The stop signs are constantly being ran. Speed bumps would be a blessing. Also the lines of where to stop are confusing. 2 sides have multiple lines. I have no idea where to stop!

Yes. Need a caution light at HWY 83 and sandy creek Rd, people have died already? Need to FORCE large trucks (18 wheels, etc.) to use the bypass and stay out of downtown - and off the square.

10) How would you rate the water & sewer services in your community:

- Excellent (29)
- Very good (27)
- Good (63)
- Average (63)
- Poor (28)
- No response (33)

11) How would you rate the emergency response services in your community:

- Excellent (14)
- Very good (42)
- Good (60)
- Average (84)
- Poor (33)
- No response (10)

12) How would you rate the internet services in your community:

- Excellent (2)
- Very good (6)
- Good (16)
- Average (26)
- Poor (192)
- No response (1)

13) How would you rate the leisure/recreation services in your community:

- Excellent (16)
- Very good (41)
- Good (64)
- Average (81)
- Poor (33)
- No response (8)

## Survey Data Results Morgan County (cont.)

14) Are there adequate housing options to meet the future needs of the community?

Yes (84)

No (101)

I don't know (53)

No response (5)

15) What is the most immediate housing need within your community? Explain.

No response (85)

2nd home buyer products 385-590k

Affordability. Small lots unavailable and unaffordable.

Affordable housing (2)

Affordable housing close to town. Many businesses in town are in need of employees and there is not enough affordable housing close to these businesses.

Affordable housing for 1st time buyers. Young families can't afford to build under current guidelines.

Affordable housing for middle class working families

Affordable housing for working middle class families is non-existent.

Affordable housing is hard to find in our county.

Affordable housing is not available. Very limited on apartment space - which is also expensive.

Affordable housing or jobs that would allow people to afford houses in the \$250,000 to \$400,000 range.

Affordable housing plans.

Affordable housing within walking distance to town.

Affordable housing, rents and house prices have gone up quickly. There are not enough options for overnight stays for visitors. Hotels at I-20 have become unsafe.

Affordable middle class housing.

Affordable mid-size homes

Affordable rentals

Affordable rentals in town

Affordable single family homes

Affordable single family housing.

Affordable working class homes.

Affordable, high capacity internet to existing residences.

as of today, we are fine with what we have

Beginner houses for young adults with small children

Community needs affordable single family and multi-family dwelling as well as affordable senior and disabled assisted living options. Young people and couples just starting out have very few options.

Currently, I don't see any housing needs in my area. If the Rivian plant gets approved, our community will dissolve due to traffic causing problems.

Don't have any

Enforcement of laws as respects cleaning up properties of junk.

Entry level houses

Fiber optic internet to be ran through the entire county not just new subdivisions. It's sad to see fiber optic internet service down dirt roads and all over Lincoln County and Wilkes County! Been in Bostwick on Price Mill Rd going on 18 years and can only get DSL that is ridiculously slow. I can't hardly do my job from home its soooo slow! I heard people on Fairplay Rd can't get any internet! Why is that??? This should not be in this county!

## Survey Data Results Morgan County (cont.)

From where I live there seems to be enough housing. But if there is much of an increase I've always heard that water would be an issue. That's why they don't allow neighbors to just pop up anywhere.

Hosing for the average working people

Housing for middle income

Housing for the average working person. Even Orchard Grove is \$1000 a month now.

Housing to but that are nice and not \$350000 or more (2)

Housing will be a big problem if the county allows for Rivian. You can't put 7,500+ new employees in a county with about 21,000 people.

I am hoping more subdivisions will not be built. We need to keep our county size controlled and not become a metro Atlanta type county.

I do not believe there is any additional need for housing. I have bought land and built twice in Morgan County once in 2000' and again in 2015'. I see no reason why others can't do the same. I do not want to see apartments, townhomes or rentals added to our community. I also think the "lived in" motels need remodeled and an average nightly fee charged as to be able to be run and maintained properly.

I don't know

I don't think there are any.

I don't know of any needs for housing, but some houses need some upkeep and cleaning up the outsides.

I don't know of any needs.

I don't see any issues with housing at the moment. If the automotive plant is allowed to build, we will not have enough housing, infrastructure or schools for the huge influx of people to the area.

I don't think we have a housing need. Morgan County should be green and beautiful because it is mostly farms, and we should keep it that way. There are plenty of places for people to live nearby like Monroe, Social Circle, Covington, and Conyers.

I imagine we are going to need a lot more housing to meet the needs of 7400 more employees of Rivian in two years, and a lot more schools and police.

I know there are people wanting to come out here for the purpose of living in the small sweet town. It is getting hard to find homes or land to build on. Most people are wanting property or decent land lot. But it also might keep the population from growing too "big for its britches" if you know what I mean. 😊 \*\*\*I am against apartment complexes"

I think that when a community grows, it becomes over populated and begins to change. I think Morgan County needs to stop growing and developers need to leave. I don't like growth in that aspect. I would prefer that no new houses get built and no more residents come to the county.

I would love to see more subdivisions that maintain the 2 acre limit, but build more affordable starter home types of housing. It is hard for our young adults who have grown up here to find affordable, but nice housing in the county. Big caveat, do not want them to lower acreage requirements for building!!

If Rivian is moving forward with building the car plant, those of us on wells will need to be converted over to city water. How will this happen? Who will pay for this?

If they allow heavy industrial then maybe not!

If you want good services and offerings in the county you must have enough housing at the proper affordability point to make that viable. Worker cannot find housing in Morgan County, to rent or to purchase.

Internet (2)

## Survey Data Results Morgan County (cont.)

Internet, Internet, Internet. The ""new normal"" has folks working from home. This requires sufficient internet access for video conferencing. The outlying areas are simply not covered. What specific actions are being taken to address this, and WHEN? Cellular service is terrible as well. It is impossible to carry on a conversation while driving, due to the numerous dead zones.

It's too high for young couples and taxes are too high.

It's going to be finding places for 10,000 RIVAIN workers are their families to live. Is that going to be fun or what?!?!?!?

Just my impression based on current real estate market being so tight.

Keep it rural (2)

Keeping ahead of the game as the growth comes. Have the right zoning in each area. Don't change an area because someone wants to change that area.

Land and housing are incredibly expensive.

Land is too expensive to accommodate entry level homebuyers. As well as there isn't enough homes to purchase at a reasonable price

Large lot single family housing only. Maintain the rural lifestyle with which we moved here from Gwinnett to experience. This is why we are here. If it changes we would move further out.

Larger homes closer to the interstate and west of Madison.

Less "affordable housing". It is deteriorating existing communities.

Low income housing. Rent is \$1800 for homes that were renting for \$850 just a few years ago.

Lower prices on houses.

Low-income housing has been a chronic issue since we moved here 25 years ago. If Rivian Plant comes this disparity will become even more extreme.

"Maintain adequate minimum square footage requirements to prevent influx of low quality housing  
Prevention of mobile home properties"

Maintain minimum square footage requirements to prevent an increase of low quality housing.

MIDDLE CLASS HOUSING. AND RENTALS

Middle income affordable housing

Missing middle - We have the high and low, but very little in between.

More affordable housing for young families.

More affordable housing for younger couples

More medium homes for middle class people

More people are moving here than we have available homes for sale.

More single family dwellings with medium to large sized lots are needed.

More than housing we need more places and more options for shopping. I wouldn't mind some housing but on large lots like we have mostly now. Not cracker box homes on zero lot lines.

Morgan County needs to decide who it wants to be: a rural, peaceful destination county...or Loganville. Property values will be stable and actually INCREASE if Morgan County retains its rural character because people want to escape the city. We need MINIMUM lot sizes and low density...especially the farther you get from the actual town of Madison. Declare areas for 1/2 acre or 1 acre lots, then keep the agricultural zoning intact

Need for housing in the \$250,000 range.

New home lots should be required to have a least three acres. Too many homes are being built in small spaces too close together. Cluster housing should not be permitted.

No affordable properties. Being removed from our rented home due to Rivian. There's nothing available to rent at a reasonable price and nothing for sale at a reasonable price.

No immediate housing needs.

## Survey Data Results Morgan County (cont.)

No need. We don't want more people. All they do is ruin the place.

No to any apartments and subdivisions on lots smaller than 5 acres

None

None as of now as long as more industry doesn't come and take over.

None at the time.

None I'm aware of...

None that I know of

None! Until the \$%#& factory is built.

None, unless the Rivian deal is allowed to proceed and then you will have a mass exodus in the western part of your County.

None (6)

None. We are GOOD.

Not Many houses for people to buy below \$300

Not to meet the housing needs that would be presented by the massive Rivian development.

Nothing

Nothing - do not cater to people who do not meet the 5 acres minimum to build. And do not cater to developers looking to build rentals.

Nothing affordable

Nothing. I don't want the town to keep growing.

People love to ask for low income housing but fail to realize the resources needed to support many of those situations.

Personally I would not have been able to afford to buy property in Morgan County if it weren't for a private sale. I believe there is a need for more affordable housing options for single adults and single parents with children.

Quality affordable housing but not tightly packed subdivisions

Real estate is in high demand right now for the entire state! Lack of rentals for the county makes things difficult for those who do not wish to purchase.

Remaining a rural community is why we are living in Morgan County. Any additional housing should be approved only if it fits with existing area homes and property. Building subdivisions with small lot sizes DOES NOT maintain the rural quality of life we desire.

Rent controlled apartments that people who work at most hourly paid jobs can actually afford to live in without being 45 minutes away from work and their kids' school.

Rental property

Rental property has always been hard to find affordable housing in Morgan County.

Rentals. Short term 6mths to one year as well as long term rentals. Lower priced housing for single families. 150-350k price range.

Rivian???

Safe, unpolluted drinking water at the homes that are on well water (something the Rivian plant jeopardize)

Seems to be people wanting to rent.

Single family housing for working class families.

Starter homes for young people.

Stick built rental houses

Stop building! We don't want there to be large neighborhoods, filled with tract homes and slab based houses. We moved to get away from that. Thankful you do not allow trailer parks / mobile homes.

## Survey Data Results Morgan County (cont.)

The availability of affordable housing is very low here. Most private rentals are \$1400-2000. We have a lovely county but rent should not be that high. It creates a place only for upper middle class and beyond.

The need for new houses to stop being built, especially so close together.

The potential addition of labor intensive manufacturing would put a strain on already low inventory of housing

The protection of our safety and health through the prevention of rezoning existing farmland. This will pose a danger to the environment with a threat to the groundwater recharge zone, as well as possible negative impact to well water. This will also threaten our existing property value and pose unprecedented demand on infrastructure in our area.

There are no current needs. The concern with housing in ensuring the community maintains its quiet, peaceful, rural feel without bringing in subdivisions, apartments, or other similar changes which would inevitably detract from the appeal of the community as it currently exists.

There are no houses for people to rent. The apartments in town are full of mold and tenants are paying over \$1k a month because there are no other options.

There are none.

There is a lack of affordable housing that is clean and livable.

There is already not enough affordable housing in Morgan County. When Rivian comes, many people are going to be forced out due to increased cost, lack of affordable housing, increased rent, Etc.

There is no need. I feel our county is at maximum capacity.

There is not. Keep it rural!

Time sensitive question. Depends somewhat on spot price in housing. Morgan County, like all rural counties, has significant rental housing challenges.

To maintain housing using the new revised guidelines for subdivisions. We must be careful not to outgrow our schools.

Too many of them

Truly affordable housing, especially for workforce. Neither rent nor housing prices are within an affordable range for those who work in local retail, restaurants, schools, and county and city offices. Young people are moving away in order to find affordable housing and this is causing not only a drain on our workforce numbers, but the county needs young people to remain in the area and get involved in local community. Folks aren't going to drive from Covington, Conyers, Athens, and Watkinsville to work for the low wages many of these places pay.

Unknown

Unsure.... I believe overall - including City of Madison - there is a need for affordable rental property and affordable homes. How to achieve that without government funds is another story - which I don't entirely support. We've had a few young friends trying to find affordable properties, and it was difficult. I know that several town-home communities exist in City of Madison. The going rates are around 1200 to 1500 per month. That seems like a higher price than I recall paying at the same age. I will say that we made adjustments at that age to make our living arrangements affordable; such as sharing bedrooms to reduce overall costs. I realize this is not possible for everyone - especially young families.

We are fine, for now. 7,500 employees draining our county resources to live and pay taxes in another county seems like poor oversight of the officials elected to maintain OUR County.

We do not need uncontrolled growth and the addition of subdivision after subdivision. This was meant to be a rural community.

## Survey Data Results Morgan County (cont.)

We do not want any more development

We don't want any new sub divisions that big plants (Rivian) will bring. We like our low amount of rural people and our rural land. (2)

We have a housing crisis and rental price crisis. Our young adults are trying to get started with life. They cannot afford to move out at their parents' house.

We have plenty of housing. You can evaluate housing needs by looking at supply and demand.

Houses are selling within days of being listed for over list pricing. Therefore, no housing supply issue.

We need houses for sale to be at a reasonable price but instead everybody is price gouging. Even renting a house has sky rocketed in the last few years?

We need more affordable housing if we are to gain workers in the community. Those who work in retail and restaurants cannot afford to live here. However, I do not want to see more apartment buildings or low income housing coming into the area.

We need nice apartments for the workers that are moving here.

We need smaller houses that regular hard working people can afford to build.

We need to keep Morgan County small & rural!

With the Rivian plant now on track, additional housing and support businesses need to be considered. The Buckhead area near I-20 is ready for housing and retail development to support the growing industry moving into Morgan County.

Young adult / new family housing is SEVERELY lacking

Young adults have no starter homes available. One story ranch on five acres is too high at 350k.

Young families and work force need affordable single family homes and also apartments... County should consider zoning for these in specific areas rather than allowing piecemeal development in rural farming areas... City of Madison should tear down old hospital and create dense housing on that site!

### 16) What is a defining characteristic of your community that you would like to see preserved?

No response (25)

"Old town" Buckhead buildings.

A friendly, rural community.

A limit of three stories should be placed on new industrial buildings to maintain the quaint community feel in Morgan County.

AG/TIMBER LAND/ WATER RECHARGE AREAS. Very important as most people near the Verner Farms area are on a well and any contamination of that area could seriously affect the families (like mine) that live nearby. Fear of increased crime rate with possibility of massive plant coming to community. Agrarian and historic.

Agricultural business must be maintained. Protect air and water quality. Preserve rural culture  
Agricultural feel. Need to keep out the cheaply built housing developments. Plan for higher density affordable housing within select areas.

Agriculture (2)

Agriculture and small family farms.

Agriculture and small town feel.

All the pastures and rolling hills, easy going rural life. That's why we moved here.

Clean, low crime, small community living.

Close-knit

Country atmosphere

Country small town living

## Survey Data Results Morgan County (cont.)

Farm / hunting land to not be sold off to place subdivisions and buildings

Farm land

Farm land, trees, country lifestyle, no noise, night sky, well water, creeks, birds, animals, hearing all wildlife at night. Just peacefulness all the time.

Farm land, wildlife

Farming

Farmland and the scenery that comes with it.

farmland (animal and crops) we moved here to not be in a heavily populated area and enjoy what is current... very sad to see things occur like the Rivian deal destroying what we love so much about Morgan county and this area, large lots, we are in an area that is mostly zoned to only accept 5+ acre lots I would love to see that continue

Farmland, lack of road congestion. No factories in the area except in the area defined for industrial in Madison across from the sheriff's office.

Farmland, large lot sizes

Farmland, trees lakes and wildlife to name a few.

Farms! I love the private owned land with acreage and the quietness. I would oppose subdivisions.

Few subdivisions. Larger tracts of land.

Friendly residents and excellent service by the Morgan County Sherriff department.

Green space

Green space and farmland are both beautiful. I hope they are preserved.

Green space, historic homes, farm land.

Green space, protection of water, clean air. No more industrial development.

Historic Quite peaceful living

Historic areas protected. I am not so concerned about agricultural areas. Things change and as the greatest city in Georgia (Atlanta) keeps growing and improving, we are close enough so that we can grow and develop with it. I am very happy that I live so close to Atlanta.

Historic buildings, integrity of the small towns, rural landscapes and farmland

Historic District homes & ambiance. Limit strip malls/big box retailers to interstate area with limited growth.

Historic homes and buildings.

