

# **CITY OF LOVEJOY, GEORGIA**

Comprehensive Plan 2004-2025  
June 2004

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## Introduction

Lovejoy is a small city located at the southern extreme of Clayton County, northeast of what is known as Clayton's "panhandle." The city limits abut Henry County on the south, thus "landlocking" Lovejoy and hindering further growth. Clayton County Water and Sewer Authority property adjoins the city limits to the north, also impacting Lovejoy's ability to expand its corporate limits. Clayton County's Landfill and Clayton Regional Youth Detention Center define the eastern boundary.

U.S. Census recorded Lovejoy's population as 2,495 residents in 2000. The City estimates that as many as 2,781 residents have been added since the 2000 Census count.

Clayton County is one of the 13 Atlanta Regional Commission counties. Lovejoy is also within the ARC area.

Transportation systems have tremendous impacts on all cities, including Lovejoy. U.S. Highway 19/41 and the Norfolk Southern Railroad line form critical components of the Lovejoy's transportation system. Commuter rail service utilizing the N/S rail line is proposed from Atlanta to Macon, with a station in Lovejoy. This proposed service will link Lovejoy to these urban centers and 12 other cities. Lovejoy has not experienced dynamic development to-date, and a primary factor has been isolation from downtown Atlanta and the region. Commuter rail service would eliminate such isolation and could spell explosive growth. Such growth is not unrealistic as cities like Hampton and Locust Grove in Henry County also lie along the 19/41 corridor and are even further removed from the core of the Atlanta region. Traffic congestion, exorbitant land and housing and perceptions of "overdevelopment" on Atlanta's northside are driving this growth.

Highway 19/41 is a well-traveled artery which carries 25,843 (January 2000 data) vehicles per day through Lovejoy between Atlanta and Griffin. This four-lane route, and the growing market represented by new residential development in Clayton and north Henry County, will bring significant retail development to Lovejoy. This, in turn, will attract additional residents to Lovejoy and the surrounding area as people seek locations convenient to shopping and employment.

Lovejoy, a quiet town of 351 in 1980, promises to become a populated anchor in south Clayton County. This Plan conveys additional information about the city of Lovejoy, and describes how the Lovejoy community may accommodate and respond to growth. The Plan also portrays the community's anticipated future.

## PUBLIC PARTICIPATION

The City of Lovejoy held two public hearings and prepared a citizen survey to solicit public input into the comprehensive plan. The City conducted a 100 percent survey in an attempt to collect feedback from citizens concerning future directions for Lovejoy. The survey addresses all elements of the comprehensive plan and solicits residents feedback.

### Survey Results

The City of Lovejoy sought resident input concerning the future of Lovejoy and an assessment of living conditions and public services. A survey questionnaire containing 35 questions was mailed to all residential addresses, for a total of 390 surveys. Some 50 surveys were completed and returned; 69 were undeliverable. Each question provided an opportunity for resident comments concerning the individual topic as well as an opportunity to voice an opinion about the future of Lovejoy or any other topic. Significant, written comments are reported here.

Responses were solicited based on a five point scale of "Strongly Agree," "Agree," "Undecided," "Disagree" and "Strongly Disagree." "No Answer" was also among the possible responses. While a detailed breakdown of all responses is reported, the general themes reflected in the responses are based on an aggregation of the two categories of "Agree" or "Disagree." Responses are organized below in six topical areas, Growth and Development, Economic Development, Residential Development, Public Services and Facilities, Greenspace and Access. General community sentiments are noted in a Summary.

### Growth and Development

Inquiries that sought input about growth and development were found in questions 1, 2, 3, 10, 20, 33 and 35. These questions solicited input concerning residential, commercial and industrial development. Responses regarding desire for growth showed 50 percent negative responses, while 32 percent had positive responses. The desire for commercial development within the city was relatively split, as 36 percent opposed growth while vs 42 percent in favor. More than half of respondent favor expansion fo public sanitary sewer which would accommodate further development. More than 60 percent of respondents felt that housing options were satisfactory. A minority of respondents favored future industrial development. Nearly 80 percent of respondents endorsed preservation of rural portions of Lovejoy.

## Economic Development

Most residents favor commercial development and most also favor industrial development; however, more than one-quarter of respondents registered “Undecided” about industrial growth. A strong majority, 70 percent, indicated a preference for locating commercial development on Tara Boulevard (Highway 19/41). Perhaps, a preference for limiting such development to that corridor is indicated in respondent opposition to commercial development along Hastings Bridge Road, an arterial comprising a commercial node at its intersection with Tara Boulevard. Little disagreement was evidenced in responses to the question as to whether local employment is important, 80 percent responded affirmatively.

## Residential Development

Responses indicate that most people (half of those responding to this question) did not favor population growth. A majority of respondents believed Lovejoy homes were well-maintained. A strong majority opposed multifamily development, but fewer would exclude future townhouse development. A strong majority felt that single family detached homes should be the dominant housing type in Lovejoy; 56 percent supported such housing on large lots. Most residents held the opinion that housing options in Lovejoy were satisfactory, somewhat fewer thought housing values were satisfactory.

## Public Services and Facilities

Lovejoy residents expressed satisfaction with a range of public services, including garbage collection, fire and police protection, street maintenance, storm water management, sign regulation and code enforcement, although 40 percent were “Undecided” as to whether code enforcement was satisfactory. More than 80 percent of respondents indicated that they would use local library services if they were available. Residents were evenly split (Agree, Undecided or Disagree) about whether job training opportunities in Clayton County were satisfactory. A similar response rate was recorded concerning community services and facilities, generally.

## Greenspace

Rural character and greenspace was an expected emphasis in a semi-rural community at the fringe of a growing metropolitan region. Ninety percent of respondents, among the strongest majority recorded on any question, indicated that natural areas should be reserved when new subdivisions are built and 76 percent, more than 3 of every 4 respondents, stated that rural portions of Lovejoy should be preserved. Of course, an

inherent conflict may exist with a preference for greenspace preservation and “large lot” development. While 80 percent supported preservation of open space as the city develops, this support fell to only 54 percent concerning the possibility of purchasing land for such preservation. Importantly, 62 percent of residents responding believed that Lovejoy needs more parks and 66 percent felt more recreation areas are needed. Ninety percent of respondents rated trees and other streetscape greenery as important.

#### Access

More than 3 of 4 residents believe that motorists are able to travel around Lovejoy easily, although 58 percent support widening of major roads. Eight-two percent, more than 8 people in 10, think that more sidewalks are needed. At 60 percent, fewer believe more bike paths are needed; however, this ratio remains significant as concerns new transportation facilities and perhaps, development standards.

#### Summary

In general, Lovejoy residents would like to limit future development to single family “for sale” units on large lots, but do indicate a preference for preservation of greenspace and rural character. Half of all respondents actually favored a “no growth” posture. Commercial and, to a lesser extent, industrial development, is favored. Tara Boulevard is the preferred location for commercial growth.

Respondents expressed satisfaction with community services, but had concerns about job training opportunities. A clear indication of support in a local library was registered. A preference for more sidewalks, bike paths and street right-of-way landscaping suggests that Lovejoy residents are interested in pedestrian character and is consistent with a preference for preservation of rural character.

## POPULATION ELEMENT

### Introduction

Reliable estimates of future population are essential to anticipating the employment, housing and public service needs of Lovejoy residents. The Population Element examines population trends over the past 20 years and projects the future population through the next 20 years. This Element also examines population characteristics, known as demographics, for the purpose of tailoring public services, shaping private development, particularly housing development, and matching employment to the needs and abilities of Lovejoy residents. The City of Lovejoy plays a critical role in the provision of public services such as roads, water and sanitary sewer. Private development controls many aspects of residential, commercial and industrial development. However, the City can have a substantial impact on private development.

Sound demographic analyses also enable the City to plan public services such as recreation and social services and influence decisions concerning public schools. Importantly, information about such population characteristics as family size, resident age and household income can be helpful in guiding private market housing development. The Population Element provides important information to local decision makers by building a demographic profile of Lovejoy's past, present and future population.

Information about Lovejoy's future population may also be used to identify desirable population growth rates, densities and development patterns consistent with goals and policies established in the Plan. Population growth and the jobs, services, public infrastructure, and housing needed to support that growth impacts land and natural resources. The Population Element is, therefore, linked to the Economic Development, Community Facilities and Services, Transportation, Housing and Land Use Elements. The Natural and Cultural Resources Element is also linked to population and identifies environmental constraints affecting future development.

## Population

The Georgia Department of Community Affairs establishes minimum standards for preparation of a Comprehensive Plan. The standards involve a three-step process: (1) inventory of current conditions, (2) assessment of current and future conditions and (3) formulation of a community vision, including goals and implementation strategies. These three steps are described below:

### Inventory of Current Conditions

Various demographic characteristics of Lovejoy's population have been collected. These characteristics include historic data, referring to the past 20 years, at five-year intervals, 2000 Census data and data through the year 2025, also at five-year intervals. Specific demographic characteristics found in this Plan are presented below:

**Total Population.** Lovejoy's past, present and future population totals as well as respective growth rates are compared to those for Clayton County and Georgia. Annual projections are provided for 2004-2010.

In 1980, Lovejoy was home to 351 people. By 1990, the population had more than doubled and, by the 2000 Census, more than tripled. This rate of increase is huge, some 119 percent from 1980 to 1990, and 224 percent between 1990 and 2000. Clayton County, an urban county in the Atlanta metropolitan region, also logged significant gains, growing some 21 percent between 1980 and 1990, and 30 percent more by 2000. Georgia recorded slightly lower population growth for the two decades, 19 and 26 percent, respectively. Population totals and percentage change in population are recorded in Tables P1 and P2.

Obviously, Lovejoy's growth far outstripped that of the county and the state. This dramatic contrast can be explained in part by the small size of Lovejoy's base population. It must also be noted that the inmate population of the Lovejoy Detention Center, built in 1986, is reflected in the 2000 Census. The inmate population was recorded as 1,174. This indicates that the actual "resident" population increased by 74 percent, independent of the inmate population. Such an increase remains impressive. This growth is particularly significant given the amount of undeveloped land in and around Lovejoy, and the recent development focus on south metro counties.



**Table P1.** Total Population: Lovejoy, Clayton and Georgia

Jurisdiction	1980	1990	2000
Lovejoy	351	770	2,495
Clayton County	150,362	182,055	236,517
Georgia	5,457,566	6,478,216	8,186,453

Source: U.S. Census, 1980, 1990 and 2000.

**Table P2.** Percentage Change in Population: Lovejoy, Clayton and Georgia

Jurisdiction	1980	1990	2000
Lovejoy	NA	119%	224%
Clayton County	NA	21%	30%
Georgia	NA	19%	26%

Source: U.S. Census, 1980, 1990 and 2000.

Population Projections. Atlanta Regional Commission prepares population projections for Clayton County through the year 2025. These projections are found in Table P3. One technique for projecting Lovejoy's population is to apply the ratio of Lovejoy's population in 2000 to ARC's projections for Clayton County, applying this same ratio or proportion to the projections for Clayton County. These projections are presented in Table P4; projections and growth rates for Georgia through the year 2025 are presented in Table P5.

Lovejoy is virtually confined to the present city limits which comprise an area far less extensive than Clayton County. This will limit population growth as the land area is projected to be "built out" by 2025. The Land Use Element presents data on areas planned as future residential development. Recent building permit activity and the finite size of the city have been used to project Lovejoy's population. A second technique for projecting future population uses recent trends in housing construction, that is, the number of units being added per year. This has been referenced to the number of acres planned for residential development. By verifying that the acreage required to accommodate projected units at appropriate densities is available as depicted on the Future Land Use Map, the construction trends can be validated. Housing unit projections for Lovejoy over the term of the Plan compare very closely with land areas planned and zoned as residential. These population projections are also in found in Table P4.

**Table P3. Total Population and Percentage Change: Clayton County**

Category	2000	2001	2002	2003	2004	2005	2006
Total	238,026	241,257	244,559	247,860	251,118	254,503	257,775
Percentage	15%	1%	1%	1%	1%	1%	1%
Category	2007	2008	2009	2010	2015	2020	2025
Total	261,123	264,481	267,836	271,229	288,804	306,956	325,851
Percentage	1%	1%	1%	1%	6%	6%	6%

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P4. Population Projections: Lovejoy**

Year	1980	1985	1990	1995	2000	2001	2002	2003	2004
Building Permit Based	351	561	770	1,633	2,495	2,698	3,928	4,686	5,512
Clayton County Based	351	561	770	1,633	2,495	2,698	3,928	4,686	5,512
Year	2005	2006	2007	2008	2009	2010	2015	2020	2025
Permit Based	6,739	7,956	8,790	9,624	10,458	11,012	11,564	11,841	12,121
Clayton County Based	6,739	7,733	7,834	7,934	8,035	8,137	8,664	9,209	9,776

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC.

The projected population anticipates continuing demand for housing at varying densities influenced by growth of the region and specifically propelled by initiation of the planned commuter rail service. Property is available in Lovejoy to accommodate the projected growth at densities appropriate to the surrounding residential development. This information is presented in Table P6. While 20-year projections are just that, a 2025 population of approximately 12,000 residents is indicated by a continuation of housing construction trends now shaping Lovejoy. The estimating technique using a ratio of Clayton’s growth, deemed to be less reliable based on the differences in urbanization of the two jurisdictions, yields a 2025 population of 9,776.

**Table P5. Population and Percentage Change: Georgia**

Year	1980	1985	1990	1995	2000	2001	2002	2003	2004
Total	5,484,440	5,962,720	6,506,530	7,323,980	8,229,820	8,338,460	8,449,130	8,560,620	8,670,510
Percent	N/A	9%	9%	13%	12%	1%	1%	1%	1%
Year	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100
Percent	1%	1%	1%	1%	1%	1%	6%	6%	6%

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

Historical building permit data, that is, housing unit construction, were compared to the availability of undeveloped property suitable for residential development. This was done to validate population projections based on housing construction as land must be available to accommodate the number of units projected at the density and unit type. This data is shown in Table P6 by subdivision, still being built out, or street address for undeveloped land. The number of units that the undeveloped land could accommodate was multiplied by the average household size, that is, the number of persons projected per household, to yield a population projection. Similarly, the number of units projected based on housing construction was also multiplied by average household size. The permit based data, Table P4, compares well to the land based data, Table P6, with 2,309 and 2,422 units being projected through 2025, respectively.