Historic preservation, especially buildings

Historic site preservation, small community, agricultural preservation

Historic small town rural feel

Historical buildings and land. We are a small town and I fear we will lose the small town feel once more business start coming to 441 and Rivian is built.

Historical Buildings, homes and graveyards. Wetlands, farmland rural way of life.

Historical monuments saved! Keep our town a small town!

Historical, quiet, family oriented

Historical, small community, slow paced

History

History, the cotton gin the old store the barns (2)

History, rural atmosphere, planned manageable growth and community involvement.

HLC state park

## Survey Data Results Morgan County (cont.)

I enjoy the personal nature of interfacing with county employees. Sharon at the county dump is a great example. I use the dump frequently, and I enjoy rolling up to the little booth and exchanging pleasantries with her. Same at the tag office and other county services. Doesn't feel cold and impersonal for the most part. I also think this is one of the prettiest counties to drive in I've seen. Thanks to the city for enforcing their ordinances over the years! The county should always do likewise lest the corridors look like a free-for-all!

I live just outside of the Bostwick community. It seems they are wanting to change our hometown by adding rules that alter the way it's always been. You shouldn't change what isn't broke to satisfy the wants of a few people.

I love our historic homes and open farm land with animals or crops.

I love the large lots afforded to us here. Living in the country is a dream, except for the nightmare of technological infrastructure. The two go hand in hand due to population density. So, this needs some help from the local governments.

I love the small town feel, I've lived here for 9 years and I feel like this is my hometown and everyone is accepting. I also love the rural areas of the county, and that the owners have kept the areas rural and agricultural.

I understand that 2,000 acres is going to be destroyed to develop a "clean" energy automobile. All of this was done behind closed doors and is being forced down our throats.... Our community will be forever changed and there is no good from this type of growth

I want to see the rural, agricultural and farmland characteristics preserved. Especially in western Morgan County where I own land, on Old Mill Road. We don't want Old Mill widened, or a new ugly interstate highway interchange there. And I especially don't want a Rivian car factory anywhere near us.

I would like the simplicity if it all remain. To not have heavy traffic constantly in Rutledge like it now is in Madison. In Rutledge, we would like our area to maintain that rural feeling, where we can deeply breathe the air and see the stars. We have no desire to have any major industrial complexes to take away our beautiful rural scenery or creatures. We intend on preserving.....not destroying.

I would like to see the rural nature of Morgan county preserved. We chose to buy five acres here because we fell in love with the open spaces, gorgeous farmland, and fresh air. Now we are considering moving because of the 2,000 acre Rivian plant that could poison our well water and air. I'd like to see something added to SPLOST to start a conservation easement fund that could identify certain lands to help preserve key areas around our county

It being small and rural (2)

It once was rural, soon to be Gwinnett; good work

It RURAL character which county officials are working very hard to destroy.

It's rural, small-town feel! "Progress" is NOT progress if it destroys and consumes the life the current residents enjoy.

Its rural character

Its wooded quietness

Land preservation Nature preservation Farm preservation

Large acre residential tracks.

Large acreage residential tracts

## Survey Data Results Morgan County (cont.)

Like to maintain rural character. We need good jobs at times but should focus on smaller companies (<150 or so employees. I.e. denon, Avado brands, ivex size employers. I hate to focus just on the issue of today (Rivian) but this type project is so bad for Madison/MC in many ways that would ruin our rural character. I don't feel like a Rivian size project fits into any past comprehensive plan or FLU plan that has ever existed in Morgan County.

Local home town feel. Keep it rural

Madison/Morgan has a great blend of rural resources and services provided by well-run government focused on the changing needs of its residents. Although we have room for improvement, it is a great place to live now, and I'd hate to lose that. The rural agricultural heritage, historic preservation, controlled growth, wise planning, expanded alternative transportation, and rec facilities - these are characteristics that make Morgan County special to me. I add trust to the list above, a characteristic many feel is in jeopardy - the trust of the citizens that their present and future interests are being held foremost by those officials elected, hired, or appointed to serve them.

I and my wife love the quiet, relaxed, country atmosphere where neighbors are comfortable allowing their children to go to each other's houses without supervision.

Minimal neighborhoods, lots of open farm land, NO big plants/buildings

Most all have wells. The aquifers that supplies that water, needs to be protect.

My wife and I chose Morgan County because of the small family type atmosphere and not the busy, industrial warehouse buildings everywhere.

No industry. No Rivian

Not necessarily preserved but brought back. Going downtown Madison used to be more welcoming and inclusive and in recent years it has become more haughty and catered to the elderly and wealthy. There is no welcome to the younger generations and some business owners can be very rude to the youth

Nothing. I'm ready for a change.

One Morgan

Open agricultural fields and timberlands. Personally appreciate dirt roads, but not all in neighborhood like them.

Open fields and wooded areas. The county officials have sold out beautiful part of the county to Rivian and most community members do not approve this change. It's going to do more harm than good for this county especially since it's not even an affordable car brand. It's just something to keep the rich richer and the lower income poorer. While adding to the already high property taxes and increasing traffic in the area.

Open fields with grasses growing to feed livestock. (Which in turn puts food on your table.) Wooded country side to provide natural resources for local habitats. Lakes and ponds for fish and birds. The peace and quiet found living in the country.

Open land

Our area is peaceful, quiet, with fresh air and low traffic.

Our Farm land

Our rural home town good neighbor feel

Our small town feel.

Preserve clean air and water. Historic preservation. Follow the comp plan to add housing (and utilities) near small towns, while promoting farm preservation

Preserve our agricultural areas. Do not bring in industrial business like Rivian

Preserving the small town feel and historic while accommodating growth in bite size chunks.

## Survey Data Results Morgan County (cont.)

Protection of farmland and Greenspace with emphasis on environmental concerns to enhance and protect character of historic Madison and surrounding Morgan County.

Quiet rural lifestyle. Farms, open pastures and fields. Beautiful natural and cultural resources.

Rural (3)

Rural Agricultural character. I do not want to see the industrialization of west Morgan County with a car manufacturing plant.

Rural and quiet. No traffic. Keep big industry out!

Rural and small-town atmosphere. That's why we moved here to get away from Atlanta

Rural atmosphere

Rural character and farm land. Undeveloped land. No mega factories please.

Rural character of land - I would rather see pockets of dense development with large tracts preserved in conservation than the large tracts broken into 2-5 acres lots (sprawl).

Rural farm land, neighbors we've known for decades, historic land marks, houses, cemeteries. We like giving back to our small community that equestrian people like us by hay from. We like our wells for our water. God help us if this plant comes in here and ruins our water. Kills the wild life in our creeks and streams and lakes. (2)

Rural farm life

Rural farmland - excellent well water. Water is oil and we have the best!

Rural farmland and small town charm

Rural feel and "space". We don't need more industrial space with factories or landfills. We don't need housing on half acre lots with 1 tree for every 3 houses. We need to preserve the sense of space and open areas.

Rural land

Rural landscape

Rural lifestyle

Rural lifestyle Stop planning to become high density!!

Rural living

Rural nature and agricultural farms. Beautiful landscapes, gorgeous sunsets, spectacularly starry nights. It's quiet, peaceful and exactly why we moved to Morgan County. Please preserve this way of life.

Rural nature and way of life.

Rural nature, the historic values, farm land, small businesses, the feel of a small home town.

Rural undeveloped land

Rural, with minimal impact on farmland.

Rural, agricultural,

Rural, agricultural, large lots, and not heavy industrial!

Rural, clean, uncrowded, low stress with lots of green space for kids...small community.

Rural, country living. I bought land with acreage because I enjoy the space and peacefulness out here.

Rural, quiet, and clean

Rural, small town feel. I moved out here to get AWAY from city. Don't bring city here. And No Rivian. Don't want it, need it.

Rural, small town.

Rural. Agricultural farmland. Rivian will ruin this if it is allowed to proceed. County Commissioners should be ashamed that they have allowed this to proceed. All efforts to stop it should be put forth.

RURAL. FARMS. WOODS. WILDLIFE. PEACEFUL. QUIET

## Survey Data Results Morgan County (cont.)

Sense of neighborliness and community. It is gratifying when someone posts of a lost dog on social media and you can see folks offering to help find, or when everyone waves as you walk or drive by. We are losing that. Also a sense of engagement in the community. I believe the cities of Rutledge and Madison do a good job of keeping their citizens informed and offering multiple opportunities for involvement. My personal impression is that the overall Morgan county government doesn't want any public involvement, isn't interested in keeping citizens informed, and prefers to keep everything to themselves inside their little bubble of who knows whom. The lack of diversity within county operations and government is huge - very few women, very few people of color, very few people in 20s-40s are seen in leadership positions.

Sensitivity to environmental issues (NO to Rivian paving over watershed) — sensitive to historic preservation of buildings, houses, land of historic importance, preservation of rural character while providing for growth to accommodate young families to one to or remain in the county.

Simply. This is a farming and agriculture community - keep it that way. \*\*\*\*\* NO Rivian \*\*\*\*\*

Single family homes built in at least 5 acres No multi home or town house projects

Small & Rural we chose Morgan County. It is a special place and we don't want to see it overrun with development & people. We've been there & done that. Morgan County is special! It is thriving & successful! Don't try to be like other counties....residents are fleeing those counties to come here. Don't let anyone bully you into being like those other counties. We are Morgan County & it's the best place in Georgia to live!

Small but special

Small community feel like Rutledge, Bostwick and Buckhead

Small down country feel with beautiful farms

Small town agricultural

Small town agriculture land. We don't want huge industrial/technology companies that will ruin our country living.

Small town atmosphere stop bringing in huge business!!

Small Town atmosphere! History.

Small town feel (2)

Small town feel where neighbors strive to know and support one another. Rural settings protected and not zoned for heavy mega industrial manufacturing.

Small town feel with rural landscapes and small populations

Small town feel. Historical preservation of structures.

Small town feel/atmosphere

Small town feeling with adequate, decent paying light industry or service jobs. Clean air and unspoiled natural resources.

Small town Feeling, the controlled growth, the larger establishments maintained outside the downtown limits

Small town life where everyone knows each other, family farms being preserved, and historic homes preserved. However since there is nowhere else to complain about this.....Preston Snyder's group is ruining some of the charm of downtown. He forced local long-time business owners out of their jobs by raising their rent to ungodly prices and bringing in high end shops that locals don't shop at due to their ridiculously high prices. He is catering to tourists not locals. His restaurants have 0 seating and minimal food and mainly serve alcohol which goes against community standards to require 60% food sales. He is being allowed to buy out this community and turn us in to something we don't want all because he is rich and apparently Morgan Co is easily swayed by the almighty dollar of rich Atlanta folks.

## Survey Data Results Morgan County (cont.)

Small town life, barnyard animals in fields. No large traffic jams, no large manufacturing, no hotels, no apartments, no jam packed neighborhoods.

Small town life. Keep big business out. It's why we chose Madison to live in.

Small town rural way of life.

Small town Rutledge is ideal. It's why we moved here. It's an hour from Atlanta yet another world away. It is going to drastically change with the number of people Rivian will bring, and the resulting traffic. There will need to be more schools, more roadways, my roadway may even be widened, more law enforcement, more shopping, more housing, none of the things that caused me to move to Morgan County in 2013. All the reasons I moved here are soon to be gone.

Small town, rural community, little traffic, little growth

Small town, small growth

Small town. Keep it rural

Small town. Small population.

Small town/community w strong downtown scene.

Small. Quiet. Friendly.

Southern charm, country, friendly to nature and wildlife, peaceful, NOT being referred to as an Atlanta suburb as the media has started to do recently.

The 2,000 acres that Rivian is trying to build on.

The Agricultural/Historical

The agriculture aspect of Morgan County. That is why we live here. We don't wait Rivian who will ruin our water and the culture of our county. Light pollution, air and water pollution is unavoidable. The secret that the government and JDA did to the County is despicable. None knew what was planned. Very bad on the part of our elected officials. Our way of life will be changed with NO thought to the citizens. I used to think this place was special....not so sure anymore.

The agriculture land and beauty. Wide open space with little traffic. Peace and quiet. The overall sense of community.

The amount of farm land and not lots and lots of neighborhoods and industrial plants

The beautiful, rural farmland must be preserved!!!!!!!!!! Please!!!!!!!!!! It's going to go away forever and will never come back if you all don't preserve it now!!!!!!

The beauty of the countryside, rolling hills, woodlands etc. That's why we moved here verses the congestion of other areas. Just look at how Rockdale, Newton, Clark, Oconee are blowing apart at the seams. Once it starts there's no stopping it or bringing it back.

The beauty of undeveloped rural land, nice unspoiled hardwood forests, clean air, the ability to walk or drive home for your lunch. Try that in Conyers.

The character of our rural community. Little traffic, open spaces, no large manufacturing

The country atmosphere. I see enough subdivisions in Newton and Rockdale County where I work. When I come back to the country area of Rutledge, I feel as if I can breathe again. There's no other place near where I live that is as peaceful as Rutledge. I can see the stars with no problem because there is so much space between our house and others. If Rivian comes in, we will never have that peace and clarity of air that we have now. EVERYTHING will be polluted, due to big wigs that could care less about preserving nature and heritage.

The country feel and safety. Do not want commercial buildings being built on our farmlands. We want to keep our quiet area and country feel.

The country living. Not much crime traffic and etc. Would like for it to stay this way.

The culture of kindness

The environment and farmland heritage that Rivian will destroy!

## Survey Data Results Morgan County (cont.)

The farm land - acreage.

The farm land. It's why people move and stay here. The small town feel. Why take all that away and turn it into another Athens, Snellville, and Gwinnett. It's really sad once it's gone it's gone forever  
The farmland!

The farmland, rural character, uncrowded vistas, no traffic.... seeing deer in my yard ever day! The peace and quiet... The history. We have a rotating dinner party on our street - and we never get into a car to attend! We walk through the woods, or ride a "Ranger" to visit our neighbors on these social occasions. Also - being able to talk to a human to take care of zoning matters or car tag renewals, or any government business. That is a breath of fresh air that I hope we can preserve. I know that the larger a community becomes, the more difficult this is to achieve. I also think it is important to have buffers and separation between properties of opposing zoning. I.E. - commercial/industrial and residential.

The Farms and family land.

The greenspace.

The land. The land. The land. I love that I pass 2 churches to get to my house off the interstate. (When in Covington I passed 4 mattress stores and numerous tire shops). Once I pass exit 93 heading this way east on 20 it's like a load of bricks are lifted. I am heading home. The drive is amazing. Passing crops, farm animals, and horses is a dream come true in my book. I would love to preserve the look and feel of our community.

The large lots required to build on. I do not believe anyone should be able to build on less than 5 acres. It allows privacy and a more country way of life that many of us live here for.

The pristine farmland and open pastures. The views of the sunsets are beautiful.

The quiet, peaceful, country roads and the historical draw of this county needs to be preserved.

The rural and agricultural landscapes.

The rural area around Madison.

The rural areas

The rural aspect the charm will be lost if this county is urbanized

The rural atmosphere. I'm ok with small and slow growth, not paving the place over.

The rural character

The rural content. Rutledge is considered, "Small, But Special". I want to keep it just like it is. I love our small town of Rutledge.

The rural country feeling

The rural landscape. One major reason for our relocation was to live somewhere rural and beautiful, while being close enough to the benefits of a city without actually living in the city.

The rural nature and openness of the county.

The rural nature of our county.

The rural nature of the county

The size. I love the small town feel that Rutledge and Bostwick have. I would keep them small. Keep government housing out and keep the towns small.

The small but special feel of Rutledge. We love the rural, small town we have lived in, for the past 20 years, and while we do not oppose growth, do not want to see it explode like they are unwisely proposing with the Rivian project.

The small charm and country life. Do not want a lot of big industry or Chain restaurants.

The small hometown feel.

The small town atmosphere. I don't want to see a bunch of subdivisions and apartments.

The small town charm. The farms. The trees.

## Survey Data Results Morgan County (cont.)

The small town feel

The small town feel that we moved here for.

The small town feel.

The small town!!!!

The way of life as it is today-before Rivian destroys the community we know today!

The zoning is the most important aspect. Keeping the rural feel of our community is extremely important. The acreage requirement on homes is key to keeping this characteristic in place. It is special because of that.

Tree lined streets, large lots, and historic homes

Vast amounts of agricultural land is a defining characteristic of Morgan County. New developments are welcome and growth is encouraged at the correct pace. A 2000 acre plant with 7000-8000 workers is absolutely something our infrastructure and community cannot handle even in 2-3 years' time. We need to preserve the slow, agricultural way of life.