Table P6. Lovejoy Housing Data, 2004-2025

Subdivision/Street	Zoning	Acreage	Density	# Units
<b>Single Family Units</b>				
Willard's Way	RES	1.62	1.23	2
Lovejoy Road	RES	39.39	3	120
Lovejoy Road	RES	42.91	4.14	177
Kade's Cove	RES	38.65	4.14	160
The Registry@Lovejoy	RES	10.31	6.4	66
Lovejoy Road	RES/PUD	54.15	6.13	332
Lovejoy Road	PUD	12.74	10.43	129
Hastings Bridge Road	ER	9.65	22	212
Hastings Bridge Road	RES	38.52	3.87	150
Hastings Bridge Road	RES	21.37	2	30
Callaway Crossing	RES	5.16	21.5	111
Jasmine Park	RES	3.07	2.6	8
McDonough Road	HI	64.2	3.87	248
Talmadge Road	PUD	8.64	5	43
Talmadge Road	RES	36.09	2	72
<b>Townhouses</b>				
Southfield Townhomes	RES	4.7	10.43	49
<b>Multifamily Units</b>				
Hastings Bridge Road	RM	14	10	140
Tara Boulevard	RM	29.7	6.9	205
Lovejoy Road	RM	14.0	6	84
<b>Mobile Homes</b>				
Bellaire Park	RMH	4.2	20	84

TOTAL		453.07		2,422
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Source: Strategic Planning Initiatives LLC, 2004.

#### Household Data

Information about individual households is critical to planning as the household is considered a single "unit" creating demand for employment, consumer and public services and for individual dwelling units on residential building lots. The number of households is shaped by the size of the household, that is, how many people occupy one dwelling unit.

Data presented below include past, 2005 and projected number and average size of Lovejoy households.

**Table P7. Total Households: Clayton County and Georgia**

Location	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Clayton	50,850	60,017	65,917	73,505	82,662	89,527	96,213	102,591	108,271	113,303
Georgia	1,886,550	2,124,630	2,380,830	2,684,490	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

Generally, the number of households, that is, individual dwelling units, tracks population. However, as the size characteristics of households changes, the relationship between population and number of housing units may also change. Household size in Clayton County varies over the period 1980 to 2025 as seen in Table P8. Smaller households in Clayton are the trend between 1980 and 1990, but this reverses just a decade later when size increases slightly. The size of individual households is expected to remain relatively steady through 2025, at approximately 2.8 persons per household.

Statewide trends are similar to those in Clayton, with household size trending downward from 1980 to 1990. However, notable differences are that 2000 saw no significant change from 1990, and the size of households in a future Georgia is projected to be somewhat smaller than those in Clayton. Household size in Lovejoy is expected to track that of the County.

**Table P8. Average Household Size: Clayton County**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	2.96	2.71	2.74	2.78	2.84	2.8	2.77	2.76	2.77	2.8

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P9. Average Household Size: Georgia**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household HH	2.83	2.73	2.66	2.65	2.65	2.61	2.59	2.59	2.6	2.63

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P10. Household Size 2000: Lovejoy, Clayton and Georgia**

	Georgia	Clayton	Lovejoy
Average Household Size	2.65	2.84	2.66

Source: U.S. Bureau of Census 2000.

**Table P11. Total Households: Lovejoy**

Location	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lovejoy	124	167	211	576	941	2,343	3,863	4,076	4,167	4,226

Source: U.S. Bureau of Census 1980, 1990 and 2000; Woods and Poole, adjusted by Strategic Planning Initiatives LLC.

**Table P12: Projected Population, Household Size and Dwelling Units: Lovejoy**

Year	1980	1985	1990	1995	2000	2001	2002	2003	2004
Population	351	561	770	1,633	2,495	2,698	3,928	4,686	5,512
HH Size	NA	NA	NA	NA	2.84	2.82	2.82	2.82	2.82
Dwelling Units	83	91	99	352	465	540	977	1,245	1,538
Year	2005	2006	2007	2008	2009	2010	2015	2020	2025
Population	6,739	7,956	8,790	9,624	10,458	11,012	11,564	11,841	12,121
HH Size	2.8	2.78	2.78	2.78	2.78	2.77	2.76	2.77	2.8
Dwelling Units	1,988	2,440	2,740	3,040	3,340	3,552	3,764	3,851	3,910

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC.

## Households, Population and Dwelling Units

Findings of the Population Element, including projected total population and household size must bear a relationship to the total number of dwelling units in Lovejoy projected in the Housing Element. Each "household" must have a corresponding dwelling unit to become residents of Lovejoy. In other words, families and other households must have a place to live. Table P12 displays Lovejoy's population through 2025 as well as household size and the number of dwelling units. The number of dwelling units projected in 2025, for example, can be multiplied by the average household size projected for 2025 to yield the projected occupants, that is, residents. This total is 12,121 residents to occupy the number of dwelling units which were projected based on residential construction trends evident in Lovejoy. This number does not compare favorably to the population projected for 2025. However, the inmate population housed in group quarters at the Lovejoy Detention Center must be removed from the population occupying dwelling units in Lovejoy. When the 1,174 inmates are subtracted from the population total of 12,121, the resulting 10,947 residents compares very well with the population that is expected to occupy the 3,910 dwelling units projected in the Housing Element.

## Age Distribution

The number of people in each age range, that is, age distribution, is important to assessing demand for various housing types and public services. This is particularly important over time as such data is an indication of the direction in which the population is heading, such as aging or entering family-forming age ranges. Data concerning the past, present and future distribution by age groups is presented here.

In 1980, 33 percent of Clayton County residents were under the age of 18, fully one person in three. This ratio slipped marginally in 1990 and stabilized at 29 percent by 2000. Lovejoy, by contrast, dropped from 30 percent in 1980 to 18 percent in 1990 and 17 percent by 2000. Lovejoy experienced a significant increase in population in the 25 - 34 and 35 - 44 age ranges which would normally signal an increase in children. This increase is very likely generated by the inmate population in the Lovejoy Detention Center which is male and would be in these age ranges. Clayton's population was more stable across the age ranges for the three decades which is expected in a larger population.

The Detention Center being located in a city with a small population base present an interesting dynamic. The Center opened in Lovejoy in 1986, occurring between the 1980 and 1990 census of population. Despite stability in average household size, which is a figure

based on Clayton data only, the city saw a precipitous decline in the number of children as a percentage of total population. As household size changed very little, the composition had to have changed. This would normally suggest that several adults occupied the same household as one unit. However, the inmate population explains this, and as this population would not impact the number of children, this also explains how the number of persons in child-bearing age ranges could increase as the percentage of children decreased.

Projections as to age range are not readily available for Lovejoy. Surprisingly, projections for Clayton County demonstrate the continuing dominance of the post-World War II "baby boomers." This age cohort, born between 1947 and 1964, will be in the 55 - 64 and 65 plus age ranges by 2025. These ranges are projected to expand slightly, some four (4) percentage points individually, with a commensurate contraction in all other age ranges, with the exception of the 0 - 4 years old. Importantly, as Lovejoy continues to develop, an expectation that the age distribution will more closely track that of Clayton County is reasonable. Approximately 21 percent of the population of Clayton County, an increase of eight (8) percent over the year 2000, will be age 55 and over by 2025.

Information concerning age distribution for Clayton County is presented in Tables P13 and P14. This data is applied to Lovejoy's population totals to derive age group distribution through the year 2025 and is presented in Table P4.



**Table P13. Population by Age Group: Clayton County**

Category	1980	1990	2000
TOTAL Population	150,362	182,055	236,517
0 — 4 Years Old	14,857	17,992	19,726
5 — 13 Years Old	22,536	22,086	36,639
14 — 17 Years Old	11,883	10,771	14,556
18 — 20 Years Old	8,177	8,705	10,188
21 — 24 Years Old	11,854	12,596	14,293
25 — 34 Years Old	30,030	37,660	43,611
35 — 44 Years Old	20,845	30,225	40,010
45 — 54 Years Old	14,405	19,287	28,355
55 — 64 Years Old	9,247	12,107	15,216
65 Years and Over	6,528	10,619	13,923

Source: U.S. Census, 1980, 1990 and 2000.

**Table P14. Percentage of Population by Age Group: Clayton County**

Category	1980	1990	2000
TOTAL Population	100%	100%	100%
0 — 4 Years Old	10%	10%	8%
5 — 13 Years Old	15%	12%	15%
14 — 17 Years Old	8%	6%	6%
18 — 20 Years Old	5%	5%	4%
21 — 24 Years Old	8%	7%	6%
25 — 34 Years Old	20%	21%	18%
35 — 44 Years Old	14%	17%	17%
45 — 54 Years Old	10%	11%	12%
55 — 64 Years Old	6%	7%	6%
65 Years and Over	4%	6%	6%

Source: U.S. Census, 1980, 1990 and 2000.

**Table P15.** Population by Age Group: Lovejoy

Category	1980	1990	2000
TOTAL Population	351	770	2,495
0 — 4 Years Old	22	17	132
5 — 13 Years Old	56	17	178
14 — 17 Years Old	28	32	119
18 — 20 Years Old	19	46	203
21 — 24 Years Old	24	102	275
25 — 34 Years Old	59	281	618
35 — 44 Years Old	46	170	505
45 — 54 Years Old	36	61	242
55 — 64 Years Old	34	28	131
65 Years and Over	26	16	92

Source: U.S. Census, 1980, 1990 and 2000.

**Table P16.** Percentage of Population by Age Group: Lovejoy

Category	1980	1990	2000
TOTAL Population	100%	100%	100%
0 — 4 Years Old	6%	2%	5%
5 — 13 Years Old	16%	2%	7%
14 — 17 Years Old	8%	6%	5%
18 — 20 Years Old	5%	13%	8%
21 — 24 Years Old	7%	36%	11%
25 — 34 Years Old	17%	22%	25%
35 — 44 Years Old	13%	20%	20%
45 — 54 Years Old	10%	8%	10%
55 — 64 Years Old	10%	4%	5%
65 Years and Over	7%	2%	4%

Source: U.S. Census, 1980, 1990 and 2000.

**Table P17. Age Distribution: Clayton County**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	151,298	164,024	182,416	206,472	238,026	254,503	271,229	288,804	306,956	325,851
Age 0 to 4	12,501	13,887	15,452	17,810	19,861	20,316	22,029	23,470	24,336	25,451
Age 5 to 9	13,747	13,199	14,160	16,984	20,937	20,501	20,904	22,663	24,151	25,031
Age 10 to 14	13,948	12,834	13,308	15,638	19,734	20,909	20,440	20,845	22,590	24,113
Age 15 to 19	14,537	13,582	13,934	14,979	17,566	20,615	21,716	21,235	21,669	23,567
Age 20 to 24	14,747	15,850	15,785	17,173	17,942	19,315	22,531	23,667	23,155	23,787
Age 25 to 29	15,333	18,100	19,270	19,330	22,008	19,774	21,090	24,643	25,875	25,446
Age 30 to 34	15,072	16,521	18,204	20,795	21,895	22,413	19,892	21,349	25,220	26,420
Age 35 to 39	11,737	13,943	15,742	18,769	21,640	21,762	22,243	19,622	21,237	25,218
Age 40 to 44	9,265	11,165	14,530	16,355	18,631	20,910	21,034	21,546	19,064	20,664
Age 45 to 49	7,887	8,691	11,034	13,658	15,542	17,832	20,015	20,216	20,874	18,589
Age 50 to 54	6,564	6,862	8,253	9,836	12,978	15,004	17,220	19,388	19,760	20,536
Age 55 to 59	5,497	6,154	6,779	7,301	8,996	11,624	13,540	15,641	17,761	18,209
Age 60 to 64	3,850	4,734	5,260	5,368	6,304	7,947	10,378	12,170	14,174	16,282
Age 65 to 69	2,706	3,359	4,184	4,620	4,957	5,586	7,071	9,224	10,758	12,556
Age 70 to 74	1,768	2,265	2,781	3,424	3,645	3,948	4,481	5,704	7,466	8,732
Age 75 to 79	1,087	1,455	1,857	2,180	2,717	2,921	3,179	3,642	4,683	6,156
Age 80 to 84	612	825	1,103	1,293	1,563	1,907	2,091	2,304	2,675	3,463
Age 85 & Over	440	598	780	959	1,110	1,219	1,375	1,475	1,508	1,631

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P18. Age Distribution: Clayton County**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Age 0 to 4	8.3%	8.5%	8.5%	8.6%	8.3%	8.0%	8.1%	8.1%	7.9%	7.8%
Age 5 to 9	9.1%	8.0%	7.8%	8.2%	8.8%	8.1%	7.7%	7.8%	7.9%	7.7%
Age 10 to 14	9.2%	7.8%	7.3%	7.6%	8.3%	8.2%	7.5%	7.2%	7.4%	7.4%
Age 15 to 19	9.6%	8.3%	7.6%	7.3%	7.4%	8.1%	8.0%	7.4%	7.1%	7.2%
Age 20 to 24	9.7%	9.7%	8.7%	8.3%	7.5%	7.6%	8.3%	8.2%	7.5%	7.3%
Age 25 to 29	10.1%	11.0%	10.6%	9.4%	9.2%	7.8%	7.8%	8.5%	8.4%	7.8%
Age 30 to 34	10.0%	10.1%	10.0%	10.1%	9.2%	8.8%	7.3%	7.4%	8.2%	8.1%
Age 35 to 39	7.8%	8.5%	8.6%	9.1%	9.1%	8.6%	8.2%	6.8%	6.9%	7.7%
Age 40 to 44	6.1%	6.8%	8.0%	7.9%	7.8%	8.2%	7.8%	7.5%	6.2%	6.3%
Age 45 to 49	5.2%	5.3%	6.0%	6.6%	6.5%	7.0%	7.4%	7.0%	6.8%	5.7%
Age 50 to 54	4.3%	4.2%	4.5%	4.8%	5.5%	5.9%	6.3%	6.7%	6.4%	6.3%
Age 55 to 59	3.6%	3.8%	3.7%	3.5%	3.8%	4.6%	5.0%	5.4%	5.8%	5.6%
Age 60 to 64	2.5%	2.9%	2.9%	2.6%	2.6%	3.1%	3.8%	4.2%	4.6%	5.0%
Age 65 to 69	1.8%	2.0%	2.3%	2.2%	2.1%	2.2%	2.6%	3.2%	3.5%	3.9%
Age 70 to 74	1.2%	1.4%	1.5%	1.7%	1.5%	1.6%	1.7%	2.0%	2.4%	2.7%
Age 75 to 79	0.7%	0.9%	1.0%	1.1%	1.1%	1.1%	1.2%	1.3%	1.5%	1.9%
Age 80 to 84	0.4%	0.5%	0.6%	0.6%	0.7%	0.7%	0.8%	0.8%	0.9%	1.1%
Age 85 & Over	0.3%	0.4%	0.4%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P19. Age Distribution: Lovejoy**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	351	561	770	1,633	2,495	6,420	10,310	10,862	11,139	11,115
Age 0 to 4	NA	NA	17	NA	132	488	813	858	859	868
Age 5 to 9	NA	NA	13	NA	103	493	771	829	852	854
Age 10 to 14	NA	NA	9	NA	94	502	754	762	797	823
Age 15 to 19	NA	NA	62	NA	238	495	801	776	765	804
Age 20 to 24	NA	NA	113	NA	340	464	831	865	817	811
Age 25 to 29	NA	NA	178	NA	326	475	778	901	913	868
Age 30 to 34	NA	NA	103	NA	292	539	734	780	890	901
Age 35 to 39	NA	NA	117	NA	299	523	821	717	750	860
Age 40 to 44	NA	NA	53	NA	206	502	776	788	673	705
Age 45 to 49	NA	NA	37	NA	132	429	738	739	737	634
Age 50 to 54	NA	NA	24	NA	110	361	635	709	697	700
Age 55 to 59	NA	NA	8	NA	71	279	500	572	627	621
Age 60 to 64	NA	NA	20	NA	60	191	383	445	500	555
Age 65 to 69	NA	NA	3	NA	39	134	261	337	380	428
Age 70 to 74	NA	NA	8	NA	24	95	165	209	264	298
Age 75 to 79	NA	NA	0	NA	20	70	117	133	165	210
Age 80 to 84	NA	NA	5	NA	7	46	77	84	94	118
Age 85 & Over	NA	NA	0	NA	2	29	51	54	53	56

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC.