Waterways. Aquifers. Underground recharge areas. Creeks and streams.

We have a beautiful, bucolic, nature rich and tree dense area where we live which is why we were attracted to this area of the state.

We have a very peaceful community. Many people come to our county not only to visit but to take a step back in time. We are a slower pace and we love our neighbor.

We would like Morgan County to maintain its agricultural identity.

Wide open spaces, farm land integrity.

Wildlife, and a lot of land a sky.

Woodland and open agricultural land

- 17) List three small actions your local government could take to improve the quality of life in your neighborhood/community:

No response (36)

The elephant is in the room and its 20 million sq. ft. and 2000 acres. Give us all a break please. B) C)

Allocate more funding for the cities of Rutledge, Bostwick, and Buckhead B) A very select group of people are dictating the future of the county. C)

Enact local laws or zoning standards to protect our environment by limiting size and nature of future incoming heavy industrial manufacturing. B) Do not allow state government or appointed

development persons to make secret deals. C) Extend boundaries and infrastructure to allow for

affordable city water hook-ups to benefit unincorporated Madison / Morgan County residents.

Internet connections improved B) Support cell phone connection improvement (cell towers) C)

Guard water supply. I have a well as does most of unincorporated Morgan County.

Please create a communications path where citizens can engage, stay informed, and take part. A

calling post, newsletters, easier website, etc. B) Post meeting agendas with all of the supporting

documents in advance of all meetings (governmental and citizen committees). Recruit members so

that all committees are full and active. Post all pertinent documents, maps, etc. at all meetings so

that those in attendance can see them C) Work more closely with the city governments, especially

in the area of voter access, safety, environmental concerns (what ever happened to the \$ from

Bard?)

preserve greenspace including working farms & forests B) prevent massive industrialization of (A) C)

the proposed car factory will negatively affect the quality of life and many things that make Morgan

county special and desirable to visitors (who spend money) and residents. Also the economics of all

the negative effects and extra infrastructure costs will make this factory a loser economically.

## Survey Data Results Morgan County (cont.)

Seek grants or foundation financial aid for Madison's elderly, who are living on limited or restrictive incomes to better maintain their homes (re: safety modifications, roofing, painting & yards). Would help to reduce blight and improve property values. B) Seek grants or foundation financial aid to bring affordable city water system hook-ups to outer Madison (Morgan County) residents currently relying on well water. C) City of Madison government seems to only cater to the needs of its citizens residing within its city limits. Madison's local government needs to be more inclusive and better serve Morgan County residents with Madison addresses.

A) Slow down through traffic B) More drug enforcement by the Sheriff C) Get high speed internet NOW!!! Not waiting another two to three years.

Address Dixie Hwy B) Stop big businesses like Rivian from coming in C) Increase law enforcement Allow land owners to do what they want on their property (I.e. live in a camper, build where they want without having to resurvey and jump through hoops) B) C)

Ban Rivian B) keep preserving C) don't allow homes to keep popping up in every corner"

Be more proactive with development regulations - head in the sand won't stop development from coming. B) Be more engaged with the City of Madison - city/county relations should be better. C)

Provide a better system for allowing short-term rentals and accessory dwelling units.

Be proactive with local Area leader communications. I.e. Have an Area Lead for say Godfrey to keep everyone in the area updated on local happenings with land changes. B) Ensure each small community Area Leader is known to the land owners as a go to for decisions on property. C)

Better internet access. B) Say no to Rivian and similar industries. Morgan County should NOT look like Walton or Newton. C) Better internet service.

Bike Lanes B) ban Mega Sites C) more parks

Bring more higher paying jobs B) bring better shopping opportunities C) more neighborhoods

Cable and/or fiber for every house in the county...not just those within the city limits. B) Redo traffic patterns and have proper turn signals that actually let people turn left during busy times of day. C)

Stop overlooking plans, regulations, and common sense every time someone with a checkbook shows up.

Cleanup the roads better. Lots of trash alongside the road. The trimming of grass is not frequent enough. B) More community events C) Better communications regarding local government meetings. We would be more involved if it were not so difficult to keep current.

Communicate better with citizens B) stop rural underfunded residential developments from being approved. I.e.: Kingston at Lake Oconee. C) Community wide high speed internet

continuing to limit new construction, both commercial and residential B) implement exacting standards for new commercial projects in the pre-purchase stages, whereby the county is informed prior to purchase the intent of commercial purchasers C) ensuring that community members have a valid voice in approval of zoning, especially for commercial

Controlled growth B) Safer bike and pedestrian transportation options C) Enhanced community policing

DO NOT approve large scale rezoning to industrial destroying agricultural land B) Reduce speeding on Dixie Hwy & 278 C) Trash service

Do not build the plant on Davis Academy B) Stop the bike rally on Durden Rd Rutledge C) change the tax for senior citizens not to pay school tax.

Do not rezone for multifamily housing B) maintain the rural landscape with requirements on size of lots C) do not rezone to commercial

## Survey Data Results Morgan County (cont.)

Don't rezone huge pieces of agriculture land for industrial use. B) Talk to your constituents before helping bring in huge industries that will forever change our beautiful county. C) NEVER sign Non-Disclosure agreements with anyone or any company wanting to do business here. Secrecy is a red flag to fishy business!!!!

Don't bring Rivian B) don't bring Rivian C) don't bring Rivian

Ensure the Rivian deal does not advance. B) Ensure the Rivian deal does not advance. C) Ensure the Rivian deal does not advance.

Entice Publix to come to Madison B) crack down on trucks through town C) allow business the community to support which retail is downtown; not landlords

Expand broadband B) enact TDR ordinance C) use SPLOST funds to purchase park land and conservation easements

Get rid of the present commissioners B) keep things the way it is C) get rid of the JDA

Give us a chance to vote against large industry moving into the area B) C) (2)

Gun shooting and target practice regulations should mirror those of inner city regions at this point.

B) Seniors older than 75 should not have to pay school taxes. C) More internet towers should be built to accommodate a stronger transmission.

Gutsy moves on providing broadband in the county. (Probably not a small move!) B) Do some serious work on improving the amount and quality of internet-based services and information. C)

High speed internet for everyone B) C)

I don't rely on the gov't to improve my quality of life. B) C)

Importance of preserving farmland B) making quality internet service an option for all C) affordable housing (2)

Improve speed limits on Dixie B) decrease large companies from coming into county to change environment to a metro like environment C) Stop county commissioners from changing rules for self-benefit

Increase EMS for the county B) not allow large manufacturers such as Rivian C) Increase sports options at a recreation level for teenagers.

Increase fire protection services in the county. B) Increased road maintenance of the pavement, county does a great job of maintaining the shoulders of the roadways C)

Increase police presence in more rural areas and more ambulances. B) More affordable housing for young families C) more things for children to do

Increase the preservation efforts for the rural lifestyle B) C)

Internet capability. B) Internet capability C) Trash pickup roadside

Internet options for ALL of Morgan County B) not approved anymore fast food places! C) help us get another grocery store that's more affordable

Internet service B) keep tractor trailers out of Madison C) keep any industry small and clean

Internet service B) speed bumps C)

Keep large businesses out to keep congestion on roads down B) maybe more walking trails C) just preserve the history

Keep large industry out B) restrict building in the county to 5 acres or more C) restrict large trucks from using downtown streets

Keep Morgan County zoned Agricultural B) protect the water sources and limit development C) protect green space

Keep our community free from industrial pollution B) Involve the members of the community more.

C) BOC, Planning and Development should have the County in mind and not be swayed by politics or personal gain.

## Survey Data Results Morgan County (cont.)

KEEP RIVIAN OUT OF THIS COUNTY B) county-wide internet service C) incorporate more kid friendly activities

Keep strong zoning ordinances. B) Listen to your constituents. C) Protect natural resources and quality of life.

Keep the large trucks from coming through Madison B) Broadband available for all C)

Keep the small town communities B) stop heavy industrial zoning C) keep the focus on rural agriculture

Leave it as it is now B) Get rid of the JDA C) Protect the farmlands

Limit industry B) limit subdivisions C) limit small lots and mobile homes

Litter pickup and prevention B) Periodic tire, ""white goods"" and scrap metal transfer/disposal without a fee C) Update/keep current the County website"

Look into better internet service out this way B) vote NO on rezoning of land involved in Rivian C) repave Davis Academy between Newborn and Old Mill

Look out for the constituents B) Internet C)

Maintain the rural setting B) Oppose Rivian, and all industrial projects of the like. C) Prevent mass logging of forested areas.

Make speed limit 35 in all of Madison city limits. From I20 to down town Madison many drive in excess of 45, 60 plus miles per hour. Mostly in I20 area. B) More strict enforcement of speed limits. C) No right turn on red lights. Especially on Bostwick highway turning onto south main street. Cars are in crosswalk and pedestrians are in street trying to cross. Very dangerous. Also cars are pulling out on front of cars on south Main Street who have green light.

Manage growth opportunities with sustainable development B) Enforce speed limits and reckless driving using modern tools (cameras as an example) C) Continue the good work making zoning decisions with community involvement

Monitor the petty crimes; they are an indication of where crime may be heading B) low income housing C) gridlock at the schools

Moratorium on multi-family housing and rental neighborhoods B) Better internet options C)

Infrastructure for public safety

More communication to the public B) improve internet C) better working relationship and sharing between city and county

More high speed internet B) moratorium on big neighborhoods small tract of land C)

More law officer patrols B) Better emergency services (I know -money!) C) Fix the potholes on our road.

More transparency in land deals B) More input from the public C)

More transparent in what is going on with our community. I would love to see more communication with citizens and local government. Also making it easier to know when local elections are as well. And letting us know who is running or who is in that spot. Commissioners are handpicked because people might not even know that there is a spot open. This isn't a political stride whether you are democratic or republican everyone needs to be able to EASILY find and understand what is going on locally. Not just big things either. Anything. I wish local government wasn't so scared to talk to people. People hold on the words so tightly and explode if it's not 100 and hold it against you and I wish that could change! I wish local government could just talk to us like normal people or a friend.

B) Rec Department as I mentioned above. The influx of children would benefit so much. More room for summer camps etc. C) INTERNET please. I am begging

New business B) Embrace technology C) Affordable housing

No more businesses B) keep non-local traffic on interstate C)

## Survey Data Results Morgan County (cont.)

No more large industry B) promote small business with tax breaks C) lower housing prices  
No Rivian B) Fiber Internet Rurally C) Keep it small town  
No Rivian B) No internet C) No Rivian (3)  
NO RIVIAN B) Responsible growth that retains the rural character of the ENTIRE County C) Access to broadband internet  
No Rivian. B) Better parks / trails. C) Better managed recreation dept.  
Not allow Rivian to come in B) ask citizens' opinions of things before making decisions C) not make decisions in secret and tell us that we don't have a say in the matter.  
Open the indoor basketball facilities for the kids to use daily - year round. They are better off indoors playing basketball and away from the streets. B) Implement more incentives for young people to engage in the work force C)  
Oppose Rivian B) Keep it small C) Keep it rural  
Organize localized cleanup of road ways/cemeteries/public use lands B) C)  
Pave roads B) actually have internet service for homes C) real fire department  
Pay more attention to the small side streets. B) Keep dogs off of chains. C)  
Planning and zoning needs to follow and enforce all regulations B) provide local garbage pickup C) need high speed internet  
Police and maintain speeds as well as 10 wheeler traffic on North and S. Main St. Direct 10 wheelers away from downtown and toward 441. Get out of the car and police for these matters. B) Maintain streetscapes through proactive trash cleanup and edging as well as Pine Straw applied to streetscape. C) Train the truck drivers of the tree limb and yard debris to pick up just the debris and not 2 to 3 inches of soil with it which is presenting exposed tree roots, mud and no groundcover. This is unnecessary. City Of Madison.  
Population control B) Internet C) no Rivian plant  
Preserve land B) make sure growth doesn't negatively impact the band new schools we just built C)  
Prevent any further subdivision of the existing properties. B) Make all meetings that concern substantial impacts to the citizens of Morgan County, evening meetings with more notice. C)  
Improve access to better internet.  
Prevent big industry from coming in and polluting ground water B) protect ground water recharging areas C) protect our natural animal habitats  
Prevent the Rivian plant property from being rezoned B) prevent future rezoning of farmland that was supposed to be preserved based on the current comprehensive plan C) protect residents' safety, health, and wellbeing by preserving farmland  
Properties need to be cleaned up B) C) (2)  
Protect natural resources B) Maintain our great school system C) Keep Morgan County from becoming Metro Atlanta....preserve the west county line particularly and small business from larger chain business  
Provide internet B) Relocate Rivian plant to the originally proposed Savannah location C) Stick to the agreed upon Comprehensive Development Plan  
Provide support to Work of Madison-Morgan Conservancy in land conservation B) Listen to public input on proposed Rivian Development C) Complete all studies needed to address potential negative impact of any development before approving  
Public safety - better speed patrol of our local roads B) road signage for speed limits and truck restrictions C) Morgan is a fantastic place to live and raise children!  
Quit letting all these farms get broken up B) clean up litter C) fix the recycling system

## Survey Data Results Morgan County (cont.)

Recreational/activity updates. Updated recreation department for our kids and adults! B) Crosswalks manned/maintained better downtown C) biking, electric scooters, etc. allowed downtown to promote more activity downtown

Reduce school traffic B. Review spending by the rec. Department, because funds clearly are not going to youth sports...so where is it being funneled? Youth t-ball had 0 equipment until parents created a scene and almost demanded an audit. Most poorly run recreation department we've ever been a part of! We will be taking our kids out of county to play to ensure their safety as we don't trust this rec. dept. C)

Reject Rivian B) Reject Rivian C) Reject Rivian

Require all members of the Stanton Springs Authority representing Morgan be elected, and those currently serving to step down. B) Make Morgan an AARP Livable Community designated city C) Require elected officials or those selected for leadership positions be more representative of the population at large. There are no Caucasian women in leadership in Morgan, and they are the largest demographic in the county.

Restrict development of subdivisions (require them be a certain distance from the road and a certain amount of land) B) address traffic issues at the schools C)

Road repair B) Sidewalks and/or bike trails C) Internet service (there is no dependable Internet provider in this area).

SAY NO TO RIVIAN B) SAY NO TO INDUSTRIAL DEVELOPMENT C) GET RID OF THE JDA

Say no to Rivian B) say no to Rivian C) say no to Rivian

Stay prepared for the growth to protect our future B) Keep the school system at the best it can be for the kids C) Keep the hospital, ambulance, law enforcement and fire personnel where it needs to be in training and numbers.

Stop allowing the JDA to bring these big plants to Rutledge B) Hold Andy Ainslie the Morgan co commissioner on the JDA board accountable C) keep residents a voice and quit trying to silence us Stop being corrupt B) Stop lying C) Actually give a crap about the people who elect them.

Stop huge developments B) stop huge developments C) stop huge developments

Stop Rivian B) Oppose Rivian C) Send Rivian elsewhere

Stop Rivian B) Stop Rivian C) Stop Rivian

Stop Rivian from building a GIANT plant B) welcome business that is in line with our comprehensive plan C) listen to the residents. Let us vote on major changes and developments that go against the comprehensive plans.

Stop Rivian B) build special needs playground C) be transparent regarding growth in Morgan County

Stop Rivian B) Add skate park C) Re-time downtown traffic lights

Stop Rivian B) More affordable services for seniors C) protect greenspace

STOP RIVIAN B) more sidewalks outside of Madison C) Better cell phone towers

Stop the big factory from turning our county into a city B) C)

Trash & recycling pickup that we would pay for B) fix Newborn Road, but the bad areas are in Rutledge. Rutledge could probably use some help with this. C) Better 911 service. Our calls all go to Walton County at this end of Morgan County and one more ambulance. Of course, the county will probably need one more if the factory is built.

Welcome Rivian and ensure that the public understands that this is the largest economic development in Georgia's history. The high paying jobs will increase the value of our land and homes and it will increase our tax base. It will also improve our local businesses. B) Improve roadways to allow for safe bicycle travel C) Improve internet access - it's horrible!

A). Set minimum lot sizes B) C)

## Survey Data Results Morgan County (cont.)

Being transparent B) more equitable tax valuations, current ones do not follow and rule or common sense that I can see. C)

A) block Rivian electric vehicle plant B) C)

Bring more restaurants to downtown not fast food. B) Preserve the 5 acre building minimum to ensure the privacy and way of life to current residents. C) Stop Rivian from coming to our county!

A)Cancel Rivian B)keep 5+ acre zoning as a requirement in this area C)keep Morgan ""country""

Condemn abandoned properties B) Transparent communications. C) Community involvement.

Controlled growth of jobs B) maintain rural character C) internet

A)DENY REZONING REQUEST FROM RIVIAN FOR MULTIPLE REASONS (biggest being water quality)

B)DO NOT ALLOW OUR NICE QUIET FARM COMMUNITY TO BECOME POLLUTED WITH THE

DESTRUCTION OF OVER 2000 ACRES. C) JDA= bad things for Morgan county and its residents.

Disbanding the JDA B) putting people in office that ACTUALLY care about the community's wishes. C)

Letting Rutledge stay special by allowing it to stay rural.

A) Dismantle B) step down C) Get RID of the JDA

A) Do not allow large manufacturers B) C)

A) Do not allow Rivian to build the massive car plant B) no more expanding of Stanton industrial park

C) no more secret deals that are pushed on the community

Do not approve Rivian plant here and the associated rezoning B) pave way for better internet options. Government does not need to, provide just help make possible C)

A)Enforce infractions without depending upon neighbors reporting them B)Enlarge the Ag center to

allow for more events and to support the youth involved in animal raising and showing C) Stop

building multimillion dollar projects, i.e. Hospitals, schools, fire stations, etc.!!

A)enforce traffic laws on Dixie HWY west of Rutledge B) encourage working class affordable housing

C)lower property taxes

A) Fiber or cable internet - satellite is not acceptable B) Improved cell phone coverage C) don't let development ruin the rural nature of the county

A) Fire the fire chief and hope to rebuild B) C)

A) Government transparency B) dissolve the JDA C) ask the community what they want with large projects and business coming in

Have more police presence around county B) fix the potholes properly C) keep up the good work!

Honest, open communication from our county commissioners B) county commissioners need to

communicate major changes (Rivian). Versus keeping it a secret. C) Refuse to sign any non-

disclosure agreements

Include residents on all decisions B) stick to your rules and regulations. Do not bend them because someone has tons of \$ C) we need broadband internet service

Independent environmental impact study of the Rivian decision. B) Independent infrastructure assessment of the Rivian decision C) Backbone to uphold existing zoning in the face of big business and politics

A) Internet B) code enforcement C) maintain land size limits to build on

A) Internet accessibility B)C)

Invite and consider better restaurants that are somewhere between cheap fast food and expensive-break the budget fine dining. B) Bring internet to the rural areas, like the corner of Clack &

Broughton C)Get rid of that hideous statue on the corner of College & Main that I have to drive by every day, the one that wants to be a horse but could probably be a donkey and which I refer to as a Horkey.

## Survey Data Results Morgan County (cont.)

- Keep big corporate out B) add more community events for children and playground equipment. C) Protect our wells and air quality
- A) Keep it rural B) keep it rural C) keep it rural
- A) Keep it small B) better internet C) keep the community rural
- Keep Morgan County/ Rutledge zoned agricultural B) Say NO to Rivian C) Notify all property owners of such a project. Transparency not secrets.
- A) Leave farmlands alone B) preserve our wildlife C) preserve our water table
- A) Leave it alone B) Leave it alone C) LEAVE IT ALONE
- A) Limit urban development B) we need broadband internet C) cell phone coverage is poor in my area
- Maintain all current agricultural zoning. NO zoning changes to commercial. Make a public statement and commitment to block the influx of commercial projects and publicly affirm a commitment to maintain the agrarian nature of our communities. B) Public statement and commitment to maintain historical appearance and context. Hire a city/county planner who is actually from the area or currently lives here and is committed to its historical preservation. The current planning group does not seem to understand the charm and value of the community. C) Definitive actions to preserve green spaces. D) Stop the expansion of 441 or minimize its impact. This expansion will inevitably bring increased traffic and congestion we do not want, and change the small town appeal of our area. E) Prohibit engine breaking by 18-wheelers along 441. We hear this in our home....every single day. F) Increase speed surveillance by local law enforcement along 441.
- A) make it easier for younger generations to own and operate businesses B)introduce an all-inclusive immersive park for children of all ages and disability C)allow only locals to be a part of council for the wellbeing of maintaining our county and its southern hospitality
- A) Maybe more law officials B) better communication with our commissioners
- C) Some roads need improving
- A) Minimal development of subdivisions and large corporate businesses B) tax incentives for livestock production and farming C) limit permits for subdivisions
- A) Modernized farming and its effects on our soil and water tables B) C)
- A) More community activities B) C)
- More sheriff department patrols B) EMS is not adequate for this county. Not enough ambulances available. C) More incentive fire rescue and first responders
- A) New restaurants B) another grocery store C)
- A) No industrial B) limited subdivision C) keep it rural
- A) No to Rivian B) internet C) full time fire fighters
- A)North of town- have a park or walking trail B) trash pickup outside the city limits C) Have something besides fast food for dining options"
- Not allow Rivian to move in. B) Not allow Rivian to move in. C) Not allow Rivian to move in.
- A) Not allow Rivian B) Not allow Rivian C) Not allow Rivian
- A) Not let Rivian build here B) Not let any large industrial companies build near Rutledge C) not let Rivian build here
- A) Not rezone for manufacturing B) not rezone for industry C) intact 2000 sq. ft. minimum for new homes
- Not turn Rutledge industrial B) not turn Rutledge industrial C) not turn Rutledge industrial Rivian will destroy Morgan County as we know it.
- A) Nothing, stay out of it B) stop the Rivian development C) stop development

## Survey Data Results Morgan County (cont.)

- A) planning and zoning board needs to enforce all planning regulations B) high-speed internet C) commissioners/local government need to inform constituents of changes to the community as they are proposed
- A) Police patrol B) better communication C)
- Post agenda of meetings before the meeting. B) Post summary of meetings C)
- A) Preserve agricultural land B) preserve natural water areas C) keep agricultural zoned agricultural
- A) Preserve land not to be sold to big companies B) lower taxes so we can afford to keep our houses C)
- A) Preserve the land B) preserve the water C) preserve the wildlife
- Preserve the small community atmosphere. B) Restructure law enforcement to keep up with growth. C) Keep open communication with residents.
- Protect private property rights - value and use B) Smart growth - Smart zoning C) Aid in improvement of internet access/service - huge issue in my area. I don't feel that the government needs to pay for this, just help pave the way to allow the private sector to bring us a better product (if possible) We are spending a fortune for marginal internet service. We've tried everything...so if you need a report, my neighbors and I can definitely give you one. We've tried them all! We have many neighbors who work from home, and just doing basic email and files transfer can be a challenge. I am not talking about ""gaming"" and binge watching videos! I feel like there is some reason the providers cannot allow the type of service we would like - after speaking with a lobbyist for EMC. I've signed up for STARLINK - in the hopes it will work for me. Hughes net and True-Vista provide marginal service at a premium - Thank you for listening to my rant.
- A) Protect we from large scale development B) keep large trucks from the downtown streets when they are just passing through C)
- A) Relocate Rivian B) allow only small industrial growth in our county C) relocate Rivian
- A) Remove 2 hour parking signs from downtown Madison B) find a way to keep trucks out of downtown Madison C)
- Remove the government housing complexes. B) Move out the low income housing (trailers and shacks that should be considered unlivable) C) stop approving new construction builds for houses.
- A) repair/repaint roads B) get hardwire internet C) natural gas
- A) Restrict the growth of the UNCHECKED JDA B) Increase ambulance services C) Rural broad band internet
- A) Say no to Rivian B) keep large industries out of Morgan C) Improve what we have
- A) seek better high speed internet options B) withdraw from the JDA to ensure we are not subject to potential unwanted land acquisitions that do not meet our comprehensive plan C) remain vigilant in upholding zoning ordinances to ensure we maintain our rural/agricultural feel and history
- A) Sidewalks B) enforced speed limits C) wider country roads - not bike friendly
- A) Slow down construction, take a minute and make sure that we are preserving Morgan County and the Environment ahead of progress B) work on existing areas that need improvement through grants C) more bike and walking paths
- A) Speed control B) Speed Control C) SPEED CONTROL
- A) Stop canceling community events because of "coved academic" B) add a few more restaurants with nightlife C) work on getting internet for the county
- Stop putting restrictions on land owners. Give them a say in how they use their own land. They have always been able to use their land the way they see fit. B) C)
- A) Stop Rivian B) stop Rivian C) STOP RIVIAN NOW
- A) stop Rivian B) stop Rivian C) stop Rivian

## Survey Data Results Morgan County (cont.)

A) Stop Rivian B) C)

A) Stop Rivian B) Listen to the people C) Stop Rivian

A) Stop Rivian B) Stop Rivian C) Stop Rivian

A) Stop wasting tax money B) make government workers actually work C) plan instead of react  
Transparency and deny the Rivian Plant or heavy industrial. B) Dismantle the JDA C) moratorium on  
apartments and rental properties

Transparency by elected officials. B) Accurate communication C) maintain farm lands

A) Transparency B) less development C) public meetings

A) Transparency B) really listen rather than seem like you are listening C) (2)

Trash removal along scenic highways B) elect new officials who support land conservation and  
preservation! C) Block destruction of rural landscapes. Move industries to brown fields.... Not  
green!!!!

A) Update current recreation facilities to 21st century B) county water available C) trash pickup  
Vote NO to re-zone the land made available for the Rivian plant. B) C)

A) Vote NO to Rivian B) increase police/fire/EMT available in our area for quicker response C)  
provide better internet

Install gate with RFID tag for county citizens, instead of adding employees and buildings to the  
dumpster at Newborn Rd. B) Hold all public county meetings after 5:00pm, so all citizens can attend.

18) What are the most important projects that the community should complete over the next five  
years?

No response (61)

Leverage Rivian to plan and provide resources for the county. Rework development regulations to  
be more proactive with impending development.

Reducing tractor trailer traffic in the downtown area, increased police presence on the Main Streets  
to slow people to the appropriate speeds, continue to keep Morgan county small yet inviting for  
visiting

Free tutoring at our schools 2) Help our older citizens with technology. Too many of our seniors are  
being taken advantage of online. 3) Protect our water and environment.

More internet options for rural residents 2) County water to supply fire hydrants which will reduce  
homeowner's insurance due to the fire index rating 3) Infrastructure improvements to support the  
growing population in the county

Stop Morgan County's participation with the Joint Development Authority for all future projects.

The JDA has failed the citizens of Morgan County and the power should be restored back to the local  
level with better oversight and community involvement. 2. If the county still is a rural and family  
oriented place in 5 years, it will be a success.

1. Fiber optic internet for the entire county, not DSL! 2. Public water to all parts of the county. We  
are less than 2 miles from a fire hydrant and can't get public water. 3. Roads and sidewalks  
repaired permanently not just a patch that only last a couple of months.

4-lane 441 to Athens keep large trucks out of downtown by building a bypass These are probably  
work for the GDOT, but need to be pushed by the City and County.

Preserve greenspace including working farms & forests B) prevent massive industrialization of (A)  
Monitor the petty crimes; they are an indication of where crime may be heading B) low income  
housing C) gridlock at the schools

SAY NO TO RIVIAN B) SAY NO TO INDUSTRIAL DEVELOPMENT C) GET RID OF THE JDA

## Survey Data Results Morgan County (cont.)

Access to high speed internet needs to be one of the top priorities of all elected officials in the next 5 years.

Add a third ambulance to the EMS system.

Adjust for the upcoming growth

Affordable city water hook-ups. Improve roads in unincorporated Madison / Morgan County. More reliable internet and Wi-Fi.

Affordable housing and increasing police presence in rural areas. Citizens should feel like they'll get help when then need it.

All-inclusive park Housing for young new families

Based on OSHA Emergency Temporary Standard, all public employees need to be vaccinated and wear masks. These standards should be permanent, all in school classes should be closed to digital learning. Reopen the gym for five-person groups so that families can play basketball. Great Survey!

Better cell reception and internet service Straightening out the dumpster situation at Newborn/Centennial

Better internet

Broadband access improvement in quality, price and quantity.

Broadband and cell coverage Put measures in place to keep Rivian from being an obnoxious neighbor that destroys the rural appeal of the area

Broadband internet infrastructure throughout the county, not just in cities.

Broadband Stop changing rules and putting industrial into rural/Ag areas

Broadband, water and sewer infrastructure, roads and bridges, then more parks and play places.

Broadband. The recent deal by the Governor and EMC companies will still not provide internet service to many within the county Keep the large trucks from coming through Madison

Build a new, enlarged Ag Center that will allow for large gatherings

Building and traffic control on the bypass. Roads and maintenance to accommodate all the building going on in the county.

Cancel Rivian

City Of Madison. Additional parking and shuttle service from parking to merchants and restaurants.

Police speeds and 10 wheelers through downtown Madison. I have yet in the past six years seen any truck, car or any vehicle stopped for speeding. Policing to Direct 10 wheelers from downtown to 441. Police need to monitor trash being thrown from the car onto Main Street residence and streetscape. Once again, I've yet to see a car stopped for any in fraction of the law on main street streets.

Community gardens, walking and biking paths, adding Sustainability to government buildings

Complete the bike trail Sustainable growth with the onset of Rivian

Completing the 441 S widening as it is already underway.

Completion of Corridor development on Highway 83. Bike paths robust internet access for all

Comprehensive Plan Update. Study designation of Agriculture/Timber Historic Districts with Protective Regulations regarding Development. Maintain Emergency Services response times (fire, police, and ambulance) by adequate funding and establishing full-time fire response capabilities (supplemented by volunteers). Evaluate County water and sewer systems for existing higher density residential areas, in conjunction with small cities (Bostwick, Buckhead, and Lake Oconee)

Comprehensive planning

Conservation

Conserve out agricultural areas

Continue to grow the parks and outdoor recreation. Improve schools.

## Survey Data Results Morgan County (cont.)

Continue to improve the appearance of trash dumpsters

Continued enhancement and improvement of all schools.

Continued focus on rural agriculture and small town simple values!

County wide internet service. Get the meth out of our county- more proactive policing? Enforce bypass for 18 wheelers.

Defeat inclusion of Rivian Plant in Morgan County High speed internet

Defeat of Rivian plant High-speed Internet

DENY RIVIAN! DENY RIVIAN! PLEASE DON'T DO THIS TO OUR COMMUNITY. THAT'S EXACTLY WHY PEOPLE MOVE TO/LIVE HERE. FOR THE COUNTRY LIVING.

Determine a feasible way to co-exist with Rivian without negatively impacting the families most impacted by the uncontrollable decision to have Rivian in our community

Determine and facilitate an achievable & sustainable plan for a balance between our desired small town / rural living experience or way of life and commerce / industry development. Protect our environment for the future. Our air and water resources both need to be safeguarded for quality and safety just the same as land and other resources. Our government representatives and/or development personnel need to seek, approach or "course" more light manufacturing, recreational, tourism or service industry businesses instead of heavy or mega industrial businesses. Affordable city water hook-ups for those Madison / Morgan County residents now relying on private wells for water. Affordable and safe housing for elderly and physically challenged.

Do not put an RIVIAN here!

Emergency services increased.

Enforcing speed limits, noise laws, improving "transparency", whether legally required or not. Fire dishonest officials, discourage greed, and prey for our county.

Ensure Fire and Emergency Services available. Improve high speed internet access.

Ensuring the Rivian deal does not advance. If it does, I and the entire community will be leaving the area. No one signed up to live in what is being described as the epicenter of the EV industry. We have never been as disgusted with County leadership as we are now. This is absolutely devastating.

Exercise park with walking trails

Expand county water service coverage Implement county wide broadband internet Clean up the run down hotels, eliminate the breeding ground for crime and drugs.

Expanded housing and retail opportunities to support the inbound industry into our county.

Fiber internet opposing the heavy industrial zoning keeping the agricultural focus of our community

Find a way to mend the relationship with Rivian and make them a community partner that benefits all sectors of our county

Fire department

Future Land Use planning that involves input from the public. We, the taxpayers, should have a voice in how our county will look.

Help existing residents to relocate and escape the industrialization of Morgan County

High speed internet

High speed internet throughout the county

High speed internet to ALL. We live a mile from Rutledge, not in city limits, and a mile from Hard Labor Creek Park. They have high speed internet available in both areas but will not run it up from the park to town on Fairplay. This will make a huge difference to my family, for schooling, work, and leisure.