**Table P20. Age Distribution: Lovejoy Percentage**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lovejoy	351	561	770	1,633	2,495	6,116	10,006	10,558	10,835	11,115
Age 0 to 4	NA	NA	2%	NA	5.3%	8.1%	7.7%	7.8%	7.9%	7.7%
Age 5 to 9	NA	NA	2%	NA	4.1%	8.2%	7.5%	7.2%	7.4%	7.4%
Age 10 to 14	NA	NA	1%	NA	3.8%	8.1%	8.0%	7.4%	7.1%	7.2%
Age 15 to 19	NA	NA	8%	NA	9.5%	7.6%	8.3%	8.2%	7.5%	7.3%
Age 20 to 24	NA	NA	15%	NA	13.6%	7.8%	7.8%	8.5%	8.4%	7.8%
Age 25 to 29	NA	NA	23%	NA	13.1%	8.8%	7.3%	7.4%	8.2%	8.1%
Age 30 to 34	NA	NA	13%	NA	11.7%	8.6%	8.2%	6.8%	6.9%	7.7%
Age 35 to 39	NA	NA	15%	NA	12.0%	8.2%	7.8%	7.5%	6.2%	6.3%
Age 40 to 44	NA	NA	7%	NA	8.3%	7.0%	7.4%	7.0%	6.8%	5.7%
Age 45 to 49	NA	NA	5%	NA	5.3%	5.9%	6.3%	6.7%	6.4%	6.3%
Age 50 to 54	NA	NA	3%	NA	4.4%	4.6%	5.0%	5.4%	5.8%	5.6%
Age 55 to 59	NA	NA	1%	NA	2.8%	3.1%	3.8%	4.2%	4.6%	5.0%
Age 60 to 64	NA	NA	2%	NA	2.4%	2.2%	2.6%	3.2%	3.5%	3.9%
Age 65 to 69	NA	NA	0%	NA	1.6%	1.6%	1.7%	2.0%	2.4%	2.7%
Age 70 to 74	NA	NA	8%	NA	1.0%	1.1%	1.2%	1.3%	1.5%	1.9%
Age 75 to 79	NA	NA	0%	NA	0.8%	0.7%	0.8%	0.8%	0.9%	1.1%
Age 80 to 84	NA	NA	5%	NA	0.3%	0.5%	0.5%	0.5%	0.5%	0.5%
Age 85 & Over	NA	NA	0%	NA	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC.

Lovejoy’s population in the various age ranges in Table P20 were skewed in 2000 by the presence of the inmate population. This segment is primarily in the 20 to 39 year old group which accounted for 46 percent of the total population in 2000. This segment is projected to remain constant as Lovejoy’s population expands considerably by 2005. The inmate population is projected to account for only 18 percent of the 2005 total, rendering the impact on the age range distribution much less significant. The age range distribution for Lovejoy is expected to more closely track that of Clayton over the next 20 years.

## Racial Composition

The Georgia Department of Community Affairs requires that racial characteristics of residents be compiled and future trends identified. A comparison of data and trends for Clayton County and Lovejoy over the past two decades is presented.

**Table P21. Population by Race: Clayton County**

Category	1980	1990	2000
TOTAL Population	150,362	182,055	236,517
White	137,949	131,726	89,741
Black	10,495	43,403	121,927
American Indian Eskimo or Aleut	334	456	751
Asian or Pacific Islander	915	5,046	10,784
Other	635	1,418	8,392
Persons of Hispanic Origin	1,619	3,747	17,728

Source: U.S. Census, 1980, 1990 and 2000.

**Table P22. Percentage of Population by Race: Clayton County**

Category	1980	1990	2000
TOTAL Population	100%	100%	100%
White	92%	72%	38%
Black	7%	24%	52%
American Indian Eskimo or Aleut	0%	0%	0%
Asian or Pacific Islander	1%	3%	5%
Other	0%	1%	4%
Persons of Hispanic Origin	1%	2%	7%

Source: U.S. Census, 1980, 1990 and 2000.

Clayton County experienced a dramatic shift in racial composition over the past 20 years. In 1980, over 90 percent of the population was white, decreasing to less than 40 percent by 2000. This shift was generated by an increase in black population which grew from 7 percent in 1980 to over 50 percent in 2000. Asians and persons identifying themselves as "other" race comprised only a small portion of this population shift.

**Table P23. Population by Race: Lovejoy**

Category	1980	1990	2000
TOTAL Population	351	770	2,495
White	280	436	1,599
Black	70	320	836
American Indian Eskimo or Aleut	0	9	9
Asian or Pacific Islander	1	0	18
Other	0	5	15
Persons of Hispanic Origin	0	20	61

Source: U.S. Census, 1980, 1990 and 2000.

**Table P24. Percentage Population by Race: Lovejoy**

Category	1980	1990	2000
TOTAL Population	100%	100%	100%
White	80%	56%	64%
Black	20%	41%	34%
American Indian Eskimo or Aleut	0%	1%	0%
Asian or Pacific Islander	0%	0%	1%
Other	0%	0%	1%
Persons of Hispanic Origin	0%	3%	2%

Source: U.S. Census, 1980, 1990 and 2000.

Lovejoy has not experienced as dramatic a shift in race as the county, with the white population comprising 80 percent of the total in 1980 and 56 percent in 1990. By 2000, the percentage of the population that was white rose to 64 percent. Notably, blacks dominated the changes in racial make-up from 1980 to 1990 as Asians, American Indians, Eskimos, Aleuts and "other" races represented less than one percent of the 1990 Lovejoy population.

The Hispanic population, which is not a racial classification, rather one based on ancestry, expanded substantially in both Clayton County and Lovejoy, rising from 1 percent in 1980 to 7 percent in 2000 in the County and from zero (0) to 2.4 percent in Lovejoy.



### Racial Composition in the Future

Clayton County is generally more urbanized than Lovejoy which is located in the extreme southern end of the county, further away from the central urban core. Lovejoy's 2000 population was not as nearly diverse as Clayton's. However, as Lovejoy grows, the population is projected to become more diverse and consistent with Clayton's racial composition. The projections for Lovejoy were prepared using the rate of change projected for Clayton County applied to the actual Lovejoy ratios reported by the 2000 Census. The projections are presented in Table P26. While Clayton recorded a majority black population in 2000, Lovejoy is projected to reach a balance in the black-white ratio by 2025.

**Table P25. Projected Racial Composition: Clayton**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	13,0228	11,6414	84,661	81,115	77,993	75,748	74,581	74,349
Black Population	NA	NA	42,934	73,631	124,070	139,776	155,995	172,172	187,457	202,175
Native American	NA	NA	441	426	545	556	466	431	366	321
Asian & Pacific Islander	NA	NA	5,009	7,560	10,925	13,270	15,465	17,490	19,317	21,132
Hispanic, any Race	784	952	3,804	8,441	17,825	19,786	21,310	22,963	25,235	27,874

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P26. Projected Racial Composition by Percentage: Clayton**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020
White Population	NA	NA	71%	56%	36%	32%	29%	26%	24%
Black Population	NA	NA	24%	36%	52%	55%	58%	60%	61%
Native American	NA	NA	0%	0%	0%	0%	0%	0%	0%
Asian & Pacific Islander	NA	NA	3%	4%	5%	5%	6%	6%	6%
Other			0%	0%	0%	0%	0%	0%	0%
Hispanic, any Race	784	952	2%	4%	7%	8%	8%	8%	8%

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole

**Table P27. Lovejoy Projected Racial Rates of Change**

Rate of Change Clayton	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	71.4%	56.4%	41.0%	-4.19%	-3.85%	-2.88%	-1.54%	-0.31%
Black Population	NA	NA	23.5%	35.7%	60.1%	12.66%	11.60%	10.37%	8.88%	7.85%
Native American	NA	NA	0.2%	0.2%	0.3%	2.02%	-16.19%	-7.51%	-15.08%	-12.30%
Asian & Pacific Islander	NA	NA	2.7%	3.7%	5.3%	21.46%	16.54%	13.09%	10.45%	9.40%
Other	NA	NA	0.0%	0.0%	0.0%	NA	NA	NA	NA	NA
Hispanic, any Race	NA	NA	2%	4%	9%	11%	8%	8%	10%	10%

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P28. Lovejoy Projected Racial Composition**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	351	560	770	1,632	2,495	6,116	10,006	10,558	10,835	11,115
White	280	358	436	1,017	1,599	3,741	5,764	5,751	5,633	5,561
Black	70	195	320	578	836	2,300	4,113	4,663	5,051	5,395
American Indian Eskimo or Aleut	0	4	9	9	9	22	30	29	24	21
Asian or Pacific Islander	1	1	0	9	18	53	100	116	127	138
Other	0	2	5	10	15	NA	NA	NA	NA	NA
Persons of Hispanic Origin	0	10	20	40	61	165	285	316	345	378
<b>Total</b>	<b>702</b>	<b>1,130</b>	<b>1,560</b>	<b>3,295</b>	<b>5,033</b>	<b>6,116</b>	<b>10,006</b>	<b>10,558</b>	<b>10,835</b>	<b>11,115</b>

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC

**Table P29. Lovejoy Projected Racial Composition**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	351	NA	770	NA	2,495	6,116	10,006	10,558	10,835	11,115
White	79.8%	NA	56.6%	NA	64.1%	61.2%	57.6%	54.5%	52.0%	50.0%
Black	19.9%	NA	41.6%	NA	33.5%	37.6%	41.1%	44.2%	46.6%	48.5%
American Indian Eskimo or Aleut	0.0%	NA	1.2%	NA	.3%	0.4%	0.3%	0.3%	0.2%	0.2%
Asian or Pacific Islander	.3%	NA	0.0%	NA	.7%	0.9%	1.0%	1.1%	1.2%	1.2%
Other	0.0%	NA	0.6%	NA	.6%	NA	NA	NA	NA	NA
Persons of Hispanic Origin	0.0%	NA	2.6%	NA	2.4%	2.7%	2.9%	3.0%	3.2%	3.4%
<b>Total</b>	<b>100.0%</b>	<b>NA</b>	<b>100.0%</b>	<b>NA</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC.

## Educational Attainment

Statistical information concerning the educational level of Lovejoy residents is also required by the Department of Community Affairs. While the City of Lovejoy does not directly provide public education, the City can advocate on behalf of residents for educational programming tailored to resident needs. In addition, such workforce information as skill levels is helpful in recruiting businesses appropriate to the skills sets of Lovejoy residents. Data presented here includes historic and current educational levels of the adult population. This is compared to surrounding counties and the state. Also included are recent dropout rates, standardized achievement test scores and the rate of high school graduates enrolling in post-secondary educational programs.

## Educational Attainment Levels Compared

Educational attainment levels in Lovejoy are somewhat below those in Clayton, particularly in post-secondary degrees. Clayton residents earned Bachelors degrees at more than twice the rate of Lovejoy residents in 1990 and fully three times the rate in 2000. Clayton residents earned graduate degrees at four times the rate of Lovejoy residents in both 1990 and 2000. Significantly, approximately the same portion of residents in the two jurisdictions began a college degree program without finishing. Comparisons concerning educational levels in 1980 are not possible as insufficient data is available.

**Table P30. Educational Attainment: Clayton**

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	81,055	109,898	141,554
Less than 9th Grade	10,899	7,231	9,122
9th to 12th Grade (No Diploma)	16,253	17,758	19,099
High School Graduate (Includes Equivalency)	32,632	39,435	45,143
Some College (No Degree)	NA	22,630	36,151
Associate Degree	NA	6,686	8,495
Bachelor's Degree	NA	11,261	17,280
Graduate or Professional Degree	NA	4,900	6,264

Source: U.S. Census, 1980, 1990 and 2000.

**Table P31.** Percentage Educational Attainment: Clayton

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100%	100%	100%
Less than 9th Grade	13%	7%	6%
9th to 12th Grade (No Diploma)	20%	16%	13%
High School Graduate (Includes Equivalency)	40%	36%	32%
Some College (No Degree)		21%	26%
Associate Degree		6%	6%
Bachelor's Degree		10%	12%
Graduate or Professional Degree		4%	4%

Source: U.S. Census, 1980, 1990 and 2000.

Participation rates in post-secondary education fall below those in the County. Fully three times as many Clayton County residents have earned Associates or Bachelor's Degrees as have Lovejoy residents. The gap for graduate or other professional degrees is similar. The percentage of Lovejoy residents who did not earn a high school diploma was twice that of Clayton County residents. All comparisons are for the year 2000.

**Table P32.** Educational Attainment: Lovejoy

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	201	642	1,599
Less than 9th Grade	NA	40	87
9th to 12th Grade (No Diploma)	NA	165	441
High School Graduate (Includes Equivalency)	NA	212	650
Some College (No Degree)	NA	145	333
Associate Degree	NA	50	27
Bachelor's Degree	NA	26	42
Graduate or Professional Degree	NA	5	19

Source: U.S. Census, 1980, 1990 and 2000.

**Table P33.** Percentage Educational Attainment: Lovejoy

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100%	100%	100%
Less than 9th Grade	NA	6%	5%
9th to 12th Grade (No Diploma)	NA	26%	28%
High School Graduate (Includes Equivalency)	NA	33%	41%
Some College (No Degree)	NA	23%	21%
Associate Degree	NA	8%	2%
Bachelor's Degree	NA	4%	3%
Graduate or Professional Degree	NA	1%	1%

Source: U.S. Census, 1980, 1990 and 2000.

Certain educational statistics are only available for Clayton County. The percentage of Clayton County students passing the High school Graduation Test has steadily decreased from 85 percent in 1995 to 59 percent in 2001, for a total decrease of 26 points and a drop of 9 points in one year alone. This is from Table P34, it's the percentage of total students passing the Georgia High School Graduation Tests.

**Table P34.** Education Statistics: Clayton

Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	85%	80%	71%	70%	67%	67%	59%
H.S. Dropout Rate	13.8%	11.3%	10.6%	9.4%	9.1%	8.7%	8.1%
Grads Attending Georgia Public Colleges	31.5%	42.5%	40.7%	41.2%	40.0%	NA	NA
Grads Attending Georgia Public Technical	2.5%	3.5%	1.2%	2.5%	3.1%	4.1%	NA

Source: Georgia Department of Education

The percentage of graduates attending Georgia public colleges increased dramatically in 1996, as seen in Table P34. This can be attributed to the availability of the HOPE scholarship program which began two years earlier. This enrollment remained steady at some 40 percent. The percentage of students attending Georgia public technical schools has generally increased over the 7-year period for which data is considered and was recorded at 4.1 percent in 2000, a full point higher than the previous year.

**Table P35. Educational Attainment: Comparison of Counties, Georgia and Lovejoy 2000.**

Category	Clayton	Cobb	DeKalb	Fayette	Fulton	Gwinnett	Henry	Georgia	Lovejoy
10th grade	4,538	7,383	8,536	783	14,428	6,945	2,723	199,588	58
11th grade	4,534	6,067	8,921	847	14,095	6,303	2,176	178,117	136
12th grade, no diploma	6,379	9,765	15,549	1001	18,721	10,725	2,416	184,178	71
5th and 6th grade	2566	4,581	7,786	317	7,808	5,542	537	99,202	6
7th and 8th grade	3,459	6,307	7,718	664	10,446	5,668	1,936	184,266	71
9th grade	3,648	5,817	6,972	558	10,020	6,403	1523	156,299	176
Associate degree	8,495	23,141	26,005	4,268	24,823	27,146	5,026	269,740	27
Bachelor's degree	17,280	110,788	97,769	14,111	140,666	89,735	10,215	829,873	42
Doctorate degree	525	3697	7,605	579	6,998	2917	300	44,243	2
High school graduate (includes equivalency)	45,143	82,038	87,359	14,174	102,246	81,979	25,901	1,486,006	650
Master's degree	4,386	33,748	37,193	5,317	51,930	27,093	3,054	288,888	15
No schooling completed	2,188	3,003	6,086	159	6,116	4,290	324	69,445	10
Nursery to 4th grade	909	1391	2,692	173	2,736	1496	272	40,284	0
Professional school degree	1353	8,945	13,522	1340	18,811	7,162	1191	97,174	2
Some college, 1 or more years, no degree	24,372	63,375	69,303	10,099	71,953	62,479	11,926	712,109	215
Some college, less than 1 year	11,779	25,303	26,965	4,626	25,941	26,745	5,981	346,583	118
Total:	141,554	395,349	429,981	59,016	527,738	372,628	75,501	5,185,995	1,599

Source: U.S. Census 2000.

### State and Regional Comparisons

Lovejoy residents compete in a regional job market. Accordingly, the educational attainment of residents of surrounding counties and other areas of the state impacts the ability of Lovejoy residents to obtain desirable employment. A very significant statistic found in Table P35 is the percentage of residents earning a four-year Bachelor's degree. Only three percent of Lovejoy residents earned such a degree in 2000, and more significantly, Clayton residents, all residents of every surrounding county and residents of Georgia earned a Bachelor's degree at double digit rates. Approximately one in every four residents of Cobb, DeKalb, Fayette, Fulton and Gwinnett 2000 over the age of 25 held a Bachelor's degree in 2000. Also, significant is the portion of Lovejoy residents that began a college degree program and did not earn a degree. Here, Lovejoy statistics were very similar to the other jurisdictions considered. Graduate degrees at the Masters level were earned in these four jurisdictions at rates three times those of Clayton, and 10 times those of Lovejoy.



**Table P36.** Educational Attainment: Comparison Counties, Georgia and Lovejoy 2000.

Category	Clayton	Cobb	DeKalb	Fayette	Fulton	Gwinnett	Henry	Georgia	Lovejoy
10th grade	3%	2%	2%	1%	3%	2%	4%	2%	4%
11th grade	3%	2%	2%	1%	3%	2%	3%	3%	9%
12th grade, no diploma	5%	2%	4%	2%	4%	3%	3%	4%	4%
5th and 6th grade	2%	1%	2%	1%	1%	1%	1%	2%	0%
7th and 8th grade	2%	2%	2%	1%	2%	2%	3%	4%	4%
9th grade	3%	1%	2%	1%	2%	2%	2%	3%	11%
Associate degree	6%	6%	6%	7%	5%	7%	7%	5%	2%
Bachelor's degree	12%	28%	23%	24%	27%	24%	14%	16%	3%
Doctorate degree	0%	1%	2%	1%	1%	1%	0%	1%	0%
High school graduate (includes equivalency)	32%	21%	20%	24%	19%	22%	34%	29%	41%
Master's degree	3%	9%	9%	9%	10%	7%	4%	6%	1%
No schooling completed	2%	1%	1%	0%	1%	1%	0%	1%	1%
Nursery to 4th grade	1%	0%	1%	0%	1%	0%	0%	1%	0%
Professional school degree	1%	2%	3%	2%	4%	2%	2%	2%	0%
Some college, 1 or more years, no degree	17%	16%	16%	17%	14%	17%	16%	14%	13%
Some college, less than 1 year	8%	6%	6%	8%	5%	7%	8%	7%	7%
Total:	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: U.S. Census 2000.

## Income

Income data for Lovejoy residents is assessed using average per capita income (earnings by individuals) and average household income (earnings by all members of one household). Per capita income for City of Lovejoy for 1990 and 2000 are \$14,642, and \$2,565 respectively. These incomes are compared to Clayton County incomes as well as those reported in Georgia. Income is also reported by income range, that is, the number and percentage of households reporting incomes in a specified range, Table P38. All comparisons across bicentennial census years are in the same dollar units.

Clayton County per capita incomes have risen steadily between 1980 and 2000 and are projected to continue this upward trend. The rate of increase from 1980 to 1990 was 15 percent, and only 2.7 percent from 1990 to 2000. Average household income also rose \$5,286 between 1990 and 2000 for an increase of 13.3 percent.

**Table P37. Per Capita Income: Clayton County and Georgia**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Clayton County	\$16,781	\$19,112	\$19,340	\$19,160	\$19,876	\$21,653	\$23,326	\$24,775	\$25,956	\$26,826
Georgia	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

NOTE: Figures are in 1996 Dollars.

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P38. Average Household Income: Clayton County and Georgia**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Average Household Income Clayton	NA	NA	\$39,738	\$43,229	\$45,024	\$50,885	\$56,735	\$59,811	\$65,641	\$83,575
Average Household Income Georgia	NA	NA	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

NOTE: Figures are in current Dollars.

Source: U.S. Census, 1980, 1990 and 2000; projections by Woods and Poole.

**Table P39.** Household Income Distribution: Clayton County

Category	1980	1990	2000
TOTAL Households	50,448	65,522	82,272
Income less than \$5,000	3,711	2,540	NA
Income \$5,000 - \$9,999	5,551	3,512	5,031
Income \$10,000 - \$14,999	7,322	4,434	3,286
Income \$15,000 - \$19,999	8,350	5,353	4,934
Income \$20,000 - \$29,999	7,938	12,039	12,147
Income \$30,000 - \$34,999	6,435	6,563	6,335
Income \$35,000 - \$39,999	4,585	5,383	5,781
Income \$40,000 - \$49,999	2,460	10,109	10,843
Income \$50,000 - \$59,999	1,358	6,299	9,444
Income \$60,000 - \$74,999	876	5,290	9,934
Income \$75,000 - \$99,999	1,271	2,703	8,566
Income \$100,000 or more	593	1,273	5,971

Source: U.S. Census, 1980, 1990 and 2000.

**Table P40.** Household Income Distribution: Lovejoy

Category	1980	1990	2000
TOTAL Households	114	184	472
Income less than \$5,000	15	1	NA
Income \$5,000 - \$9,999	13	1	18
Income \$10,000 - \$14,999	7	5	18
Income \$15,000 - \$19,999	12	13	33
Income \$20,000 - \$29,999	11	9	67
Income \$30,000 - \$34,999	18	21	50
Income \$35,000 - \$39,999	22	9	48
Income \$40,000 - \$49,999	14	51	75
Income \$50,000 - \$59,999	1	37	52
Income \$60,000 - \$74,999	1	32	61
Income \$75,000 - \$99,999	0	1	25
Income \$100,000 or more	0	5	25

Source: U.S. Census, 1980, 1990 and 2000.

Lovejoy households incomes have historically been somewhat below those in Clayton County and that pattern continued through the most recent Census. The 2000 Census reported 41.2 percent of Clayton households as earning \$50,000 or more compared to 34.5 percent of Lovejoy households. However, the gap was closed substantially compared to 1980 when the figures were 8.1 percent in Clayton to only 1.8 percent in Lovejoy.

Importantly, the percentage of Lovejoy households earning less than \$30,000 in 1980 was only 50.9 percent, while the figure for County households was 65.2. This continued through 2000, when 30.9 percent of Clayton households fell below the \$30,000 threshold compared to 28.8 percent of Lovejoy households.

**Table P41. Household Income Percentage Distribution: Clayton County**

Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5,000	7.36%	3.88%	NA
Income \$5,000 - \$9,999	11.00%	5.36%	6.12%
Income \$10,000 - \$14,999	14.51%	6.77%	3.99%
Income \$15,000 - \$19,999	16.55%	8.17%	6.00%
Income \$20,000 - \$29,999	15.74%	18.37%	14.76%
Income \$30,000 - \$34,999	12.76%	10.02%	7.70%
Income \$35,000 - \$39,999	9.09%	8.22%	7.03%
Income \$40,000 - \$49,999	4.88%	15.43%	13.18%
Income \$50,000 - \$59,999	2.69%	9.61%	11.48%
Income \$60,000 - \$74,999	1.74%	8.07%	12.07%
Income \$75,000 - \$99,999	2.52%	4.13%	10.41%
Income \$100,000 or more	1.18%	1.94%	7.26%

Source: U.S. Census, 1980, 1990 and 2000.

**Table P42.** Household Income Percentage Distribution: Lovejoy

Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5,000	13.16%	0.54%	NA
Income \$5,000 - \$9,999	11.40%	0.54%	3.81%
Income \$10,000 - \$14,999	6.14%	2.72%	3.81%
Income \$15,000 - \$19,999	10.53%	7.07%	6.99%
Income \$20,000 - \$29,999	9.65%	4.89%	14.19%
Income \$30,000 - \$34,999	15.79%	11.41%	10.59%
Income \$35,000 - \$39,999	19.30%	4.89%	10.17%
Income \$40,000 - \$49,999	12.28%	27.72%	15.89%
Income \$50,000 - \$59,999	0.88%	20.11%	11.02%
Income \$60,000 - \$74,999	0.88%	17.39%	12.92%
Income \$75,000 - \$99,999	0.00%	0.54%	5.30%
Income \$100,000 or more	0.00%	2.72%	5.30%

Source: U.S. Census 1980, 1990 and 2000.

## POPULATION ASSESSMENT

Lovejoy's 2000 population was recorded as 2,495 persons, up substantially from 351 in 1980. The rate of increase over the two decades was far higher than either Clayton County or Georgia. Even accounting for the influx of 1,154 inmates at the Clayton County Detention Center, the traditional resident population more than doubled between 1990 and 2000. Housing units added since the 2000 Census are believed to have brought an additional 2,183 residents. Lovejoy is poised to become the most populated municipality in Clayton County, driven by planned commuter rail and an openness to medium and high density development.

Projections of the number of households, essential to housing projections, are derived from total population divided by average household size. Lovejoy household size is expected to track Clayton County since as the city grows, it is expected to better reflect the housing characteristics of the larger population of the county. Lovejoy's households is expected to grow from 941 in 2000 to 3,863 in 2010 and 4,226 by 2025. The size of these households is expected to hover around 2.8 persons per household.

### Age Distribution

The distribution of population in uniform age ranges such as 0 to 4 year olds, 5 to 13 year olds, etc. over time is an essential predictor of housing market demand as well as public and consumer services. Lovejoy's 2000 population distribution was skewed in 2000 as incarcerated males in the 21 to 24 year, 25 to 34 and 35 to 44 age ranges somewhat artificially inflated these age ranges. This population did not contribute to the number of school age children that males in these ranges typically would, nor did they impact employment or demand for consumer services. As Lovejoy's resident population expands over the next 20 years, the age distribution is expected to become more consistent with Clayton County since the ratio of inmates relative to that population will decline.

### Racial Composition

The ratio of Black, White, American Indian Eskimo or Aleut, Asian or Pacific Islander and other races in Lovejoy is expected to mirror ratios in Clayton County. The county experienced a dramatic shift in racial composition over the past 20 years. In 1980, over 90 percent of the population was white, decreasing to less than 40 percent by 2000. This shift was generated by an increase in black population which grew from 7 percent in 1980 to over 50 percent in 2000. Lovejoy's past, including the 2000, population differs from the more urbanized county. In predicting future racial make-up, the rate of change projected for Clayton is a sound reference. However, the base ratios for Lovejoy, that is, having higher White and lower Black percentages, means that anticipated changes in those ratios in Lovejoy will occur over a longer period.

### Educational Attainment

Educational statistics for Lovejoy residents do indicate causes for concern, and possible intervention should consider not only school aged children, but working age residents who

may be at a disadvantage compared to their regional counterparts. Lovejoy participation rates in post-secondary education fall below those in the County. The gap for graduate or other professional degrees is similar. The percentage of Lovejoy residents who did not earn a high school diploma was twice that of Clayton County residents.

#### State and Regional Comparisons

Lovejoy residents compete in a regional job market and the educational level of residents of surrounding counties and other areas of the state impacts the ability of Lovejoy residents to obtain desirable employment. Only three percent of Lovejoy residents earned a four-year Bachelor's degree in 2000, and more significantly, Clayton residents, all residents of every surrounding county and residents of Georgia earned a Bachelor's degree at double digit rates. Approximately one in every four residents of Cobb, DeKalb, Fayette, Fulton and Gwinnett 2000 over the age of 25 held a Bachelor's degree in 2000. Graduate degrees at the Masters level were earned in these four jurisdictions at rates three times those for Clayton, and 10 times those of Lovejoy.