## Survey Data Results Morgan County (cont.)

Honestly, I believe the JDA should be diminished, and the community should stick together to keep our small but special town just how it is! I don't see any projects needing to be done over the next five years. Leave Rutledge/Morgan Unincorporated the way it is now.

Housing (2)

How can we even plan when the way of life as we know today will be gone? Look at Dekalb County, Rockdale County, and Fulton County. Is this the improvements and projects we are ready to deal with? Crime, ruin the beautiful countryside, traffic issues. Everyone in the area of Rutledge will be changed, in order to accommodate Rivian. It is amazing that the former head of the JAD is the one that is benefiting totally - financially, etc. Is our plan to become a future Dekalb County?

I believe a Hydrogeology study is very important. The last study I was able to find was done in 1984. I do not know all of the projects that are on the drawing board for the next 5 years and therefore cannot comment.

I think that some vacant buildings and houses should be remodeled and used for new businesses and/or better restaurants.

I think the Rivian Project is a mistake, but if that happens despite my objections, controlling the negative impacts of this unprecedented change will be critical. There are of course opportunities to channel that change, and to fund many improvements from revenues and development concessions. Cooperation between Morgan County and the City of Madison needs to improve for the mutual benefit of the citizens. Can we do anything to promote a Madison By-pass on the Westside? This is not just a downtown Madison problem, but would help cross-county traffic flow and wiser development as those pressures accelerate.

If we are going to grow the infrastructure needs to go ahead and start changing so we can accommodate the growth vs waiting until its too late.

Improve access to the Internet

Improved internet

Improved internet options would be nice. Prevent large scale development. Prevent rezoning areas as Industrial.

Internet

Internet

Internet and ambulance services

Internet and get rid of Rivian deal

Internet capabilities

Internet infrastructure Resurface roads (2)

Internet infrastructure pressure to ISP's for rural areas.

Internet, Internet, Internet. Approve and embrace Rivian. Its one thing to welcome them, but the community is not capable of attracting new residents due to deficiencies of infrastructure. That will shift the dollars outside of the community.

Internet options.

Internet service

Internet service and keep up with infrastructure

Internet!

Internet!!! Save monuments Plan more family and kid events!

Internet. Preserve the small town feel that is so special by not putting profits before people. Do something to make our emergency response (especially ambulance services) more accessible, efficient, and robust. We need more than 2 ambulances in this very large county.

Just keep preserving the historic and keep large businesses out of here to keep the congestion down

## Survey Data Results Morgan County (cont.)

Keep 18 wheelers out of Madison square.

Keep growth restricted/slow as it has been so we aren't the next Conyers or Dekalb County.

Keep it rural (2)

Keep it Rural - NO RIVIAN, or any other massive industrial complex. However, make the turn on 441 bypass southbound, turning left on Eatonton Road a double turn lane. The trucks really slow that down.

Keep up with the infrastructure.

Keeping more agricultural land for farmers.

Keeping the communities quality of life if Rivian moves forward. Traffic will be a nightmare. Stay on top of the water issues. Car batteries spew out a tremendous amount of toxins and all of our water is at risk.

Keeping this area full of open farms that preserve the scenic aspect of this area - it's why I moved here 10 years ago. Having access to high speed internet service would also be really valuable.

Leave us alone, no industrial parks! Maintain current roads.

Limit the impact of Rivian Plant on Morgan County resources, infrastructure and tax payers, while also benefiting from the growth opportunities (balance).

Local housing options. Apartments, condos, single family affordable housing.

Maintain our farm land

Maintain the comprehensive plan to keep Morgan County zoned Agricultural through at least 2035.

Disband the JDA. Protect more green spaces and parks. Sustainably sourced and upgraded water services. Protect the rural character and landscape of this area- it is the reason people want to live here.

Maintain the rural and agricultural content of Rutledge and the surrounding areas. Leave Rutledge and the surrounding areas as they are. Please do NOT let Rivian or any other large industrial company build in or around Rutledge.

Maintaining the integrity of our current community.

Maintaining the rural feel of the county. Conservation of natural lands.

Tax breaks for those who retain rural property. County support for those approached by buyers with deep pockets and accompanying eminent domain threats.

Make recreation facilities a priority Keep roads maintained

Make sure Rivian comes to make jobs for our community

Make wise growth choices, not obtusely large development decisions.

Manage Rivian zoning setbacks - buffers and associated environmental - community impacts. Help us pave the way for some decent internet service. I am told spending government money on Broadband is a waste... satellite will be prevalent rural source in future. Protect our rural character and history. Protect our farmlands.

More trails, fix recycling, protect Rutledge from Rivian's impact

Morgan County to build a north/west Madison bypass.

Need a plan for traffic issues in area around schools.

New ball fields and recreation department

New fire department

No RIVIAN (2)

Not allow Rivian in Support our farmers Help the congestion around the schools

Not approve Rivian or any other major land deals that industrialize our county in such major ways.

Bring internet to the outskirts - good internet, not the satellite crap like Hughes net. Figure out some way to reduce our taxes.

## Survey Data Results Morgan County (cont.)

Not sure!

Nothing, leave it alone

Only approve development proposals that are compatible with comprehensive land use plan of Morgan County derived from public input.

Opposing Rivian Keeping it small keeping it rural also, please keep the schools as one school system and don't separate them by location like most counties.

Please do not let Rivian build on the county watershed. Instead can we bring in a more suitable candidate that is not heavy industrial that could destroy what we have here? Facebook is a great neighbor given the nature of the business but Rivian is not suitable nor does it meet our comprehensive plan. I would venture to guess that the people in this county are not overall hurting for work. Having so many new jobs in GA is a great thing but where it makes sense. Not here destroying the rural landscape. If we would have known this was coming we would have chosen a different place to live and would have missed out on a wonderful place that we love. And we don't want to leave but this build was not what we could've ever imagined would have been possible in Morgan county. That's the stuff made for metro Atlanta.

Preservation

Preserve our county!

Preserve our farm lands

Preserve the community and town as they are. Stop new buildings

Preserve the green print plan. Created more areas to walk and play. Address trucks coming through town on Hwy 83 and Main St

Preserving our community like is.

Preserving our land and small town feel. Work on growth that goes with our lifestyle here (small but special). Citizens and local government become friends instead of enemies. And internet PLEASE! I pay \$150 a month for satellite internet and I work from home so when my hotspot runs out and then the kids have digital days it gets strained.

Preserving our natural resources.

Preserving our rural landscapes and farmlands. Farming is an important industry that affects us all. Without farmlands where will we grow and raise our food? Keeping our ground water pristine for all that are dependent on wells.

Prevent us from becoming Detroit.

Proper zoning to protect the growth. Have areas for that growth, but don't let that area size get bigger for that tip of growth. Keep an eye on that growth to prepare our school system, law enforcement and fire personnel.

Protect our precious green space!!! No more developments!!!!!!

Protecting the existing farmland and residents by stopping the land intended for the Rivian plant from being rezoned.

Protection of current properties from over development. Land use plans that are rock solid.

Protection of over development. Continue to preserve the small to medium size town with historic intrinsic nature.

Push to increase internet availability, actually use those turn signals at the intersection of Old Buckhead/East Ave. and the bypass, increase EMS personnel, continue to protect agricultural land against industry and residential development, uphold the same rules for all citizens, businesses, and industries- what's good for one should be good for all.

Recreation department overhaul including leadership and updated facilities (besides baseball)

Emergency services High speed internet for county residents

## Survey Data Results Morgan County (cont.)

Road improvement

Road repairs (2)

Roundabouts, a new activity park in Rutledge area with a soccer field, a dog park and lots and lots of sidewalks for measurable walking.

Safety plan for citizens, motorist, and tourist

See 3 above, and invest in county water system Hire a world class planner to guide us.

See the three above. Thank you for this survey. Although again, it should be more accessible to all citizens. Have it put in utility bills, etc. The small ad in the newspaper doesn't attract attention and there are thousands of residents who do not get the newspaper.

Seeing that places are more handicap accessible

Simply maintain what we have!!!

Stay out of our small town. Your government ruined Atlanta leave us alone

Stay strongly abiding with our conservation land use

Stop Rivian

Stop Rivian from coming to this area. Attract small businesses.

Stop Rivian More police Special needs playground Monitor growth in the county and in the schools

Stop the automotive factory

Stop, Rivian

Stopping Rivian and dissolving the JDA.

Stopping the Rivian plant. ENDING the JDA. High-speed internet for all areas

Support local business Support for law enforcement, ems. Firefighters Support veterans

Support preserving our agricultural, rural nature by encouraging agriculture and ecotourism rather than industry

Increasing participation of citizens in county decision-making by holding leader's accountable, increasing transparency and building trust of leaders."

Support Rivian!

Support sustainable and regenerative agriculture.

The community has already wasted tens of millions of the taxpayers' dollars on building a new hospital that is barely more than a glorified urgent care! The price to build the Middle School \$47.5 million per the Morgan Co Citizen. With an 112,545 sq. ft. school per Parrish construction. The cost to build was \$422 a sq. ft.! The High School was \$55,000,000 for 156,889 sq. ft. that's \$350 sq. ft. The average cost to build a Gwinnett Co. school in 2019' was \$127sqft and in Dekalb a controversial \$256 sq. ft. per WSB-TV.com. Now ask yourself who on the school board, local banks, commissioners or all 3 are getting their pockets lined with gold by the overpaid contractor deal? Do you know how many conflicts of interest there is between our local banks, school finances, BOE and county commissioners? Why would we pay more than 3x the cost to build in Gwinnett and 2x the cost to build in Dekalb for a school built in Morgan during the same year? Someone needs to answer for this before more money is lost.

The continued revitalization of the downtown areas in Madison and Rutledge.

The MOST urgent one is keeping big industry from taking over this area!!! That means Rivian and all the other horrors that are about to be forced on us!

This isn't asking about Rivian but as a former employee I want to express my opposition to companies like this in our community. They are not like-minded and they have created policies and a culture to force out employees that have different world views. They'll do it to our towns, too.

To bring internet to our area and stop the bicycle rally in April.

## Survey Data Results Morgan County (cont.)

To get rid of every existing commissioner and replace them with people who actually care about our county, our citizens, and our rural way of life. People move here to get away from the city, and to not have a 20 million square ft. plant built in their backyards!

To implement any means to preserve the wildlife and local land to make sure the next generation has something to care about in their adult years. Once the land is destroyed.....there's not much we can do to get it back to what it was there before. Now is the time to stand up for what is right and that is done by standing up for nature as well as those who can't stand up for themselves.

Traffic control, public safety- make sure we have plenty of law enforcement.

Traffic in downtown area should be addressed.

Usable internet service and usable cellular service. We have AT&T for both and have minimal service at our location in Fairplay.

Walking trails.

Wired broadband (NOT satellite, LTE, or other half measures that have line of sight or latency issues) for everyone and affordable housing near Madison that's regulated in a way to protect its affordable nature from being wrecked by gentrification.

Withdraw from the JDA, and keep out the types of industries that they want to bring in that will fundamentally and negatively change our community.

Work together to insure the quality of life in Morgan county is not impede by unwanted and unneeded growth in the name of progress. One side of the county shouldn't suffer to eventually bring in tax dollars for everyone's benefit.

Working together to bring responsible growth that fits our community. NOT allow the JDA to destroy our community to create jobs for people living in East Atlanta. Rutledge is NOT East Atlanta and doesn't deserve the horrible treatment it is receiving. No one should have the authority to do this with ZERO input from the community. It's a disgrace. Treat others the way you want to be treated. Period.

Zone to keep out big businesses that will take away our family oriented way of life

### Survey Data Results Bostwick (cont.)

- 1) Do you feel that the local government manages land use and zoning appropriately in your community? If not, explain what changes you would make:
  - Yes (3)
  - No Response (2)
  - A lot of this area has farm land being subdivided and turned into residential lots. Fairplay, Mallory Rd, and even parts of Highway 83 have been developed into housing. While I understand we live in a desirable area, people who have been here for generations and their children who want to farm are being priced out to newcomers who don't understand and appreciate our rural lifestyle. I'm afraid Rivian will forever change our community and this area for the worse as more people come in and scoop up farm land. Soon it will be a Conyers or Atlanta and it is heartbreaking to watch this change. I don't know all the ins and outs of zoning, etc. but whatever is currently in place does not seem to be slowing this down.
  - No! They make it work for them not the community
  - No, zoning ordinance are very restrictive.
  - Yes. I am very satisfied.
  
- 2) Are there any activities you would like to do in your community but cannot? Explain:
  - No (4)
  - No Response (4)
  - Nothing I can think of.
  
- 3) Are the streets and sidewalks adequately maintained?
  - Yes (8)
  - No (1)
  
- 4) If no, where are the streets or sidewalks in most need of repair?
  - No response (8)
  - On Hwy 83, and Price mill Rd. Need to build side walk within the city. All over Rutledge! Streets and sidewalks!!
  
- 5) Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?
  - Yes (9)
  
- 6) Does your community have any traffic issues?
  - Yes (2)
  - No (7)
  
- 7) If yes, what are the specific traffic issues (check all that apply)
  - Speed limits are too high (2)
  - No response (7)

### Survey Data Results Bostwick (cont.)

- 8) In your opinion, is park space within your community easily accessible to all residents? If not, explain:
- Yes (5)
  - No response (3)
  - Yes there is a local park that is easily accessible to all.
- 9) Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain.
- No (2)
  - No response (4)
  - Hwy 83 and Sandy Creek is very dangerous!!
  - Yes, lack of adequate EMS services and fire protection
  - Yes. The speed limit on my road is 25 but no one and I mean not even officers take that seriously. We live right on the road and have kids and dog and the traffic is horrible and then trucks also come thru and aren't supposed to be and they don't take the speed limit seriously and fly. Wellington Rd where fire dept. is located
- 10) How would you rate the water & sewer services in your community:
- Excellent (0)
  - Very good (1)
  - Good (4)
  - Average (1)
  - Poor (2)
  - No response (1)
- 11) How would you rate the emergency response services in your community:
- Excellent (0)
  - Very good (0)
  - Good (5)
  - Average (2)
  - Poor (2)
- 12) How would you rate the internet services in your community:
- Excellent (0)
  - Very good (0)
  - Good (0)
  - Average (0)
  - Poor (9)

### Survey Data Results Bostwick (cont.)

- 13) How would you rate the leisure/recreation services in your community:
- Excellent (0)
  - Very good (0)
  - Good (3)
  - Average (5)
  - Poor (1)
- 14) Are there adequate housing options to meet the future needs of the community?
- Yes (6)
  - No (2)
  - a. I don't know (1)
- 15) What is the most immediate housing need within your community? Explain.
- No response (4)
  - Affordable houses
  - Affordable housing.
  - Affordable. Everything is priced for people from big cities with big pockets to move here. People and their kids who want to buy homes here cannot due to affordability.
  - None
  - We don't want new houses in our town.
- 16) What is a defining characteristic of your community that you would like to see preserved?
- No response (2)
  - Farm land
  - Farming
  - Keep Bostwick small, it's a farm town
  - Small town feel. Although they are building new house all around the town now. We don't need more homes in our area. We have been just fine with what's here but they keep going up. Giving away all farm land and gorgeous scenery
  - The agricultural landscape.
  - The Cotton Gin, dairy farms, beef cattle, and all agricultural aspects
  - The small town
- 17) List three small actions your local government could take to improve the quality of life in your neighborhood/community:
- No response (3)
  - New EMS service B) cleaner water (update system) C)
  - Bring High Speed Internet B) C)
  - Continue strict zoning B) Promote agriculture C) Neighborhood watch program
  - Fix the brown/yellow water that we are using and drinking. I'm not sure what has happened but it has gotten so bad within the last 3 yrs. B) get someone to clean out the ditches and pipes at driveways for water standing and rushing over driveways when rains C) more patrol or speed controls in the area with all the traffic
  - Keep us a nice quiet community B) give the kids more things to do for fun C)
  - Slow down development. Require folks to tour at least 3 houses on the market before being allowed to build. B) Maintain the rural lifestyle. C) Deter folks from our community by advertising poor internet service.

Survey Data Results Bostwick (cont.)

18) What are the most important projects that the community should complete over the next five years?

No Response (3)

Bring High Speed Internet

A government building with parking for customers.