#### Income

The most telling statistic about Lovejoy households compared to the county is under-representation in both the "less than \$30,000 per year" and the "\$50,000 or more" income ranges. This means that poverty is less of a problem in Lovejoy, but affluence is less prominent as well. This circumstance can diminish the availability of goods and housing in upscale markets as demand is deemed to be absent. This can be addressed somewhat through housing strategies designed to expand middle and upper income households.

## ECONOMIC DEVELOPMENT

### Introduction

Local economies are comprised of businesses and the people they employ. These economic assets are supported by the public infrastructure and services, including roads, water supply, sanitary sewers and police and fire protection. Local economies are also supported by marketing and public funding programs. Sound economies are built on an appropriate balance of commercial and retail centers, industrial districts and housing developments. This Economic Development Element assesses the vitality of the Lovejoy economy by reviewing economic data and trends. Such assessments can inform the community and elected officials about those segments of the local economy requiring reinvestment or other public intervention.

In addition to highlighting appropriate data comparisons designed to enhance the assessment, the Georgia Department of Community Affairs has established Minimum Standards for Local Government Comprehensive Planning that encompass the following state Economic Development goals:

- An Economy that is growing and balanced
- An Economy consistent with prudent management of state resources
- An Economy that equitably benefits all segments of the population

Lovejoy's development goals expressed in this Economic Development Element must be consistent with these state goals. "Quality Community Objectives" associated with these and other state goals must be considered in developing the goals, objectives, policies and strategies of the Lovejoy Comprehensive Plan, including the following:

Regional Identity Objective: Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together or other shared characteristics.



Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.

Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Lovejoy's Economic Development Element is responsive to these state goals and objectives and is presented below:

## Economic Development Element

The Economic Development Element is an inventory and assessment of Lovejoy's economic base, labor force and economic development resources. The purpose of the inventory and assessment is to evaluate the local economy and job market. Economic development and educational and job training programs can be shaped by such information. Information about Lovejoy's economy is presented below:

### Economic Base

Economic base data and information has been compiled for each economic sector comprising the Lovejoy community. These sectors are agriculture, forestry and fishing; mining; construction; manufacturing; transportation, communications and utilities; wholesale trade; retail trade; financial, insurance and real estate; services and government. In addition, past, present and projected employment and earnings figures have been reviewed and compared with state figures. Much of the economic data is available only at the county level. These comparisons are valid in many instances. Where such comparisons are not particularly valid due to differences in Lovejoy's economic base relative to Clayton County's, such differences are noted. The data and comparisons are presented below:

### Weekly Wages, Earnings and Employment by Sector

These three data sets are interrelated as the earnings of a specified number of employees determines actual spending power in any locale. Weekly wage data represents vital information in characterizing Lovejoy's resident employment. The data is most useful when compared to wage data throughout the state. As seen in Table E1, average weekly wages paid to Clayton residents in 1999 were highest in the Transportation, Communication and Utilities sector at \$943. This can be explained by relatively high wage jobs at Hartsfield-Jackson International Airport. Wholesale Trade ranked next highest in weekly wages at \$736, followed by Manufacturing at \$698 and the Construction sector with workers in the County earning \$658 per week in 1999. The average weekly wage for all industries in Clayton County in 1999 was \$663. Comparisons using Clayton places of work are presented in Table E1 as nearly half of all workers living in Lovejoy worked within Clayton County.

**Table E1. Average Weekly Wages: Clayton County**

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$468	\$494	\$522	\$546	\$546	\$549	\$555	\$586	\$611	\$635	\$663
Agriculture, Forestry, Fishing	NA	324	348	309	294	298	308	NA	NA	382	417
Mining	NA	NA	NA	NA	635	NA	NA	NA	NA	NA	NA
Construction	NA	456	471	484	487	509	NA	565	NA	NA	NA
Manufacturing	NA	499	519	548	560	588	616	659	649	676	698
Transportation/Comm/Utilities	NA	841	844	835	860	872	883	908	910	916	943
Wholesale Trade	NA	505	548	589	615	619	631	661	696	743	736
Retail Trade	NA	255	264	276	265	272	283	295	305	329	341
Financial, Insurance, Real Estate	NA	425	459	482	482	491	507	505	546	554	623
Services	NA	375	390	424	406	NA	434	NA	NA	NA	NA
Federal Government	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Government	NA	NA	NA	NA	NA	NA	525	NA	577	596	623
Local Government	NA	NA	NA	NA	NA	NA	442	473	507	502	555

Source: Georgia Department of Labor, 1999

This ranking has formed the wage pattern in Clayton since 1989 with the single exception of 1993 when "Mining" garnered the number two position. The TCU, Wholesale, Manufacturing and Construction sectors dominate the weekly wage profile; however, employment in these sectors does not track this pattern. Employment in Clayton is presented in Table E2 and in 2000 was led by the highest wage sector, that is, TCU which encompassed 28.1 percent of total employment. The second position in was held by the Services Sector at 21.7 percent followed by Retail at 18.7 percent and Wholesale Trade a distant 6.2 percent. This is significant as more than 40 percent of County employment is found in sectors in which weekly wages in 1999 held a 7th and 10th position relative to other sectors reported.

**Table E2.** Percentage of Employment by Sector: Clayton County

Category	1980	1990	2000
Total	100%	100%	100%
Farm	0.18%	0.08%	0.04%
Agricultural Services, Other	0.31%	0.38%	0.38%
Mining	0.13%	0.04%	0.05%
Construction	7.13%	5.27%	4.66%
Manufacturing	8.41%	5.67%	5.53%
Transportation, Comm & Utilities	18.71%	23.34%	28.14%
Wholesale Trade	7.89%	5.91%	6.24%
Retail Trade	21.51%	24.52%	18.74%
FIRE	5.70%	3.88%	3.90%
Services	14.29%	17.21%	21.72%
Federal Civilian Government	2.65%	2.62%	1.48%
Federal Military Government	1.07%	0.79%	0.60%
State & Local Government	12.02%	10.28%	8.52%

Source: U.S. Bureau of the Census, 1980, 1990 & 2000

Balance in sector employment can be as important as wage distribution. Concentration in a small number of economic sectors can spell problems for communities should a downturn in the dominant sector(s) occur. Concentration tends to describe the Clayton County employment base as the TCU sector comprised 28.1 percent of total employment, nearly one of every three jobs in 2000.

**Table E3. Average Weekly Wages: Georgia**

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agriculture, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Utilities	NA	603	635	689	709	720	737	769	805	842	895
Wholesale Trade	NA	603	632	669	695	711	729	762	809	873	932
Retail Trade	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Government	NA	543	584	612	651	667	666	701	774	791	808
State Government	NA	451	462	460	471	NA	493	517	533	561	579
Local Government	NA	387	401	401	410	420	440	461	480	506	523

Source: Georgia Department of Labor.

County wages compare favorably with State wages which were recorded as \$629 for all industries in 1999. Positions in the Wholesale Trade sector commanded the highest wages at \$932, followed by Financial, Insurance, Real Estate sector at \$900 and Transportation, Communication and Utilities fell in this same tier at \$895. The next highest wages were in the Mining sector at \$866. This pattern also describes the ranking throughout the 1990's, with Mining coming to dominate Federal Government wages in the latter half of the decade as positions three and four in the ranking traded back and forth between these two sectors. That mirrors the Clayton County pattern with the exception of the FIRE sector in the county which was not as dominant as in Georgia. The Mining sector in the county is difficult to assess as no wage figures were reported. Manufacturing and Construction recorded higher wages in the county than in the state.

As mentioned above, to accurately assess the importance of sector wage rates, it is important to compare employment totals in these sectors. Table E4 indicates that most Georgians worked in the Services and Retail Trade sectors in 2000, 28.6 and 16.8 percent, respectively. Retail wages ranked 12th, dead last, in 1999 and Services wages ranked 8<sup>th</sup>.

Mining, a sector characterized by very high wages, involved only 0.2 percent of the total workforce in Georgia. This percentage diminishes the significance of these wages as few people were engaged in this sector.

**Table E4.** Percentage of Employment by Sector: Georgia 1980, 1990 & 2000

Category	1980	1990	2000
Total	100.00%	100.00%	100.00%
Farm	3.51%	2.01%	1.39%
Agricultural Services, Other	0.60%	0.85%	1.13%
Mining	0.32%	0.29%	0.20%
Construction	5.07%	5.75%	6.10%
Manufacturing	19.25%	15.51%	12.63%
Trans, Comm, & Public Utilities	5.55%	5.86%	6.10%
Wholesale Trade	6.34%	6.18%	5.69%
Retail Trade	14.84%	16.44%	16.80%
Finance, Insurance, & Real Estate	7.28%	6.64%	7.12%
Services	18.30%	23.75%	28.63%
Federal Civilian Government	3.08%	2.79%	1.90%
Federal Military Government	3.36%	2.46%	1.93%
State & Local Government	12.51%	11.46%	10.39%

Source: U.S. Bureau of the Census, 1980, 1990 & 2000

Earnings by sector data is presented for Georgia in Table E6. Not surprisingly, earnings in the Services sector accounted for 26.7 percent of total earnings in 2000 as employment in this sector dominated all sectors. Retail Trade earnings actually comprised only 8.9 percent, the 5th position, as sector wages were very low. The Manufacturing sector registered 14.9 percent of total earnings, driven by a combination of relatively high wages and holding the 3rd position in total employment.

**Table E5: Percentage of Earnings by Sector: Clayton County**

Category	1980	1990	2000
Total	100%	100%	100%
Farm	0.03%	0.01%	0.01%
Agricultural Services, Other	0.15%	0.19%	0.20%
Mining	0.18%	0.05%	0.05%
Construction	7.07%	4.75%	4.46%
Manufacturing	10.10%	6.17%	6.05%
Trans, Comm, & Public Utilities	34.82%	41.63%	42.50%
Wholesale Trade	9.56%	6.36%	7.26%
Retail Trade	13.45%	13.31%	9.76%
FIRE	1.86%	2.43%	2.40%
Services	10.07%	12.09%	17.29%
Federal Civilian Government	2.75%	3.02%	1.79%
Federal Military Government	0.32%	0.30%	0.22%
State & Local Government	9.65%	9.70%	8.02%

SOURCE: U.S. Bureau of the Census, 1980, 1990 and 2000. All values are expressed in current dollars.

**Table E6. Georgia: Earnings by Sector (%)**

Category	1980	1990	2000
Total	100.00%	100.00%	100.00%
Farm	0.16%	1.36%	0.98%
Agricultural Services, Other	0.37%	0.46%	0.59%
Mining	0.65%	0.36%	0.27%
Construction	5.66%	5.82%	6.00%
Manufacturing	22.54%	17.51%	14.86%
Trans, Comm, & Public Utilities	9.33%	8.75%	9.89%
Wholesale Trade	8.87%	8.86%	8.44%
Retail Trade	10.33%	9.17%	8.99%
Finance, Insurance, & Real Estate	5.44%	6.43%	7.57%
Services	15.63%	21.95%	26.77%
Federal Civilian Government	5.64%	4.66%	3.39%
Federal Military Government	3.72%	2.69%	2.06%
State & Local Government	11.67%	11.97%	10.18%

SOURCE: U.S. Bureau of the Census, 1980, 1990 and 2000. All values are expressed in current dollars.

Clayton earnings and employment ratios are presented in Table E6. As expected, TCU garnered the highest percentage of earnings in the County, 28.1 percent as this sector recorded the highest weekly wages in 1999, \$943, and registered the highest employment of any sector, 42.5 percent. Services employed 21.7 percent of all Clayton employees in 2000, yet accounted for only 17.3 percent of earnings, a reflection of low weekly wages (Year 2000 data is not available; however, this sector held the 7th position in wages in 1995). Retail Trade employed 18.7 percent of employment in Clayton County in 2000, representing only 9.8 percent of earnings since, at best, this sector held an 8<sup>th</sup> position in weekly wages in 1999 as shown in Table E1. These figures highlight the importance of the Transportation, Utilities and Communication sector in terms of high wages. Retail and Services sector employment combined (40.4 percent) exceeded TCU employment, thereby, having an impact on the greatest number of workers.



### Personal Income by Type

Personal Income by Type is only available for Clayton County and Georgia and not at Lovejoy level. The source of personal income is also an important determinant of economic vitality. Census records data in five income categories: (1) wages and salaries; (2) other labor income; (3) proprietor's income; (4) dividends, interest and rent; and (5) transfer payments to persons (such as retirement pensions or social security payments). As seen in Table E7, data for Georgia in 2000 indicate that wages and salaries accounted for 61.2 percent of all personal income. Dividends, interest and rents accounted for 16.8 percent, and transfer payments (retirements, social security benefits, etc.) comprising 11.1 percent.

This compares to a distribution in Clayton County that favored wages and salaries which accounted for a whopping 89.86 percent of personal income in 2000. When coupled with only 3.95 percent of personal income represented by proprietor's income, the income of small business owners, it is evident that entrepreneurial opportunities in Clayton lag behind opportunities, or at least propensity for business ownership, in Georgia. This figure is less than half the 8.7 percent recorded for the state. Income generated by "Other labor" is substantially higher in Clayton relative to the state; however, remaining sources of personal income generally track state ratios.

**Table E7. Personal Income by Type: Georgia**

Category	1980	1985	1990	1995	2000
<b>Total</b>	\$84,202,100	\$110,382,000	\$134,782,000	\$163,230,000	\$209,309,000
Wages & Salaries	\$53,972,900	\$68,598,800	\$81,355,600	\$96,422,800	\$128,049,000
Other Labor Income	\$7,079,350	\$9,626,200	\$11,702,300	\$14,092,000	\$14,308,000
Proprietors Income	\$5,484,850	\$7,694,690	\$9,584,280	\$12,998,900	\$18,105,400
Dividends, Interest, & Rent	\$10,987,000	\$17,428,300	\$23,366,900	\$26,625,000	\$35,169,000
Transfer Payments to Persons	\$9,867,380	\$11,841,300	\$14,749,800	\$20,606,700	\$23,300,900
Less Social Security Ins. Contribution	\$2,978,190	\$4,527,880	\$5,839,730	\$7,270,250	\$9,397,990
Residence Adjustment	(\$211,163)	(\$279,790)	(\$136,775)	(\$245,276)	(\$224,740)
Category	2005	2010	2015	2020	2025
Wages & Salaries	\$236,962,000	\$266,921,000	\$299,617,000	\$335,164,000	\$373,728,000
Other Labor Income	\$144,760,000	\$162,812,000	\$182,588,000	\$204,172,000	\$227,684,000
Proprietors Income	\$15,909,500	\$17,605,100	\$19,429,500	\$21,384,600	\$23,476,200
Dividends, Interest, & Rent	\$20,196,600	\$22,501,700	\$25,001,500	\$27,696,800	\$30,597,400
Transfer Payments to Persons	\$39,713,000	\$44,582,200	\$49,772,600	\$55,274,600	\$61,073,900
Less Social Security Ins. Contribution	\$26,662,000	\$30,514,500	\$34,921,900	\$39,972,800	\$45,770,200
Residence Adjustment	\$11,070,600	\$12,973,800	\$15,086,600	\$17,406,500	\$19,929,400

Source: SOURCE: U.S. Bureau of the Census, 1980, 1990 and 2000. All values are expressed in current dollars.