Conserve farm land, maintain the historic homes and atmosphere, stop Rivian, help true agro tourism grow to have folks better appreciate Agriculture, find a way to slow development

New EMS service

Nothing

The most important project is to continue to upgrade our aging water system and to add to our park and recreation area.

## Survey Data Results Buckhead

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

Yes (5)

No (1)

No Response (9)

Challenges include consistent leadership and knowledgeable policymakers.

Current government officials do not have the experience or expertise to manage future land and zoning uses.

Divide up your family property as needed to for multiple family residence.

Ensure agriculture land is conserved. Houses continue to pop up in prime farmland that make Morgan co so beautiful.

I am not sure, but I think a dollar general or a truck stop at the I-20 exit would be good and we could still keep our country living. (2)

Keep Morgan County rural

Moved here from Clayton County 30 years ago to get out of "government progress". Keep Morgan County rural. If people want Conyers, move to Conyers.

No they vote for what they want and not what's best for the town to grow.

No, Downtown Buckhead is an eyesore open it up to small business owners to fix up or repair, tear them down or fix them up yourself.

No. Follow the comp plan and listen to the planning department instead of making hasty thoughtless decisions.

They do good based on our small budget/revenue. Our water systems needs to be updated but until we see additional funds/ taxes we continue to pray it holds up! We need more revenue to make improvements, let's get more businesses into the area but keep our town quaint. It's fine balance.

They do not need to allow commercial or small lot subdivisions to come to Buckhead. It is not big enough to accommodate it.

Would like to keep our track home cookie cutter builders cramming houses on to small lots and overcrowding. Minimum 2 acre lots should've required (2)

You should be able to whatever type of home you want on your land

- 2) Are there any activities you would like to do in your community but cannot? Explain:

No (4)

Not at this time (3)

Not Applicable (1)

No Response (15)

4th of July fireworks

Dog Park

Have a nice Ag center for activities and quality agriculture activities. County builds swimming pools and rec fields but will not take note of agriculture and most of the commissioners' farm...

Leave Morgan County rural/county

There should be more activities for teens! There is nothing to do here except a small rink in Buckhead on Friday night. It's small and can get over crowded. A bowling alley, putt-putt golf, we need activities here do parents and teens don't have to drive so far. (2)

Town has no finances to apply to activities.

We used to do things like the 4th of July, and events at the park. Miss this (2)

Would like a better park/walking trail/track.

### Survey Data Results Buckhead (cont.)

Would like to see more community/town events but due to limited parking and area to have the events we are limited.

3) Are the streets and sidewalks adequately maintained?

Yes (15)

No (14)

No response (2)

4) If no, where are the streets or sidewalks in most need of repair?

No response (13)

All over

All roads and streets located inside the town of Buckhead. Let's start at the trash site. Needs more gravel or paving would be great.

Anywhere in Buckhead, just go for a drive.

At the recycling station and at the junction of Old Buckhead Rd and Apalachee River Rd

Baldwin Dairy is terrible. The road around Walmart Lion's Club Road and roads in Rutledge. (2)

Baldwin Dairy Rd and parts of Buckhead Rd

Most roads in Buckhead have pot holes. Someone should get their ass out and ride them and fix.

No sidewalks in town.

Parks Mill Road and Reid's Ferry Road. Please also paint the speed bumps in Buckhead to help see them better.

Potholes on Chivers and Baldwin Dairy

Roads have pot holes

Seems like most roads throughout county are in questionable condition. Potholes galore, faded center and fog lines that are invisible at night

Seven islands road, Saffold road, parks mill road, Buckhead road

Sidewalks are fine. Streets are poorly maintained coming into the Town of Buckhead (Baldwin Dairy Rd) and in town on Buckhead Rd.

Some streets are in need of repair but the county will no longer maintain streets inside of Buckhead as they have in many years past due to the fact that there is now a TSPLOST and apparently there is no written agreement between Buckhead and Morgan Co

Throughout (2)

5) Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?

Yes (25)

No (4)

I don't know (1)

No response (1)

6) Does your community have any traffic issues?

Yes (6)

No (21)

I don't know (3)

No response (1)

### Survey Data Results Buckhead (cont.)

- 7) If yes, what are the specific traffic issues (check all that apply)
- People sometimes get stuck in s (1)
  - Unpredictable gridlock at certa (1)
  - Unsafe inconvenient to travel w (1)
  - There aren't enough parking opt (1)
  - Speed limits are too high (1)
  - No response (26)
- 8) In your opinion, is park space within your community easily accessible to all residents? If not, explain:
- Yes (13)
  - No response (12)
  - 1) Too many tractor trailer trucks through town of Buckhead. 2) Need better signage at parks mill and Buckhead road, at railroad tracks, too confusing. 3) Move speed ""hump"" signs, sb speed ""bump"" signs to ""before"" you actually get to the bump. Buckhead has no park, no walking trails, bicycle trails etc. What we have is what you'd see in a trailer park and most of them even have a community pool!
  - No parks
  - Traffic in Madison is bad enough. Bring in progress and we have seen nothing yet. CONYERS
  - Yes. And it is well used and enjoyed by many.
  - Yes. Our kids enjoy the local playground as they are 7 year old and younger.
- 9) Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain.
- No (5)
  - No response (18)
  - 1) town of Buckhead trash site always has trash to be picked up under box container 2) house across street from trash site needs to be cleaned up 3) As of today, 3 dead deer inside of town limits. Still waiting to see how long it takes for them to be picked up. 4) Intersection of parks mill and Buckhead road, at intersection, needs signage, very confusing
  - A more sufficient fire department for the town of Buckhead. \*\*An enforceable ordinance prohibiting the discharging of fire arms within too close of a proximity of your neighbor.
  - Buildings in the middle of town are in need of repair but current owners will not do anything with them and will not allow others to do any repairs even if those repairs would be at no cost to the owner
  - Junky yards and abandoned homes
  - Run down properties that don't look like people would like are just part of some people's life of being poor. Leave them alone and go on to your lake house or make a donation.
  - Run down properties, non-existent or inadequate EMS and Fire Services
  - Run-down properties
  - The boat ramp at Swords. I know that falls under GA Power and the DNR but you people communicate with each other.

### Survey Data Results Buckhead (cont.)

10) How would you rate the water & sewer services in your community:

- Excellent (2)
- Very good (0)
- Good (6)
- Average (14)
- Poor (7)
- No response (2)

11) How would you rate the emergency response services in your community:

- Excellent (2)
- Very good (3)
- Good (4)
- Average (13)
- Poor (6)
- No response (3)

12) How would you rate the internet services in your community:

- Excellent (0)
- Very good (0)
- Good (1)
- Average (3)
- Poor (27)

13) How would you rate the leisure/recreation services in your community:

- Excellent (3)
- Very good (3)
- Good (6)
- Average (5)
- Poor (12)
- No response (2)

14) Are there adequate housing options to meet the future needs of the community?

- Yes (10)
- No (12)
- I don't know (7)
- No response (2)

15) What is the most immediate housing need within your community? Explain.

- No response (13)
- Affordable housing
- Affordable housing in Morgan County overall.
- Affordable housing. My sons moved away for work but would like to move back one day. The cost of land/ real estate is in this county that will be difficult.
- Affordable rent (2)
- Apartments.
- Assisted living. Many old time residents are elderly, do not want to leave area and need care.
- Cable and internet

## Survey Data Results Buckhead (cont.)

Clean up the income housing

In need of low income housing in community

Middle income homes

NO subdivisions. Keep Morgan County rural.

None (2)

The rental properties are too high. 14-1800 a month for a 2 bedroom. How can anyone eat at that rate? (2)

We don't need any more houses or housing.

Within the community, there does not seem to be a need. The demand will come from outside the community and we should be prepared for that.

### 16) What is a defining characteristic of your community that you would like to see preserved?

No response (9)

Agricultural/Farmland

Agriculture and historical landmarks such as the old buildings in downtown Buckhead.

Farm land

Greenspace less commercial building

Large tracts of land near interstates within the county.

Quietness

Rural

Rural character

Rural farms

RURAL KEEP IT COUNTRY

Rural/agricultural land

Ruralness

Small town

Small, rural. We are farm families that want to see Morgan stay small. Families want to live in Morgan, but changing will only make busy and over run us like Walton/Newton and no one wants that.

Soft countryside (2)

The agriculture.

The buildings in down town Buckhead need to be re furnished or demolished they are an eye sore, along with Buckhead grocery, that store is pointless they don't sell beer or gas and people park in the road or across the street to access it someone is going to get hit. Also I think we deserve more than a single wide for a post office.

The old farming country town look and feel. If too much development comes into the city it will degrade the small town look and feel of what we have all enjoyed for years

The rural nature of the town and its outlying areas.

The small town country feel. Keep out commercial & subdivisions

Would love to see the owners of the downtown buildings maintain them better. Once they crumble there goes our history! Better yet, would love businesses to move in.

### Survey Data Results Buckhead (cont.)

17) List three small actions your local government could take to improve the quality of life in your neighborhood/community:

No response (11)

A) An updated recycling station B) A 3 year; 5 year; 15 year plan for the community. C)

A) better operating hours - one day a week is not enough B) better water billing system - unable to read bill and some months I don't even receive one C) if you can just pick up the trash, keep the grass cut and weed eat"" regularly would be great

A) Demolish the old buildings or remodel them. B) Re surface the road and re orientate the Buckhead trash dump C) Put an exit ramp at parks mill

A) Improve EMS B) cleanup abandoned or run down properties and houses C) improve consistent police presence

A) Internet B) water C) sewer

A) Make subdivisions harder to build B) fix the damn roads. Even a stranger can do better than the piss poor county shit we have now, C) build a damn spear bump not a hump. The damn ruthless speed bumps rare vehicles all to hell no matter how slow you go.

A) Paid speed bumps in Buckhead B) Repave Parks Mill and Reid's Ferry Road instead of adding patches once a year... very dangerous pot holes C) Build access to better internet services

A) Water system improvements B) street repairs C) community park on Davis Ln on new property

A) Better water B) internet service C)

A) community center B) exemption for elders C) transportation

A) County wide recycling program and clarity on the current situation that the county doesn't presently recycle anything. People are taking their time to sort their trash and put it in the "recycling" dumpsters because they believe you are recycling. B) Connected bike paths and walking trails throughout the county C) MORE green space for parks

A) Enforce people leaving junk in yards B) Maintain roads/ trim trees back C) Bring internet

A)keep county from growing B)leave people alone if they are not messing with people are there stuff C)protect private property rights

A) Require homeowners to not use their yard as a dumping ground. Increase fine and penalties and actually enforce them B) lower property taxes C) keep overcrowding and cookie cutter subdivisions out (2)

A) Road maintenance B) C)

A) Road upkeep/maintenance B) keep commercial zoning in commercial areas C) support businesses

A) Slowwwwwww growth B) Keep rural C) No Rivian

Finish the new park with walking trails. Add an additional city well

Oppose Rivian oppose the Buckhead annexation for expansion of i20 lots involve MC conservancy to oversee land as a steward and encourage preservation internet.

## Survey Data Results Buckhead (cont.)

18) What are the most important projects that the community should complete over the next five years?

No Response (12)

1. Manned recycling stations 2. More walking/biking paths 3. More help for the homeless and poor

A target designation of what the area of Seven Islands Rd should be should be and held to - whether it remain ag (my vote) or developed into large land plot subdivisions , apartments, or shops. We know that area is being targeted for development, it would be great to look into land grants and make it a park or other natural land / wildlife area designation. Anything planned would probably be better than a laissez faire rezoning the next time a big developer comes around.

Bypass for Buckhead. More housing in city of Madison

Community Center

Do something with the eyesore buildings in down town Buckhead. Re grade and pave the Buckhead trash dump, flatten it out and make it level. Put the stop sign back that's been missing at Seven Islands and Parks Mill for three months now. Get rid of Buckhead grocery and widen the road or build a bypass for transfer trucks. Build a new substation and run electrical in the town of Buckhead underground. Re grade and make a smoother transition at the intersection of Blue Springs Rd and Parks Mill by the Sandhu store, my undercarriage and bumper is taking a beating.

Don't grow. We don't need city people telling us how to live.

Fix zoning/growth issues to manage growth appropriately. Improve Fire and EMS services and have more consistent police presence

Give us better internet services and fix the roads in Buckhead.

High speed internet

Improve affordable internet options (2)

No Rivian Keep Morgan rural

Rehab the water system. I rated it good but it could change at any time. Add a new well.

Improve ambulance service. I pray the horror stories I hear are not true. I was told when I move here to drive to the hospital if you have an emergency!

See above

Update the park (playground equipment, basketball & tennis court), figure out a way to clean & fix up the old buildings in town, internet

Water

Water improvement

Water system improvements

WATER SYSTEM THANKS FOR READING, IF ANYONE DOES

## Survey Data Results Rutledge

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

Yes (4)

No (1)

No Response (6)

As I moved to this county a little over a year ago and reviewed the Comprehensive Plan for the county I felt confident in the fact that the industrial development would be kept far enough from the City of Rutledge to keep the small town living that I desired in place. Currently, with Morgan County supporting the Rivian Electrical Vehicle which extends into Morgan County and within a couple of miles from the City of Rutledge I believe these decisions are not being made in the best interest of the citizens of Morgan County. Morgan County has allowed the JDA and the State to make this deal without community input and our ability to let our voice be heard. We are going through the motions now but as we've been told - that ship has sailed - sailed under secrecy and potential political and financial indiscretions. It's sad.

City of Rutledge manages their land use appropriately. It's the county that will destroy the agricultural zoned land if they approve the zoning of Rivian to build their massive plant in an area that the people that live next to it don't want. Do not allow this to happen!!! Please!!! This whole thing stinks of corruption from top to bottom and anyone that says otherwise is complicit in that corruption.

Consider first the environmental impact such as water quality and brown water., pollution, traffic congestion, reposition of hazardous waste, noise pollution, light pollution, soil contamination, visual pollution, to name a few. And worse impacting the quality of the landscapes forever, such as heavy industrial development and making way for expansion of this type of development like a metastasis. Truly study and read environmental reports such as the DRI. Listen to the people that will be impacted the most.

Depends on the next few months, say NO to Rivian plant. I love living in farm land, and wide open spaces, not industrial.

Generally, yes. But this planned heavy industrial mega site near Rutledge is dangerous, disastrous, and disgraceful. Morgan County is not the place for mega sites.

I do. City of Rutledge has done a great job managing development based on the available infrastructure in a town of our size. This current Rivian disaster is another story and I don't think the Mayor of Rutledge even knew about it before everyone else did. That's wrong.

I don't feel that they are doing the right thing for Morgan County with Rivian. From what I understand our water will be negatively affected by this plant and it isn't being addressed. Also traffic and the need for more law enforcement and fire departments. These batteries that they will be building are very toxic and dangerous. We are on a well and I truly believe it will be either run dry or compromised by this factory. Do the right and do not zone this land for a business of this type

I feel the local government as in the city of Rutledge not necessarily the count government does a great job.

I feel they have allowed far too much building on previous farm and field land, so that the character of Rutledge has changed.

I have always thought so, now with Rivian project I am not sure

I think right now the zoning is appropriate.

## Survey Data Results Rutledge (cont.)

I was happy with our zoning rules until Rivian was announced. I prefer to keep our county small and special. People want to live here to get away from Rockdale, Henry, Dekalb These counties are ruined by traffic, pollution, crime, Keep zoning rules right here to preserve the beauty of this county. Please.

More protection for rural residential zones. NO INDUSTRIAL/NO RIVIAN

No allowing a bid time factory to be built in our small town without the public knowing is the biggest miss management of being a county official.

No car manufacturing plant!

No I'm very upset about the plant coming in right down the street from my home

No it was not done appropriately. They hit it for years. Residents could not speak out openly.

Change's OK but manageable change. We were concerned about a 30+ unit subdivision we could not support it. The inter-structure. Now they're building this huge plant that's on the biggest runoff of our aqueduct system I totally disagree with us. This was here that has been being prepared for four years.

No not anymore. I did feel like they our county in their best interest. Keeping it rural, keeping developments out, and the number, size and type of neighborhoods out. Now with they have "handled" Rivian I am shocked and disappointed in our leaders.

No- not enough insight to any growth not enough notice made available

No we've never had to deal with this type of an issue

No zoning change for Rivian

No! They are illegally cutting corners to rezone from agriculture to heavy industrial. This will drastically change the whole feel of this little quiet town, and not for the best for this community or surrounding residents!