**Table E8. Personal Income by Type: Clayton County**

Category	1980	1985	1990	1995	2000
Total	\$2,538,880,000	\$3,134,820,000	\$3,527,850,000	\$3,956,050,000	\$4,730,900,000
Wages & Salaries	\$1,376,480,000	\$2,163,660,000	\$2,701,270,000	\$3,203,480,000	\$4,251,160,000
Other Labor Income	\$178,557,000	\$290,016,000	\$371,411,000	\$476,625,000	\$483,802,000
Proprietors Income	\$94,331,000	\$136,586,000	\$137,786,000	\$136,147,000	\$186,837,000
Dividends, Interest & Rent	\$218,143,000	\$369,816,000	\$434,355,000	\$449,408,000	\$568,880,000
Transfer Payments	\$180,124,000	\$223,139,000	\$291,149,000	\$456,654,000	\$513,938,000
Less Social Security Ins. Contribution	\$78,747,000	\$143,568,000	\$192,380,000	\$236,276,000	\$303,272,000
Residence Adjustment	\$569,993,000	\$95,173,000	(\$215,742,000)	(\$529,992,000)	(\$970,437,000)
Category	2005	2010	2015	2020	2025
Total	\$5,510,840,000	\$6,326,780,000	\$7,155,100,000	\$7,967,300,000	\$8,741,310,000
Wages & Salaries	\$5,032,010,000	\$5,847,670,000	\$6,666,440,000	\$7,448,560,000	\$8,160,180,000
Other Labor Income	\$565,048,000	\$647,948,000	\$728,856,000	\$803,446,000	\$868,257,000
Proprietors Income	\$218,103,000	\$250,990,000	\$283,323,000	\$313,299,000	\$339,507,000
Dividends, Interest & Rent	\$647,247,000	\$731,166,000	\$820,561,000	\$915,254,000	\$1,014,980,000
Transfer Payments	\$596,259,000	\$690,477,000	\$798,193,000	\$921,583,000	\$1,063,180,000
Less Social Security Ins. Contributions	\$373,769,000	\$452,186,000	\$534,140,000	\$615,463,000	\$692,037,000
Residence Adjustment	(\$1,174,060,000)	(\$1,389,280,000)	(\$1,608,130,000)	(\$1,819,370,000)	(\$2,012,750,000)

SOURCE: U.S. Bureau of the Census, 1980, 1990 and 2000. All values are expressed in current dollars.

Projections by Woods and Poole see this gap between income based on wages and salaries in Clayton and the remainder of the state widening. The percentage of personal income generated by wages and salaries in Clayton is projected to increase through 2025, reaching 93.3 percent. The ratio for Georgia actually declines, dropping marginally from 61.18 percent in 2000 to 60.92 percent in 2025. By then, 40 percent of personal income in Georgia will come from sources other than wages and salaries while in Clayton the figure will be only 10 percent.

Not surprisingly, proprietor's income in Georgia is projected to be more than five percentage points higher than in Clayton County as is dividends, interest and rents.

**Table E9. Percentage of Personal Income by Type: Clayton County**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Wages & Salaries	54.22%	69.02%	76.57%	80.98%	89.86%	91.31%	92.43%	93.17%	93.49%	93.35%
Other Labor Income	7.03%	9.25%	10.53%	12.05%	10.23%	10.25%	10.24%	10.19%	10.08%	9.93%
Proprietors Income	3.72%	4.36%	3.91%	3.44%	3.95%	3.96%	3.97%	3.96%	3.93%	3.88%
Dividends, Interest & Rent	8.59%	11.80%	12.31%	11.36%	12.02%	11.74%	11.56%	11.47%	11.49%	11.61%
Transfer Payments	7.09%	7.12%	8.25%	11.54%	10.86%	10.82%	10.91%	11.16%	11.57%	12.16%
Less Social Security Ins. Contributions	3.10%	4.58%	5.45%	5.97%	6.41%	6.78%	7.15%	7.47%	7.72%	7.92%
Residence Adjustment	22.45%	3.04%	-6.12%	-13.40%	-20.51%	-21.30%	21.96%	-22.48%	-22.84%	-23.03%

Source: Woods and Poole. All values are expressed in current dollars.

**Table E10. Percentage of Personal Income by Type: Georgia**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	64.10%	62.15%	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest & Rent	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons	11.72%	10.73%	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods and Poole; all values are in current dollars.

The "Residence Adjustment" factor, a measure of how much revenue is channeled into a geographic area, is slightly negative for Georgia in 2000, and projected to rise through the year 2025 to 1.35 percent. This is as expected since most Georgians would work in

Georgia. Greater variation can be expected when county data are considered as the labor force, particularly the mobile labor force of the Atlanta Region, can easily reside in one county and work in another. Counties with strong employment bases may actually have a negative residence adjustment factor. A negative residence adjustment value indicates a net flow of income out of the County as residents from surrounding counties commute to job sites in Clayton County, taking cash incomes back to their county of residence.

Projections through the year 2025 indicate that Clayton County's negative residence adjustment value will continue to hover around negative 20, at an actual rate of -23.03. This suggests a revenue drain, but also indicates that Clayton County will continue as a strong workplace destination. The state maintains a positive residence adjustment value, increasing toward the end of the planning period.

#### Employment by Location

According to the U.S. Census, 664 Lovejoy residents were employed in 2000. Of this total, 282 worked in Clayton County and 380 worked outside of the County; two worked out of state. Of the 282 residents that worked in the County, 31 or 10.9 percent actually worked in Lovejoy. The top five employers in Clayton County are Air Tran Airways, Inc; Delta Air Lines, Inc.; Delta Technology, Inc.; J. C. Penney Company and Southern Regional Medical Center. Only 38 percent of Clayton residents work within the county.

**Table E11. Place of Work: Georgia, Clayton County and Lovejoy 2000**

Category	Georgia	Clayton	Lovejoy
Total:	3,832,803	112,580	664
Worked in state of residence	3,737,030	111,651	662
Worked in county of residence	2,240,758	42,924	282
Worked outside county of residence	1,496,272	68,727	380
Worked outside state of residence	95,773	929	2

Source: U.S. Bureau of the Census, 2000.

Table E12 indicates that a significant number of Lovejoy residents cannot find local employment. More importantly, a majority of Lovejoy residents travel outside Clayton County for employment. The steep residence adjustment factor for Clayton County also indicates that revenues being removed from the County exceed those being returned by Clayton employees. This suggests that the jobs held by non-residents are higher paying in comparison to those held by Clayton residents working outside the County.

**Table E12. Place of Work: Lovejoy 2000**

	Lovejoy
Total	664
Worked in place of residence	31
Worked outside place of residence	633
Not living in a place	0

Source: U.S. Bureau of the Census, 2000.

### Major Community-Level Economic Activities

Lovejoy may be characterized as a small bedroom community with limited local employment options. This is substantiated by the 2000 Census which reported that only 31 Lovejoy residents actually worked within the city limits. A small number of retail shops and commercial and industrial services establishments are found along the Norfolk Southern Railroad line, roughly bisecting the city. Major local employers include the Clayton County Justice Complex, which houses the Sheriff's Department, Courthouses and Jail facilities, the Lovejoy Detention Center and to a lesser extent, the Clayton County Landfill. These County facilities have a major visual impact on Lovejoy and consume a substantial portion of the land area of the city.

A transportation asset is U.S. Highway 41 and State Route 19 which is a four-lane traveling through the western part of Lovejoy, between Griffin and Atlanta. This transportation artery, and growing markets in Clayton and Henry counties, place Lovejoy in an attractive position. Considered together with the planned commuter rail station on 19/41, substantial retail development is projected at a growing commercial node.

Conclusions about the future Lovejoy economy based on the Clayton economy are not well founded. While the County economic base is somewhat diversified in retail; services; manufacturing; transportation, communications and utilities; and warehouse and distribution, Lovejoy's future economy is expected to consist of retail and service activities. Manufacturing, TCU and warehousing are not expected to play a major role. Accordingly, projections for future land use are tied to retailer square footage and employee ratios. Employment projections in the diverse Clayton economy are not deemed to be particularly relevant to Lovejoy.

### *Major Residential Development*

Major residential development in Lovejoy since the 2000 Census includes 216 single family detached units, 258 single family attached (townhouse) units and 250 multifamily dwelling units. This construction has diversified the housing stock in Lovejoy.

### *Unique Economic Activities*

Among Lovejoy's unique economic activities are the Clayton County Justice Complex and the Clayton County Landfill. Agricultural operations are found nearby, in Henry County. No other unique economic activities are present.

## Labor Force

Labor force statistics represent employment of Lovejoy residents, not necessarily employment in Lovejoy as residents may or may not be employed locally. In fact, Census indicates that of the total number of jobs held by Lovejoy residents, a mere 31, or 5 percent actually work in Lovejoy. This data also indicates that the majority of Lovejoy residents, 57.2 percent, do not work in Clayton County. Employment of residents can be important data as the characteristics of the labor force is useful to employers and to such public programs as adult education, workforce training and job placement.

### Lovejoy Resident Occupations

Employment by occupation is also an important indicator of the economic health and stability of the community based on the range and wage characteristics of jobs held by local residents. Such data is reported for Lovejoy for 1990 and 2000. Substantial increases in employment were expected given the jump in population between these years. However, nearly half of the population surge in Lovejoy between 1990 and 2000 was accounted for by an influx of inmates at the Clayton Detention Center. New residents bring varying skill sets and this is reflected in the change in distribution of occupations. For example, the largest number of positions held by Lovejoy residents in 1990 was in "clerical and administrative support," some 30 percent of all employment was in this occupational category. "Clerical and administrative support" remained the number one occupation in 2000; however, the percentage of all employees dropped to 18.7 percent. Offsetting gains were seen in "machine operators, assemblers and inspectors" occupations which represented 6.4 percent of the total in 1990, expanding to 16.4 percent by 2000. Participation in "transportation and material moving" occupations expanded significantly from 9.7 percent in 1990 to 14.7 percent in 2000. "Sales" occupations rose marginally from 10.1 percent in 1990 to 11.8 percent. The respective ranking of employment by occupation changed somewhat dramatically through the decade of the 90's, suggesting that new residents were engaged in occupations different from longer term residents. By far, the most significant change in the Lovejoy labor force was in "machine operators, assemblers and inspectors" which increased by more than 600 percent. The number of employees in "transportation and material moving" quadrupled as did employees in "service occupations." The number of employees in "professional and technical specialty occupations" tripled in the 90's along with "sales." "Clerical and administrative support" employment gained only 160 percent, but remained the largest employment occupation. Finally, participation in "precision production, crafts and repair" rose only slightly.



A measure of diversity in occupations is indicated in the percentage of total employment represented by the top four occupations. This figure for Lovejoy in 2000 was 62.3 percent. This indicates only a slightly higher concentration than county, state and national ratios.

**Table E13.** Employment by Occupation

Category	Lovejoy 1990	Lovejoy 2000	Clayton 1990	Clayton 2000	GA 1990	GA 2000	US 1990	US 2000
TOTAL All Occupations	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Executive, Administrative and Managerial (not Farm)	6.82%	10.89%	11.02%	10.66%	12.26%	14.03%	12.32%	13.45%
Professional and Technical Specialty	6.82%	7.84%	8.74%	13.40%	12.39%	18.68%	14.11%	20.20%
Technicians & Related Support	2.27%	NA	3.51%	NA	3.58%	NA	3.68%	NA
Sales	10.23%	11.76%	10.82%	9.05%	12.28%	11.64%	11.79%	11.25%
Clerical and Administrative Support	17.05%	18.72%	23.35%	21.58%	16.00%	15.14%	16.26%	15.44%
Private Household Services	0.00%	NA	0.15%	NA	0.51%	NA	0.45%	NA
Protective Services	3.41%	NA	2.31%	NA	1.70%	NA	1.72%	NA
Service Occupations (not Protective & Household)	2.27%	12.48%	9.67%	11.70%	9.77%	11.57%	11.04%	12.01%
Farming, Fishing and Forestry	0.00%	0.44%	0.72%	0.12%	2.20%	0.64%	2.46%	0.73%
Precision Production, Craft and Repair	31.82%	8.85%	13.76%	7.16%	11.86%	9.02%	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.82%	16.40%	5.14%	11.74%	8.50%	10.83%	6.83%	9.45%
Transportation & Material Moving	5.68%	14.66%	6.09%	10.87%	4.60%	6.63%	4.08%	6.14%
Handlers, Equipment Cleaners, Helpers & Laborers	6.82%	NA	4.74%	NA	4.34%	NA	3.94%	NA

Source: U.S. Bureau of Census 1990 and 2000.

### Clayton Resident Occupations

As seen in Table E13, "clerical and administrative support" comprised 23.4 percent of the jobs, nearly one in four positions, held by Clayton County residents in 1990. This ratio fell to 21.6 percent in 2000, but as seen in Lovejoy, this occupational category remained atop as the largest employment category. "Professional and technical specialty occupations;" "machine operators, assemblers and inspectors;" "service occupations" and "executive, administrative and managerial" occupations comprised the next four categories in rank order in terms of number of residents employed in such occupations. Employment in these five categories garnered similar ratios in 1990 and 2000, with the exception of "professional and technical specialty occupations" which rose nearly 5 percent and "precision production, crafts and repair" which was cut in half. Clerical and administrative support positions continued to dominate employment for Clayton residents in 2000; however, the ordering of the dominant occupations changed dramatically. Professional and technical specialty occupations replaced "precision production, crafts and repair" in the number two spot and "machine operators, assemblers and inspectors" moved up to number three. Neither of these occupations were in the top five just a decade earlier. A substantial decline in the number of residents engaged in "precision production, crafts and repair," a loss of over 5,000 jobs, was offset by large increases in "professional and technical specialty occupations," 6,858 positions, and in "machine operators, assemblers and inspectors" where 8,497 positions were added or a 172 percent expansion. The top four occupations in Clayton in 2000 comprised 58.4 percent of all occupations.

### Georgia Resident Occupations

Table E13 indicates that "professional and technical specialty," occupations led all other employment at 18.68 percent. "Clerical and administrative support" comprised 15.14 percent of all jobs, and 11.64 percent of state workers were employed in "sales" occupations. The distribution of occupations in Georgia was broader with less concentrations in a few occupations. This structure is more desirable as downturns in one or two occupational categories in Clayton would impact a higher percentage of the working population compared to Georgians. The top four occupations in Georgia in 2000 comprised 59.4 percent of all occupations.

### U.S. Resident Occupations

"Professional and technical specialty" occupations not only represented the largest category in the nation, this group also rose the largest number of percentage points from 1990 to 2000, gaining over 6 percent. Clerical and administrative support" occupations represented 15.44 percent of the total in 2000, while non-farm "executive, administrative and managerial" occupations accounted for 13.45 percent of employment. The top four occupations comprised 61.1 percent of all occupations at the national level.

**Table E14. Employment Data By Sex 2000**

	US	Georgia	Clayton	Lovejoy
Total	217,168,077	6,250,687	172,507	2,120
Male:	104,982,282	3,032,442	82,107	1,619
In labor force	74,273,203	2,217,015	62,122	420
In Armed Forces	987,898	57,840	939	0
Civilian:	73,285,305	2,159,175	61,183	420
Employed	69,091,443	2,051,523	57,897	386
Unemployed	4,193,862	107,652	3,286	34
Not in labor force	30,709,079	815,427	19,985	1,199
Female:	112,185,795	3,218,245	90,400	501
In labor force	64,547,732	1,912,651	60,274	328
In Armed Forces	164,239	9,018	311	0
Civilian:	64,383,493	1,903,633	59,963	328
Employed	60,630,069	1,788,233	56,571	303
Unemployed	3,753,424	115,400	3,392	25
Not in labor force	47,638,063	1,305,594	30,126	173

Source: U.S. Bureau of the Census 2000.

Employment of Lovejoy residents expanded some 132 percent between 1990 and 2000; 426 additional residents were employed in 2000 compared to 1990. All employment for Lovejoy residents was in the civilian labor force in both 1990 and 2000; no armed forces employment was reported in either year. Most of the labor force was comprised of males with females making up 44 percent of the work force reported for Lovejoy residents.

**Table E15. Employment Data By Sex 2000**

	US	Georgia	Clayton	Lovejoy
Total	100%	100%	100%	100%
Male:	48%	49%	48%	76%
In labor force:	34%	35%	36%	20%
In Armed Forces	0%	1%	1%	0%
Civilian:	34%	35%	35%	20%
Employed	32%	33%	34%	18%
Unemployed	2%	2%	2%	2%
Not in labor force	14%	13%	12%	57%
Female:	52%	51%	52%	24%
In labor force	30%	31%	35%	15%
In Armed Forces	0%	0%	0%	0%
Civilian:	30%	30%	35%	15%
Employed	28%	29%	33%	14%
Unemployed	2%	2%	2%	1%
Not in labor force	22%	21%	17%	8%

Source: U.S. Bureau of the Census 2000

**Table E16. Labor Force Participation 1990 & 2000**

Category	US 1990	US	GA	GA	LJ 1990	LJ 2000	Clayton	Clayton
Male and Female	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
In Labor Force	65.28%	63.92%	67.89%	66.07%	13%	35%	76%	71%
Civilian Labor Force	64.39%	63.39%	66.41%	65.00%	13%	35%	75%	70%
Civilian Employed	60.34%	59.73%	62.60%	61.43%	12%	33%	71%	66%
Civilian Unemployed	4.05%	3.66%	3.80%	3.57%	1%	3%	4%	4%
In Armed Forces	0.89%	0.53%	1.48%	1.07%	0%	0%	1%	1%
Not in Labor Force	34.72%	36.08%	32.11%	33.93%	87%	65%	24%	29%

Source: U.S. Bureau of Census 1990 & 2000

The presence of inmates in Lovejoy influences employment statistics greater than any other demographic indicator. The 1,154 men incarcerated are all in the employable age ranges. These individuals comprise more than half (54.4%) of the total working age population in Lovejoy of 2,120 persons. In 2000, the percentage of the working population which were not in the labor force, absent the inmates, would fall to 22 percent, significantly below all other jurisdictions.

This skewing of the statistics also explains the low percentage of participation by women in the labor force. When the inmate population is removed, the percentage of females in the labor force rises from 24 percent to 51.8 percent, very comparable to Clayton, Georgia and U.S. levels. Similarly, the relatively high rate of males in the working age group of 76 percent falls to 48.1 percent when the inmate population is removed. Figures for both males and females are very comparable to the figures of the other geographic areas.

Labor force participation by sex in Georgia tracks national figures more closely than either Lovejoy or Clayton County. The circumstances in Lovejoy have been described above. Clayton representation in the labor force is higher than that for Georgia and the nation. Approximately two-thirds of all individuals in an employable age range were active in the labor force in 1990 and 2000 in Georgia and the U.S.

#### Unemployment Rate

Unemployment rates by county have tended to demonstrate the strength of Atlanta's northern counties over the past decade and beyond. With the exception of DeKalb in certain years, Clayton and Spalding, both southside counties, have recorded higher unemployment rates. Clayton and Spalding unemployment spiked in 2002 and again in 2003. However, so did Fulton and DeKalb. In 2003, Clayton and Spalding were the only counties with an unemployment rate above 5 percent.

**Table E17. Unemployment Rates**

County	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Clayton	5.4	5.7	7.3	6.2	5.6	5.1	4.5	4.1	3.7	3.5	3.4	3.8	6.3	5.3
Cobb	4.1	4.1	5.7	4.6	4.2	3.6	3.0	3.0	2.7	2.6	2.5	3.0	4.7	3.6
Dekalb	5.0	4.6	6.6	5.7	5.4	4.9	4.4	4.5	4.1	3.9	3.5	4.2	6.2	4.6
Fayette	3.3	3.7	4.2	3.3	2.9	2.6	2.3	2.3	2.3	1.8	2.0	2.1	3.0	2.6
Fulton	5.7	5.3	7.4	6.4	5.8	5.4	5.0	4.6	4.1	3.9	3.6	4.3	6.4	4.8
Gwinnett	4.2	3.8	5.3	4.2	3.7	3.2	2.8	2.6	2.5	2.4	2.2	2.9	4.6	3.4
Henry	4.6	4.6	5.4	4.1	3.7	3.4	2.8	2.5	2.3	2.0	2.0	2.4	4.1	3.7
Rockdale	4.4	4.1	5.5	4.4	3.8	3.4	3.1	3.2	2.9	2.5	2.7	2.9	4.6	3.8
Spalding	5.8	6.1	7.1	6.1	5.1	4.7	5.1	5.1	4.5	4.2	5.2	5.1	6.0	5.6

Source: Department of Labor 2003

### Lovejoy Commuting Patterns

Commuting patterns are an indication of how many residents must travel beyond their own town and, perhaps, outside the county for employment. This data characterizes the "jobs housing balance" that regional planners seek, particularly given the Atlanta Region's traffic congestion and associated costs. Commuting pattern data also concerns the method or mode of travel. The various categories of travel to work are presented in Table E18. Each pattern characteristic described below:

#### Travel Mode

Lovejoy residents do not have convenient access to public transportation, and this is reflected in the 98 percent of commuters who drove to work in a private vehicle in 2000. Of these, 86 percent drove alone and the remainder car pooled. Clayton travel modes were similar to those in Georgia where 95 percent of commuters drove to work in a private vehicle and 92 percent in Georgia. These percentages are still dominant and roughly equivalent across the three geographic areas evaluated. Car pooling in Clayton was higher than in Lovejoy and higher still in Georgia. A small percentage of Georgians use public transportation; however, at 2 percent, the rate was double that of Clayton. No Lovejoy residents reported using public transportation for their commute in 2000. Of some interest is the fact that more people in Georgia worked at home than in either Clayton or Lovejoy.

**Table E18.** Means of Transportation to Work for Workers 16 Years and over

	Georgia	%	Clayton	%	Lovejoy	%
Total:	3,832,803	100%	112,580	100%	664	100%
Car, truck, or van:	3,525,972	92%	106,472	95%	653	98%
Drove alone	2,968,910	77%	85,944	76%	572	86%
Carpooled	557,062	15%	20,528	18%	81	12%
Public transportation	90,030	2%	1,683	1%	0	0%
Motorcycle	3,055	0%	148	0%	0	0%
Bicycle	5,588	0%	118	0%	0	0%
Walked	65,776	2%	1,586	1%	0	0%
Other means	33,396	1%	858	1%	7	1%
Worked at home	108,986	3%	1,715	2%	4	1%

Source: U.S. Bureau of Census 2000.

### Commuter Destinations

Employment location relative to residence is discussed earlier in relation to the residence adjustment factor and impact on local economies. This indicator of employment is described here in relation to the need for Lovejoy residence to travel to employment destinations.

Of a total employment of 69,042 employees in the county in 1990, 54 percent, 51,467 commuted outside the county for employment. This figure increased at the 2000 Census which reported 68,727 residents, 62 percent, leaving Clayton County for jobs elsewhere in the region. This is a significant increase in commuting population.

**Table E19.** Place of Work: Georgia, Clayton County and Lovejoy 1990

Category	Georgia	Clayton	Lovejoy
Worked in county of residence	1,935,479	43,879	39
Worked outside county of residence	1,094,510	51,467	47
Worked outside State of residence	76,404	696	2

Source: U.S. Bureau of the Census, 1990.

**Table E20.** Place of Work: Georgia, Clayton County and Lovejoy 2000

Category	Georgia	Clayton	Lovejoy
Total:	3,832,803	112,580	664
Worked in state of residence	3,737,030	111,651	662
Worked in county of residence	2,240,758	42,924	282
Worked outside county of residence	1,496,272	68,727	380
Worked outside state of residence	95,773	929	2

Source: U.S. Bureau of the Census, 2000.

### Future Employment by Sector

The Department provides employment projections for Clayton County and Georgia through the year 2025. The Transportation, Communications and Utilities is projected to continue its dominance in Clayton. The percentage of total employment is expected to expand to, driven by growth in passenger and air cargo traffic at Hartsfield-Jackson International Airport, reaching 34.3 percent by 2025. Services employment in the County remains flat over the 20 year period, and Retail Trade is projected to dip marginally to 16.4 percent. Manufacturing employment also declines slightly, also reflecting a six point plus gain in TCU jobs. The number of employees projected for each sector of the economy are presented in Table E21, the percentage of the total is indicated in Table E22.

Growth in Services is the most significant trend in Georgia, projected to increase from 28.6 percent of all employment in 2000 to 33.4 by 2025. Also significant is a drop in Manufacturing, a decline of nearly three percent. Farm employment is projected to fall by nearly one-half, representing less than one percent of total employment by 2025. Government employment is expected to decline at all levels relative to other sectors.



**Table E21. Employment by Sector: Clayton County**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	60,124	84,342	103,558	122,374	141,987	157,175	172,092	186,053	198,429	208,839
Farm	108	100	83	66	60	59	58	56	55	54
Agricultural Services, Other	189	330	398	585	544	588	639	690	737	779
Mining	79	95	42	71	66	68	70	72	74	76
Construction	4,284	5,997	5,462	6,705	6,610	6,728	6,872	7,038	7,238	7,481
Manufacturing	5,055	6,109	5,868	6,416	7,854	8,115	8,375	8,619	8,843	9,046
Transportation, Comm & Utilities	11,250	17,852	24,173	29,562	39,957	48,239	56,126	63,036	68,353	71,629
Wholesale Trade	4,745	5,789	6,117	7,571	8,866	9,748	10,459	11,095	11,713	12,347
Retail Trade	12,933	19,715	25,396	25,224	26,604	28,682	30,591	32,198	33,418	34,223
Finance, Insurance, & Real Estate	3,428	3,505	4,015	4,818	5,538	5,795	6,057	6,324	6,601	6,892
Services	8,592	12,448	17,825	27,930	30,834	33,396	36,356	39,674	43,380	47,536
Federal Civilian Government	1,595	3,183	2,713	2,065	2,101	2,086	2,043	1,977	1,888	1,779
Federal Military Government	642	841	819	829	849	862	873	880	884	886
State & Local Government	7,224	8,378	10,647	10,532	12,104	12,809	13,573	14,394	15,245	16,111

Source: Woods and Poole

**Table E22. Clayton County: Employment by Sector (%)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Farm	0.18%	0.12%	0.08%	0.05%	0.04%	0.04%	0.03%	0.03%	0.03%	0.03%
Agricultural Services, Other	0.31%	0.39%	0.38%	0.48%	0.38%	0.37%	0.37%	0.37%	0.37%	0.37%
Mining	0.13%	0.11%	0.04%	0.06%	0.05%	0.04%	0.04%	0.04%	0.04%	0.04%
Construction	7.13%	7.11%	5.27%	5.48%	4.66%	4.28%	3.99%	3.78%	3.65%	3.58%
Manufacturing	8.41%	7.24%	5.67%	5.24%	5.53%	5.16%	4.87%	4.63%	4.46%	4.33%
Transportation, Comm & Utilities	18.71%	21.17%	23.34%	24.16%	28.14%	30.69%	32.61%	33.88%	34.45%	34.30%
Wholesale Trade	7.89%	6.86%	5.91%	6.19%	6.24%	6.20%	6.08%	5.96%	5.90%	5.91%
Retail Trade	21.51%	23.38%	24.52%	20.61%	18.74%	18.25%	17.78%	17.31%	16.84%	16.39%
FIRE	5.70%	4.16%	3.88%	3.94%	3.90%	3.69%	3.52%	3.40%	3.33%	3.30%
Services	14.29%	14.76%	17.21%	22.82%	21.72%	21.25%	21.13%	21.32%	21.86%	22.76%
Federal Civilian Government	2.65%	3.77%	2.62%	1.69%	1.48%	1.33%	1.19%	1.06%	0.95%	0.85%
Federal Military Government	1.07%	1.00%	0.79%	0.68%	0.60%	0.55%	0.51%	0.47%	0.45%	0.42%
State & Local Government	12.02%	9.93%	10.28%	8.61%	8.52%	8.15%	7.89%	7.74%	7.68%	7.71%

Source: Woods and Poole

Employment patterns in Clayton County are not a sound indicator of employment in Lovejoy . For example, no TCU sector jobs are found in Lovejoy. In addition, none of the County's five major employers are located in Lovejoy Manufacturing jobs are found in Lovejoy. However, the major expansion in employment in Lovejoy is expected to be in Retail Trade and Services. Employment projections are based on commercial development expected to occur on Highway 19/41 and are presented in Table E23.