No, I am extremely concerned about the EV plant proposal for the land near Rutledge—the sheer size is daunting and certainly not suitable to an agricultural area—

No, I do not. Were that the case the majority of Rutledge residents would not be fighting the sale out our elected county officials seem so willing to perpetuate on the county—more personal profit for those same officials and appointed crooks!!!

No, I feel they are allowing zoning that is in appropriate for the area without community support.

No, the citizens don't have any say-so.

No, this Rivian deal is a nightmare. We choose to live here because it is a secluded, beautiful place. If the zoning goes through for Rivian, I will be moving elsewhere. My wife and I commute to work because we love it here, we don't need assembly line jobs, and we need fresh air, water and stars at night. Under-the-table politics don't work for us. I hope that everyone who votes yes on this is promptly voted out of office.

No. I feel that the local government keeps a lot of information from the public until it is too late for local citizens to have a say in what is going on.

No. More transparency and accountability

## Survey Data Results Rutledge (cont.)

Not all the time. I feel that the local government does not communicate or give sufficient notice on some zoning hearings. Simply putting a sign in a yard that most citizens won't see is not enough. The website is not always user friendly when trying to see when zoning hearings will be or specifics of the request. Prior to the meeting of the proposed subdivision, I don't feel like our leaders were prepared to make a decision on the zoning. The builder did not turn in the required documents to Morgan County before coming to the Rutledge commissioners. That alone was enough to deny the application. Morgan County failed the citizens first by not receiving the required documentation and still approving for Rutledge to vote. As a result, my confidence is very low in our leaders to make the best decisions for our community. It's very disconcerting that this went as far as it did and was believed by many that it was due to the ties the ex-mayor had in the county.

Not anymore...rezoning of almost 2000 acres from agricultural to industrial is being proposed with the support of local leaders and JDA without consideration of residents and impact on water supply, natural resources, roads and quality of life. Changes....eliminate or control decision-making ability of JDA

Not at all!! The public is not privy to changes until too late.

Not really. There needs to be more community activity center types. For instance, more parks.

Right now, yes. I think our roads and housing are adequate for our town and population as it is now.

So far I've supported the zoning but to even consider rezoning to allow heavy industrial manufacturing is not a good use of the land. Especially since it has a large potential to negatively impact the community and the water supply.

Stop Rivian

The JDA should not be allowed to run Morgan County with no one keeping them in check.

Exactly who do they answer to? The residents of this county apparently have no right to decide on their own future, or the type of area in which to live. This is wrong and Rivian is wrong for Morgan County!

Up until now yes. However the possibility of ruining our community with Rivian and everything that will come with just for money is a big disappointment.

We are a farm community, stop letting big corporations & large development take farm land. We moved to Rutledge because of the beautiful land areas and the small town lifestyle. But now with the possibility of the new car plant all of that will change. We will become just like Metro Atlanta and lose our identity. If the Rivian plant is allowed to be built here, I would have to say that my local government isn't listening to the will of the community.

We need a plan to improve infrastructure, clean up vacant and dilapidated structures, and allow for responsible development. Development in the western part of the county needs to be metered, slow and methodical, not shut down entirely, but also not full speed ahead. There has to be a plan. Last comment: until Morgan County as a governmental entity (and the JDA) represents the residents of Rutledge in addition to the interests of Madison and the County, there will continue to be division and distrust.

While I value the protective regulations in regards to building restrictions - the broad and general ban on certain activities prevents valuable, aesthetic and productive use of land. I.e. I am unable to build a high-end tiny house cabin that would be an A frame cedar cabin. High quality, beautiful. Due to minimum sq. ft. requirements with no assessment or review of the specific plans. I am also unable to build accessory structures prior to a residence. In this current market, these restrictions make things incredibly hard due to cost of building materials.

Yes until recently with the pending zoning changes for Rivian.

## Survey Data Results Rutledge (cont.)

Yes up till now. Proposed are not acceptable.

Yes, except potential Rivian deal changing Ag to commercial on this area would be a terrible mistake/ loss for our community.

### 2) Are there any activities you would like to do in your community but cannot? Explain:

No (17)

Not at this time (3)

Not Applicable (1)

No Response (18)

I can do all I want to for now. If this monstrosity is allowed to be built my families whole way of life will be changed and not for the better.

I e. I am unable to build a high-end tiny house cabin that would be an A frame cedar cabin. High quality, beautiful. Due to minimum sq. ft. requirements with no assessment or review of the specific plans. I am also unable to build accessory structures prior to a residence. In this current market, these restrictions make things incredibly hard due to cost of building materials.

I think we are in close enough vicinity to other cities to have our needs met without inviting "big ticket" businesses to our rural area.

I would like to be able to drive to town without dodging bikes on Dixie Hwy. build a bike path or ride through Hard Labor Creek. That's what it's there for.

I would like to have more fun things for my teenager to do and my 9 year old. I would like more night life around this sleepy town. I would like it in Madison. Hangout on the square, have the food places stay open later and the retail stores. Oh a chain drug store would fantastic! Madison needs more things to do!!

I would like to see positive growth in rule areas to support our school system, County commissioners, and churches. This will never happen in our community if the growth has a probability of natural disaster in the area.

I'd like to be able to call a responsive EMS or law enforcement entity that can respond in a timely manner to meet my needs without having to move to Madison. Parks facilities in Rutledge need expansion and upgrades. Zoning must allow for restaurants that can serve alcohol and the church proximity rule needs to be addressed to give Rutledge the opportunity to maintain a desirable and viable restaurant.

It would be great if we were able to get Rec department funding from county taxes in Rutledge instead of all of our county tax money being used for the rec department in Madison.

Local kids could use a soccer program

My only complaint is slow or no internet connections. We need High speed internet.

Nature trails or walk ways, like a belt line of sorts.

No, our community is perfect the way it is.

No, we have a wonderful community dept.

No. I love this community and anything I need I can easily drive to. That's what's nice about living here.

No...I am happy with community as it is now.

Not really. We have so much - surprisingly so - in the City of Rutledge.

Not that I can think of.

Walk after dark/ no street lights/ sidewalk in our neighborhood.

Walking/jogging - there are no sidewalks around us. We live in Centennial Farms. Streaming television is also something we cannot do, due to poor internet/Wi-Fi.

Well we are about to not be able to do much because Rivian will be taking over.

### Survey Data Results Rutledge (cont.)

3) Are the streets and sidewalks adequately maintained?

Yes (37)

No (16)

I don't know (1)

Not Applicable (1)

No response (1)

4) If no, where are the streets or sidewalks in most need of repair?

No response (37)

All in Rutledge

All over Rutledge! Streets and sidewalks!!

Centennial Road has pot holes that are fixed but only for a very short time. They aren't fixed correctly.

For the most part they are, but there is some that do. The process of getting some of the potholes repaired tends to take longer than it should. There's a pothole in a curve near my house that we've reported several times. There has been countless vehicles that got a flat tire due to the pothole. I know we have helped change a tire for 7 vehicles due to this. This is just one example.

Hawkins Academy Road

I'm happy with the streets

Many of the back roads are very rough riding from filling in repairs.

Many of the sidewalks are busted and broken—over grown and I level. Many streets have sinking strips along the roads where waterlines have failed in past....no real updates in more than 25 years except to those state roads in the area.

More sidewalks could be added and existing ones are needing repair in multiple locations.

Most our roads need some repairs.

Most roads need to be paved.

Old Atlanta Hwy

Right now there are some potholes on Centennial road near HWY 278.

Rutledge as a whole

Sidewalks could use some work but city picks away as they can

The streets need drains - when it rains all the yards are flooded. The sidewalks down both sides of Main St need maintenance.

They did a terrible job on 278. Indian creek has several pot holes and is barely wide enough for 2 vehicles to meet/pass without one running off the road. The right of way is only maintained by home owners with the exception of the city or county coming once a year to cut it.

Throughout Main Street sidewalks are buckling and in many places, grass is taking over due to low or no maintenance. There are sections with no sidewalk or where it jumps across the street.

There is at best a line and no loop to facilitate walking. Sidewalks should be extended out west main, cross at A Street then extend back east down Dixie to the crossing on east main.

Yes, broken pavement, sinking area of road surface etc.

5) Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?

Yes (53)

No (3)

### Survey Data Results Rutledge (cont.)

6) Does your community have any traffic issues?

Yes (12)

No (44)

7) If yes, what are the specific traffic issues (check all that apply)

It always takes too long to get (2)

People sometimes get stuck in s (1)

Predictable peaks like rush hour (2)

Unpredictable gridlock (3)

Unpredictable gridlock at certa (1)

Unsafe inconvenient to travel w (2)

There aren't enough parking opt (7)

Speed limits are too high (2)

No response (43)

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

Yes (31)

No response (10)

Absolutely, there are parks all over the county.

Accessible, yes. But poorly designed and in need of significant regrading and upgraded facilities.

The landscaping is poorly maintained. The bike track amenity is rarely used and only by a very few residents, yet it takes up substantial space. The ball field is widely used, but needs upgrades that have been promised by a local sponsor but not completed. The gym is sorely needed to provide opportunities for inside recreation, but has been given to the county fire department and VFW and no longer serves the community as intended.

Due to the rural aspect and lack of public transportation accessibility of public services is a difficulty.

Hard labor and Indian Creek parks are easily accessible to me.

In the downtown square area, there is limited street parking in front of the businesses, but there are other parking options, like behind the church, etc.

No the small town of Rutledge has limited parking but there is parking in the area and there's never been a major issue.

Not enough parking

Stop Rivian!!

Yes but number of locations could be increased.

Yes in Rutledge—no in Madison!!

Yes, but of course I personally would like to see more green space with walking trails.

Yes, but they should have improved the space around the gazebo, they built a brand new park, which we love, but have the same old rust junk in the heart of Rutledge, where everything takes place.

Yes, won't be if Rivian happens...

Yes. I love our parks and Hard Labor Creek.

Yes. It's in the beautiful downtown square

### Survey Data Results Rutledge (cont.)

9) Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain.

No (12)

No response (11)

A few but in general, Rutledge is a beautiful town.

I would like to see some of the rundown properties cleaned up or tore down.

If the Rivian plant comes to the Rutledge area, then there will be extreme public safety issues.

As of right now, no there are not any issues.

Increased traffic on West Dixie with many motorist driving and passing other cars at excessive speeds

Intersection of 278 at Monticello Rd needs traffic light

It is very dangerous trying to pull out of the Elementary school and turn in either direction. It is dangerous trying to turn left off of Hwy 441 at the Elementary school also it needs a working solid green left turn light. The roundabout at the High school on Hwy 441 is dangerous kids keep pulling out in front of high speed vehicles.

No, it's perfect!

No, not yet.

No, though that would all change after Rivian.

No. Of Rubicam is allowed to build their most certainly will be.

None

Not at all

Not now, but rezoning for the Rivian Plant will likely result in all

Not now, things will be different if Rivian happens

"Not really. It can get loud on Hollis Ave at night. Seems to be professional entertainment going on back there.

People do drive way too fast on Main St. the speed bumps don't slow them down. "

Not right now but you add Rivian and all the traffic, it will ruin what we gave here. This sane crap happened in Henry, Rickdale and no one wants to live there now please protect our land and keep zoning requirements tight. That's what our citizens want.

Not yet but there will be when 7500 more people start to work and live here!

People drive ridiculously fast on Main St in Rutledge despite speed bumps. Often cars hit one and go airborne. It's 15 mph on Main St, but isn't enforced. Yet, the sheriff's dept. is always lurking on Dixie Hwy. Dixie Hwy needs a bike path or bike riders go to Hard Labor Creek. It's dangerous on that narrow road... There are two properties on W. Main Street in Rutledge I can't figure out. One is two houses from the square. A roofing job has been ongoing for a decade or more and is still only a quarter complete. It appears no one lives there, but other than no roof and partial porch construction job in the front, the house and yard are well maintained.

Just weird. The other is just before A Street. It was boarded up forever, but now there appears to be some sort of work going on there albeit sporadic. It's a beautiful old home. I hope it finally gets restored. We take the good with the bad. It's far better than obsessive rules in Madison.

Slow people down on old mill road.

So the red light on 441 when turning left towards the Elementary school, there is no green left turning Signal, so traffic backed up very far. I don't understand why there isn't a green arrow there.

Some areas Lack of proper lighting along roadways

Speeding motorists in residential streets with 35mph speed limits...including county deputies without their blue lights on.

## Survey Data Results Rutledge (cont.)

Speeds are too high on old mill road

Stop Rivian!!

The area across from Veteran's Park is very rundown, with abandoned buildings and several very run down looking duplexes. This is the area directly across from the basketball court at the park. The routine issues with the train crossing in town create unsafe conditions. Something needs to be done to reroute trucks/trailers around Old Mill and not through town and across the tracks. There are houses in disrepair or with substantial junk all over there yards on Main Street. The log cabin is a unique building but sits in disrepair with minimal maintenance. There are homes in need of eviction and demo on Williams Street and the surrounding streets north of west main. The trees that line Main Street are in need of significant grooming. The Bradford Pairs that line Newborn Road are dying or diseased and in need have full removal. The gas station on Atlanta Hwy next to the liquor store is an environmental issue and needs to be torn down and remediated.

The run down structure across from Veterans Park is an eyesore.

The Rutledge jail is in serious need of Repair.

There are a few run down properties on Centennial Rd

There are areas where I see homes on properties that are abandoned and fallen apart. For one, it becomes an eye sore and secondly, they become dangerous. There is one off Davis Academy about a mile East of Fears Rd.

There seems to be things happening at exit 105 and into Rutledge because it is right off the interstate. Nothing compared to what is going to happen when the sprawl of Rivian happens. Ask me about public safety issues then. Like how is my water.

We have a very steep grade of RR tracks that catch the underbody of many trucks and campers traveling thru town we have 3 RR crossings and 1 set of gates

Yes, which answers my 'yes' response about traffic. Dirt bikers ride loudly and illegally down the street, often without helmets. Golf carts are not equipped with necessary accessories to make them road-ready and children often drive them on city streets.

10) How would you rate the water & sewer services in your community:

Excellent (12)

Very good (11)

Good (12)

Average (12)

Poor (8)

No response (1)

11) How would you rate the emergency response services in your community:

Excellent (3)

Very good (10)

Good (18)

Average (12)

Poor (11)

No response (2)

### Survey Data Results Rutledge (cont.)

12) How would you rate the internet services in your community:

- Excellent (0)
- Very good (3)
- Good (9)
- Average (13)
- Poor (31)

13) How would you rate the leisure/recreation services in your community:

- Excellent (5)
- Very good (17)
- Good (14)
- Average (14)
- Poor (6)

14) Are there adequate housing options to meet the future needs of the community?

- Yes (20)
- No (17)
- I don't know (19)

15) What is the most immediate housing need within your community? Explain.

No response (14)

A little more housing in the 130 000 to 200,000 range for 1st time buyers

Affordable housing is sparse at best.

Apartment

Apartments/rentals

Currently it is fine but with the plant houses demands will not be able to be met

Honestly, most live here due to the rural feel and not being too far away from larger towns for necessities. To bring more housing into the community would defeat what many of us love about Rutledge. Bigger is not always better. I think it's imperative to keep the 5 acre land minimum in the county. Before the city thinks about growing, it should be prepared in all aspects. We have horrible internet, the water pressure is not what it should be, the emergency services are limited and traffic would be a concern.

Housing for young families and singles that are affordable in today's housing market

Housing for younger resident.

I am not aware of any housing need in Rutledge. However just on the outskirts of the city new homes are being built. Example are new construction on Fairplay Road.

I don't know

I feel it is fine just the way it is.

IDK

It make no sense how you have a fire hydrants down short rural roads and then nothing down Davis Academy. Furthermore, I see no reason, being this close to Atlanta/Metro areas that we cannot better options for internet. If you want help the community grow and your fellow residents? Flip the bill to have Comcast or AT&T fiber network run lines down Davis Academy. I work from home internet options are ridiculous.

Less is more. Please don't turn this place into Covington or Conyers. I've live through that nightmare one too many times.

Low to medium housing shortage rental shortage

## Survey Data Results Rutledge (cont.)

Middle and lower income housing across the entire county.

None (3)

None. It's crowded enough!

Not sure.

Protection of property and housing from Rivian expansion and rezoning

Rentals

Rentals not available

Responsible and planned zoning and before new homes are built, some effort should be made to clean up the junk or redevelop existing lots with bad or no homes.