**Table E23. Employment by Sector: Georgia**

Category	1980	1985	1990	1995	2000
Total	2,747,310	3,224,300	3,690,610	4,229,290	4,859,970
Farm	96,559	82,370	74,286	68,780	67,356
Agricultural Services, Other	16,432	24,574	31,487	44,659	54,829
Mining	8,808	10,241	10,590	9,408	9,522
Construction	139,233	196,913	212,342	236,159	296,572
Manufacturing	528,812	565,278	572,477	603,394	613,992
Trans, Comm, & Public Utilities	152,583	177,746	216,343	241,886	296,267
Wholesale Trade	174,084	214,310	228,213	242,508	276,326
Retail Trade	407,627	520,232	606,608	724,946	816,701
Finance, Insurance, & Real Estate	199,887	225,090	244,947	269,183	345,923
Services	502,841	664,476	876,597	1,125,360	1,391,460
Federal Civilian Government	84,599	92,561	102,981	98,336	92,262
Federal Military Government	92,295	98,319	90,745	94,733	93,789
Category	2005	2010	2015	2020	2025
Total	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	64,877	62,438	60,240	58,297	56,584
Agricultural Services, Other	60,079	65,359	70,538	75,465	80,033
Mining	9,645	9,813	10,047	10,324	10,653
Construction	316,876	333,895	349,870	365,279	380,526
Manufacturing	632,106	649,864	665,184	677,683	687,263
Trans, Comm, & Public Utilities	322,804	347,846	371,521	392,902	411,295
Wholesale Trade	300,312	322,310	344,504	367,022	389,992
Retail Trade	893,996	973,979	1,055,500	1,138,660	1,223,640
Finance, Insurance, & Real Estate	369,137	392,407	416,440	440,943	465,714
Services	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
Federal Civilian Government	91,889	91,883	92,089	92,439	92,936
State & Local Government	343,553	352,189	422,991	469,941	2005

Source: U.S. Bureau of the Census, 1980, 1990 and 2000.

**Table E24. Employment by Sector: Georgia (%)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: U.S. Bureau of the Census, 1980, 1990 and 2000.

## Local Economic Development Resources

The Georgia Department of Community Affairs requires that local economic development resources be identified and assessed as to their effectiveness and adequacy. Such resources include economic development agencies such as chambers of commerce, economic development authorities, development arms of electrical utilities and small business assistance programs. Those impacting Lovejoy are described below:

### Economic Development Agencies

The Clayton County Chamber of Commerce is the primary economic development agency in Clayton County. Its role is to provide suitable environments for new businesses wishing to relocate in the county. The Chamber facilitates provision of property tax incentives, venture capital programs, and tax abatement through such mechanisms as enterprise zones.

The Development Authority of Clayton County has the ability to issue tax exempt or taxable bonds to business wishing to relocate to Clayton County. The Authority also has the power to acquire and sell property, construct buildings and to perform some of the same duties as the Chamber of Commerce.

Clayton College and State University, the largest continuing education program in Georgia, is recognized as the business development center of the county. The College provides several developmental opportunities that assist businesses in expansion purposes as well as job training.

Clayton County Development Authority is empowered to carry out the duties of the development authority. The redevelopment authority has been authorized by the Georgia Redevelopment Powers Act of 1985, to create special districts on approved urban redevelopment issues.

### Economic Development Programs

According to the Clayton County Comprehensive Plan, the county has a large number of programs to foster economic development. The programs the county has in place include industrial recruitment opportunities, business incubators, special tax districts and industrial parks. These programs are not being utilized by Lovejoy as much of the development expected to occur will be market driven.

## Education and Training Opportunities

A number of programs are available, primarily through Clayton County. These are described below:

### Adult Education

The adult education programs in Clayton County provide instruction in basic education, GED (General Education Diploma) preparation and English as a Second Language. Day and evening classes are offered at no cost on a space available basis. GED testing is scheduled each month. Class schedules, GED testing dates and registration information are available from the Clayton County Adult Education Office.

English as a Second Language ESL for adults is offered at a variety of locations through day and evening classes. Instruction is designed for four levels of proficiency. Schedules are available upon request from the Department of Education.

### Technology/ Career Education

Technology/Career Education is an essential component of the educational program available to youth enrolled in Clayton County Public Schools (CCPS). By integrating problem solving, hands-on activities, and contextual learning, the Technology/Career Education curriculum provides opportunities for career exploration, guided practice and application of academic and technical skills. Students who graduate from high school after successfully completing a Technology/Career Education program of study are prepared for immediate employment, future education and life-long learning.

The Georgia Department of Education has adopted the term Technology/Career Education as a title to more accurately represent the area of study commonly known as Vocational Education. The term Technology/Career Education as used by CCPS is synonymous with other terms such as vocational education, technical education, career education, etc.

### Technology/Career

Education

### Work-Based Learning

Clayton County offers Technological and Career education titled work-based learning. This program is offered to high school students as an opportunity for integration of academic and occupational curriculum to connect school to work. Students are given every opportunity to receive academic and occupational preparation that equips them with the necessary skills for obtaining employment and/or entering post secondary education.

## Technology/ Career Education

### Youth Apprenticeship Programs

Youth Apprenticeships are unique opportunities for Clayton juniors and seniors to begin preparing for a career path while in high school. The apprenticeships combine school-based learning, occupational activities, and work-based learning with an employer. Students work one to three periods per day depending on their schedule. Apprenticeships include business, health services, teacher/child care, automotive and construction.

## ECONOMIC DEVELOPMENT ASSESSMENT

### Weekly Wages, Earnings and Employment

average weekly wages paid to Clayton residents in 1999 were highest in the Transportation, Communication and Utilities sector at \$943. This can be explained by relatively high wage jobs at Hartsfield-Jackson International Airport. Wholesale Trade ranked next highest in weekly wages at \$736, followed by Manufacturing at \$698 and the Construction sector with workers in the County earning \$658 per week in 1999.

The Clayton County employment base, and by reference the Lovejoy employment base as nearly half of all Lovejoy residents who work are employed in the county, is oriented toward the Transportation, Communication and Utilities sector. This a high wage sector, and in fact, was more than \$200 higher than the next largest employment sector in Clayton.

Fortunately for Lovejoy, TCU was also the largest employment sector, representing 28.1 percent of total employment. The second position in was held by the Services Sector at 21.7 percent followed by Retail at 18.7 percent and Wholesale Trade a distant 6.2 percent. This is significant as more than 40 percent of County employment is found in sectors in which weekly wages in 1999 held a 7th and 10th position relative to other sectors reported. The concentration of employment in TCU, nearly one job in three, could be a problem during downturns in that sector.

Concentration also characterizes the state labor force where 28.6 percent of Georgia employees work in services. Clayton and Lovejoy workers should be in a better position as wages in TCU far exceed those in services.

### Personal Income by Type

Personal income in Clayton relies heavily on wage and other labor income compared to Georgia. Concurrently, income derived from dividends and interest income as well as proprietor income is higher in Georgia than in the county. The gap is considerable with wages and salaries accounting for 89.9 percent of personal income in 2000 while those in Georgia accounted for only 61.2 percent.

Projections indicate a widening gap between income based on wages and salaries in Clayton and those in the state. The percentage of personal income generated by wages and salaries in Clayton is projected to increase through 2025, reaching 93.3 percent. The ratio for Georgia is expected to drop to 60.92 percent. By then, 40 percent of personal income in



Georgia will come from sources other than wages and salaries while in Clayton the figure will be only 10 percent.

The data suggests that entrepreneurial opportunities in Clayton lag behind opportunities, or interest in business ownership, in Georgia. This may indicate a need for Chamber of Commerce campaigns to stimulate new investment by existing businesses and start-up businesses.

This data is bolstered by projections through the year 2025 for Clayton County's residence adjustment factor. Clayton will remain a strong employment destination; however, incomes appear to be draining to counties outside Clayton.

Lovejoy's economy is centered on retail services with a limited number of light industrial establishments located in the old town center, along Lovejoy Road. Introduction on commuter rail service is expected to generate a substantial amount of retail development. Tara Boulevard, a regional arterial, has already created a retail node at McDonough Road. This is also the location planned for the commuter rail station and this transportation resource will propel commercial development along this four-lane.

**Table E13. Employment by Occupation**

Category	Lovejoy 1990	Lovejoy 2000	Clayton 1990	Clayton 2000	GA 1990	GA 2000	US 1990	US 2000
TOTAL All Occupations	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Executive, Administrative and Managerial (not Farm)	6.82%	10.89%	11.02%	10.66%	12.26%	14.03%	12.32%	13.45%
Professional and Technical Specialty	6.82%	7.84%	8.74%	13.40%	12.39%	18.68%	14.11%	20.20%
Technicians & Related Support	2.27%	NA	3.51%	NA	3.58%	NA	3.68%	NA
Sales	10.23%	11.76%	10.82%	9.05%	12.28%	11.64%	11.79%	11.25%
Category	Lovejoy 1990	Lovejoy 2000	Clayton 1990	Clayton 2000	GA 1990	GA 2000	US 1990	US 2000
Clerical and Administrative Support	17.05%	18.72%	23.35%	21.58%	16.00%	15.14%	16.26%	15.44%
Private Household Services	0.00%	NA	0.15%	NA	0.51%	NA	0.45%	NA
Protective Services	3.41%	NA	2.31%	NA	1.70%	NA	1.72%	NA
Service Occupations (not Protective & Household)	2.27%	12.48%	9.67%	11.70%	9.77%	11.57%	11.04%	12.01%
Farming, Fishing and Forestry	0.00%	0.44%	0.72%	0.12%	2.20%	0.64%	2.46%	0.73%
Precision Production, Craft and Repair	31.82%	8.85%	13.76%	7.16%	11.86%	9.02%	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.82%	16.40%	5.14%	11.74%	8.50%	10.83%	6.83%	9.45%
Transportation & Material Moving	5.68%	14.66%	6.09%	10.87%	4.60%	6.63%	4.08%	6.14%
Handlers, Equipment Cleaners, Helpers & Laborers	6.82%	NA	4.74%	NA	4.34%	NA	3.94%	NA

Source: U.S. Bureau of Census 1990 and 2000.

### Labor Force Data

The ratio of Lovejoy residents engaged in “Executive, Administrative and Managerial” occupations in 2000 compares favorably to Clayton County, Georgia and the nation. However, residents are employed in “Professional and Technical Specialty” occupations at rates substantially below rates in these larger jurisdictions. These occupations tend to be high salaries and wages. Remaining occupations are similar in terms of participation by Lovejoy residents. These findings suggest that employment training or continuing education may be appropriate to enhance resident marketability in professional and technical specialty occupations.

### Unemployment Rate

Clayton, along with nearby Spalding consistently record unemployment rates among the highest in the region. Access could be driving these rates; however, employee education, skill levels or readiness could also influence these rates.

Lovejoy recognizes that planned commuter rail, expanded C-Tran service and education and training programs have the potential to remedy continuing high unemployment.

### Travel to Work Mode

Public transportation is not available in Lovejoy, and accordingly, 98 percent of commuters drove to work in a private vehicle in 2000. Of these, 86 percent drove alone.

Commuter rail planned for Lovejoy should address accessibility problems, although given ridership rates in the region, an emphasis should be placed on car pooling and other alternatives to the single occupancy vehicle. Of the 664 Lovejoy residents employed in 2000, 382 worked outside Clayton County. Enhanced access could improve unemployment rates as many jobs secured by Clayton residents lie some distance from home.

Projections by Woods and Poole indicate that employment in TCU and the services sector will comprise some 57 percent of all employment in 2025. Enhanced access to these jobs, many of which will be near Hartsfield, should enable Lovejoy residents to obtain jobs within the county. Service employment will grow in Lovejoy, improving the poor jobs-housing balance that now characterizes this outlying community.

By comparison, Georgia will see more than half of all employment in the retail and services

sectors. This bodes well for Lovejoy residents who enjoy proximity to many TCU sector jobs in this region.

#### Economic Development Agencies

Given the occupational profiles of Lovejoy residents, and the retail nature of projected employment within the city limits, Lovejoy could benefit more active participation with the Clayton County Development Authority and the Clayton County Chamber of Commerce. Greater emphasis on job training and job creation could benefit Lovejoy if industry cooperation were enhanced. Specifically, relationships such as those promoted by Clayton College and State University for their students were promoted by the City for Lovejoy residents. The College itself represents a tremendous resource for continuing education, particularly given the linkages that planned commuter rail will deliver.

Economic and housing development in Lovejoy appears to be market driven. The energies of the City may be better spent in developing employment options throughout the County through job training, access and entry promoted by relationships established through cooperative efforts among Lovejoy and its economic development partners, the Clayton County Development Authority, the Clayton County Chamber of Commerce and Clayton College and State University.

## IMPLEMENTATION STRATEGIES ECONOMIC DEVELOPMENT

In addition to highlighting appropriate data comparisons designed to enhance the assessment, the Georgia Department of Community Affairs has established Minimum Standards for Local Government Comprehensive Planning that encompass the following state Economic Development objectives:

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Businesses Objective
- Educational Opportunities Objective
- Employment Options Objective

Lovejoy Economic Development goals and objectives focus on the following State objectives:

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Policy responses to these objectives form the Lovejoy Economic Development Goals and Objectives. Achievement of the other state objectives, "Regional Identity Objective," "Appropriate Businesses Objective" and "Employment Options Objective" are beyond the control of the City of Lovejoy and depend on market opportunities that are simply not present in Lovejoy and not expected to be present over the period of the Plan.

Goal: Position Lovejoy to capitalize on economic development opportunities represented by planned commuter rail and Highway 19/41.

Objective A: Establish a mix of housing alternatives in close proximity to the planned commuter rail station.

Objective B: Ensure that road, water and sanitary sewer networks are available in the locations and capacity necessary to accommodate projected demand in the 19/41 growth corridor.

Objective C: Adopt ordinances that foster development in this corridor characterized by attractive settings and a broad range of consumer services.

Goal: Create an environment in Lovejoy that promotes education and training, encourages entrepreneurship and yields professional employment options.

Objective D: Promote use of Clayton College & State University by Lovejoy residents to take advantage of the linkage provided by the Lovejoy and CCSU commuter rail stations, including marketing of programs to residents and tailored coursework at the school.

Objective E: Investigate opportunities for Lovejoy business owners through the Clayton County Development Authority; solicit input from owners to gauge interest in Development Authority assistance.

Objective F: Consider permitting and development incentives as techniques for leveraging employment for Lovejoy residents in new commercial enterprises being established in the city.

Objective G: Broaden the range of employment options in Lovejoy to encompass professional and managerial positions.

Objective H: Improve the rate at which Lovejoy residents graduate from high school graduation, pursue post secondary education and earn graduate or other professional degrees.

Associated Implementation Strategies include the following:

- Strategy A: Ensure that the Future Land Use Map and Zoning Ordinance accommodate a broad selection of residential developments that will enable Lovejoy to capitalize on the transportation resources of Highway 19/41 and the planned commuter rail station at densities sufficient to feed market demand within this commercial node and the station itself.
- Strategy B: Cooperate with