Rivian must go elsewhere!

Say NO to Rivian

Single family homes that are affordable. Morgan county home prices are severely over inflated and have been for many years

Single family housing

Smart zoning that doesn't overtax the infrastructure. The requirement for larger lots to build new construction is a gift that has prevented some really bad decisions recently. It should be maintained. If I wanted to live in a subdivision with neighboring house so close I can touch them from a window I would. That's not why I invested in property in Rutledge.

Some additional housing with restrictions No apartments.

Stop Rivian!!

The biggest need is for people to be able to stay in their homes and stay in their homes comfortably. If Rivian comes it is going to make coming home to our area a disaster. 😞

There are no available properties for middle class families.

There is essentially no housing available

There is no immediate housing need. However, if Rivian is allowed to build this monstrosity the need for housing is going to balloon. This is going to take away from the rural feel of our county. It will begin to look just like Covington and the surrounding areas.

There is no immediate housing need. This is a rural community and that's why people move here. We moved here to get away from industry and high population.

To not build Rivian

We have no access to water other than well that may not be safe to drink. We have no access to high speed internet. We have no access to cable. We have no access to land line telephone. It's 10-15 min response time for police. We do not need more people in this area.

Well plan subdivisions to meet the surrounding area needs with proper growth.

Well you don't have a place to house 7500 new workers go the area and to do so will create lower prices housing which leads to many other obstacles.

With respect to my answer to the above question regarding run-down properties, while desirous of cleaning up the area, I also realize the need for lower-income housing.

## 16) What is a defining characteristic of your community that you would like to see preserved?

No response (5)

Acreage minimums, protection of population influx, land use protections

Downtown

Farm land

Farmland and large green spaces. Safe ground water areas

Hometown local rural living

## Survey Data Results Rutledge (cont.)

I absolutely LOVE the "small town" community! Everyone here is a neighbor, whether they live next door or across town. Lots of activities planned to help our community stay close-knit - family oriented activities like parades, barbecues, festivals, BINGO, arts classes, library, live music, local parks and playgrounds where you feel like your kids are safe because we all watch out for each other.

I hope Rutledge/Morgan County and surrounding area will maintain a rural atmosphere with select growth that will protect and respect our farmland, pastures, and historic homes. Preserve wetlands, ponds, streams and springs with concern that a lot of people have their own wells and that needs protection from ground water pollution.

I like to see our land persevered and not over built on this is the country not a big city keep it that way.

I would like to see the area remain a rural area. The small town feel is what is most attractive about this community and it needs to be preserved. Land conservation should also be top of mind.

It's intentionally small.

Keep Rutledge a small town with its small town charm. I love this place and don't want to see it messed up by building a car plant down the road.

Moved here because, quite country town

No Rivian Cannot stay small but special with that project here

Our rural life and access to clean well water.

Quiet and quaint, local and friendly. Construction adheres to the historic nature and lot sizes remain uniform and large. This area can't handle high-density housing.

Quiet small town

Quiet, rural, stars in the sky

RURAL ATMOSPHERE

RURAL charm

Rural integrity and familiar community

Rural land

Rural overall— continued restriction of unwarranted expansion such as multiple tacky fast food outlets on every corner!!

Rural, agricultural lifestyle. The thing that brought us here. DO NOT FIX WHAT IS NOT BROKEN!!!!L

Rural, agriculture setting....quiet, safe for kids, a great environment...lack of urban sprawl...it is a healthy place for all ages, both physically and mentally.

Rutledge is "small but special" I grew up here and couldn't imagine raising my family in a town any bigger or different. We have great people and a wonderful community. Farming and supporting local small businesses is important to me.

Rutledge is considered by the state of Ga to be our states best preserved small town. More of downtown Rutledge looks and operates as it did than any other small town. We managed to avoid the ubiquitous service station in the center of town. We also have a lovely "pocket" park to hold public and often free events.

Rutledge is the ideal small town USA. It's a safe place for the residents & it's still nice to know everyone in town and have a slower paced lifestyle

Rutledge Small but Special - Stop Rivian!!

Small but special Rutledge

## Survey Data Results Rutledge (cont.)

Small but special, close to the #1 small town in the USA. Rural. Farm land. It's like Mayberry people say. People say "there isn't anything in Rutledge" and we say "EXACTLY! That's why we live here.

Small town attitude and feel, safe, historic.

Small town lifestyle, surrounding farm lands, quiet, no traffic congestion, the character of both Rutledge and Madison

Small town residential and agricultural community.

Small town without Rivian plant next door

Small town, rural, agricultural. No Industrial like Rivian. Say No to Rivian!

Small, kind, people care here

Small, quaint "Andy Griffith" type charm. It is quiet, peaceful, everyone is friendly. It is not over crowded, there is space between neighbors. I love the natural landscape surrounding it.

That it doesn't have a hazardous manufacturing factory

That it's a small town farming community where "everybody knows everybody." That's why we moved here. Rutledge takes us back to a time long forgotten, where you smile at your neighbors, let your kids play and not worry constantly about traffic and crime, when you buy tomatoes off the back of a truck, sweet potato pies from a caboose, and Santa arrives at the Christmas parade on a John Deere tractor. Its home...and it's perfect.

The city of Rutledge, hard labor Creek State Park, DNR headquarters, Madison, Bostwick, The community atmosphere free from overburden of rules. I love how diverse and harmonious Rutledge is. I grew up in Madison and find Rutledge to be far more neighborly and fun place to live. Please don't let the Rivian development destroy our community with zero benefit.

The land, the great people, small town atmosphere, the lack of traffic, the lack of corporate America. This place is perfect in nearly every way. It is the best community that I have ever been a part of.

The natural aspect of living in the country! Not in a concrete wasteland.

The old building with history. I love all the history in this county.

The RURAL aspect. As soon as big industry moves in it's all over.

The rural community and small town charm.

The Rural component. I moved from the Atlanta area 10 years ago to get away from traffic, congestion, crime etc. to enjoy the rural life.

The rural small town aspect. Heavy industry does nothing but ruin communities.

The rural small town charm... we feel safe, it's not over crowded, everyone knows everyone, it's peaceful, quiet, there's a strong history here, the open land and fresh air, kids can go about and play without fear of being hurt or kidnapped.

The small but special atmosphere.

The small town feel with the rural aspect but this is being threatened with the Rivian project wanted to invade this wonderful town.

- 17) List three small actions your local government could take to improve the quality of life in your neighborhood/community:

No response (11)

A KEEP RIVIAN OUTB). ABOLISH JDAC). LEAVE MORGAN COUNTY ALONE

A) Remove unsightly run-down housing) Replace said housing with better low-income housing)

Keep our community ""small but special"" by keeping fast food restaurants, chain stores, etc. out of our town.

## Survey Data Results Rutledge (cont.)

- A) A noise code. It can get a little loud with late-night parties and car/motorcycle stereos and loud mufflers that rattle the windows in our house. We live a half mile from the parties, and some nights it's so loud, it's like the party is in our bedroom. B) Rutledge is so awesome, that's all I've got. C)
- A) accessible internet for the more rural areas B) more community green spaces/recreation activities C) specific plan review for approval or denial of building, rather than broad bans on specific activities
- A) Better communication with its residents. I would like to see a public calendar or informational page that lists any public hearings, zoning changes, and community events. Kind of an all in one place to go to. B) More diverse public events to boost tourism for our local businesses. Maybe more festivals, cook offs, paint and sips, etc. marketing for such events need to be better and reach outside the community. C) To expand emergency services and access to stronger internet.
- A) Better emergency response —ambulance service is very short!!B) Improve water issues C) improve infrastructure within the county to support residents
- A) Better Internet B) Better/More restaurant options C) Invite more Grocery stores in
- A) City water to the entire county due to Rivian contamination of wells. You know it's going to happen! B) Internet access C) keep the home construction to 5acres minimum.
- A) Demand accountability from local county government in relation to Rivian secret deal negotiated without public input. B) Demand an investigation into the JDA and Alan Verner whom cooked himself up a rich deal before resigning from the JDA.C)
- A) Do not allow plant B) do not allow plant C) improve high speed internet access
- A) DO NOT allow rezoning for Stanton Springs North to expand into Morgan/Social Circle. B) Preserve the groundwater/natural resources and require environmental impact studies BEFORE considering any rezoning and development anywhere in the county C) Control slow growth ...take actions to stop urban sprawl from moving into Morgan...particularly from the west....listen to residents in Morgan...give residents a more opportunities to have input and make decisions
- A) Don't allow Rivian to build B) don't allow any heavy industry C) don't allow any mixed use
- A) Don't approve Rivian B) Listen to the community C) Get high speed internet
- A) Enforce leash laws B) keep road stripes fresh and visible C)
- A) Faster internet B) C)
- A) get out of the Rivian deal B) bulk item dumpster at newborn road C)
- A) Keep the rural community and lifestyle B) C)
- A) More parking B) better signs point to the historical down town C) picnic tables in the town square park
- A) Most importantly, keep our town ""Small but Special"" B) Regulate zoning as to maintain farmland and curtail big businesses taking over what could never be returned C) Offer support to those who lead a farming lifestyle that would allow that lifestyle to continue
- A) No Rivian B) keep zoning requirements tight C). No big neighborhoods
- A) No B) To C) Rivian our leaders have done a wonderful job so far, I have faith they will fight and win against Rivian
- A) Openly communicate with the public and serve the public B) Discuss positive growth in the community for business, big business, school systems, and utilities. C) Discussed positive growth in emergency care first responders.
- A) Public transparency with the Rivian Project. B) Honesty with the Rivian project. C) Stop letting Rivian line the pockets of our officials to allow the project to be built here.

## Survey Data Results Rutledge (cont.)

- A) Rejection of the zoning change for Rivian B) protection of watershed areas C) availability of local police in Rutledge area of county
  - A) Say no to Rivian B) not have Rivian C) move Rivian to savannah or south where people actually want it
  - A) Stop Rivian B) Stop Rivian C) Stop Rivian
  - A) Stop Rivian B) Stop the rezoning C) allow restaurants into the empty buildings in Madison
  - A) vote no to Rivian B) help dismember the JDAC) improve Internet in the county
  - A) Do not allow Rivian B) Ban Rivian C) Stop growth
  - A) Do not rezone land with rural homes/families for heavy industrial, manufacturing for mega developments as Rivian. B) For the county commissioners and appointed people on JDA to become more transparent, truly represent their communities' wants and needs. To communicate and answer questions to the public and not hide by executive meetings and non-disclosures. C) To be extremely diligent on conflicts and truly be ethical.
  - A) Don't allow Rivian B) don't allow large industry C) keep big business out
  - A) Elect smart and capable officials, not popular names or polarizing/argumentative personalities B) develop support tools for local businesses to succeed and new local businesses to begin and flourish C) improve city owned facilities and the downtown look and appeal
  - A) Get at least one restaurant that will maintain reasonable, regular hours even if they need incentives to do so. B) Support the farmers market on the square since we don't have a grocery store. C) Don't ever remove the distinctive traffic barrel!
  - A) Improve internet access and speed B) Improve cell reception, more towers C) say no to industrial zoning
  - A) Increase fire services B) maintain current residential zoning standards C) help promote local small businesses
  - A) Lights at Veterans park B) more sidewalks C)
  - A) Maintain rural zoning B) no high density housing development C) NO RIVIAN"
  - A) No Rivian B) No industrial development C) No manufacturer development
  - A) No water B) no police C) no ems
  - A) Preservation of the land and key historical sites B) C)
  - A) Remove heavy duty rumble strips HWY 278 and newborn road B) more parking C) bike rider designated parking area
  - A) Remove the rumble strips at the intersection of 278 and Newborn road B) plant more trees C) provide benches at the basketball court and bleachers at the softball diamond
  - A) Replace current JDA, I know there HAVE BEEN shady deals struck by Ainsley and Short!!!!B) C)
  - A) Say no to Rivian B) keep Rutledge small C) say no to hazardous manufacturing plants"
  - A) Stop Rivian B) pave the roads C) pick up trash off the side of the road
- 18) What are the most important projects that the community should complete over the next five years?
- No Response (12)
  - Stop Rivian!!
  - ABOLISH JDA!!!! Let Morgan County residents decide their own futures. Put important issues to a VOTE!!!!
  - Ban Rivian

## Survey Data Results Rutledge (cont.)

Blocking the Rivian development or moving it a little south of I-20 or flip it across the road and west where industrial areas already exist. Protect our local farmland and our environment. We welcome the opportunity, jobs and people, but we need smart growth. Putting that monstrosity on top of productive farmland is wrong. Has no one noticed that the need for a stable food supply supersedes the need for an electric car? Farmland is more beneficial to the county - it requires few utility services and you don't have to educate the cows.

Chasing Rivian away!!!! Please, I know this story. Been there. Moved to this very special place to escape it. Now, I fear Rutledge will be lost to the world like most of the other towns these days  
Demolish old BP station HWY 278 improve zoning address parking issues

Denying the Rivian project

DO NOT ALLOW RIVIAN TO BE BUILT IN OUR COUNTY!!!!

Fight to maintain the character of this area, not allow it to be overcome with "mega" land developments which will bring strains on infrastructure that is not allowed to handle it. Control development with a clear vision. Be transparent with that vision.

Fix the roads

Full time emergency service. Pay raise for teachers and law enforcement

Getting roads paved and being smart with what business you allow here. The most important thing is to stop Rivian from ruining our small town of Rutledge

High speed internet and fire hydrants.

High speed internet!

I can't think of anything. It's pretty perfect.

Improve roads and water systems. Wide spread high speed Internet. Preservation of the community!

Keep Rivian and other large, hazardous manufacturing Plants away

Keeping large industry out

Keeping the community small and rural, stopping the Rivian project, and improving Internet access across the county. We love this place, please do not allow this to overrun what we have!

There are plenty of industrial areas around Georgia that need revamping, our rural community is not one of them!

Keeping the small town and rural aspect. Stop letting politicians line their pockets with projects that the community does not want.

Land conservation, to improve city infrastructure, tourism marketing to help small businesses (not sure if there is a board for Rutledge tourism/events, but there should be) better internet

Maintaining our small town lifestyle in the face of unprecedented growth

Making sure old buildings are maintained and preserved, maybe even restoring them for retail use

More night life for adults, more fun things for kids 10 and older to do, more restaurants on the Square that don't close at 7.

More water lines

New and improved sidewalks, full park redevelopment, have the county build a real fire station and reclaim the gym for community use, year down dilapidated buildings including the one beside the storage business on Fair Play, ordinance to clean up junky yards like on west main next to Falls entrance, work to relocate Monroe housing projects out of town (they're an eyesore and bring undesirable tenants to our community), improve emergency response capabilities and times.

No big neighborhoods No Rivian Slow growth here and preserve our land

NO RIVIAN

## Survey Data Results Rutledge (cont.)

Pay increase for police and fire. Full time fire and ems for the entire county. Pay increase for teachers Keep RIVIAN OUT OF OUR COUNTY

Positive growth for our utility system, first responders, school systems, water system. Positive growth for subdivisions.

"Promote local small business.

Work to preserve local natural resources.

Keep the small town family atmosphere."

Protecting agriculture and the environment

Protecting Morgan from urban sprawl/ over development Putting decision making in hands of citizens and electing/ appointing leaders that are transparent and ethical

Protecting our water and infrastructure needs—both need great improvements. Tend to zoning demands ETHICALLY and legally

Put something in the old Drug store building at 441, in Madison.

Replace JDA!!!

Restoring the old jail in town & redoing the public bathrooms

Road improvements

Road repair Park maintenance Keep it small

To acquire more environmental studies and become aware that all of Morgan is a special place to live and raise our families. That Morgan County only has one State Park, Hard Labor Creek State Park that is only a few miles from a potential mega- industrial development that will impact tourism. Possibly impacting its lakes, streams and wells. To prevent encroachment of invasive industrial sites near our small towns and rural lifestyle.

To maintain our small town, to keep the majority of land zoned for farming/residential; to not over-extend the resources of our small town.

We need to hold our own -- remain the small town we all know and love. This would include NOT allowing huge companies such as the proposed Rivian manufacturing plant, or any other macro company, to invade our 2-lane country town

Well by the time Rivian is built most of us will have left and won't really care what you do!

Working on a better internet plan for those who need to work remote.



BOSTWICK  
*Georgia*

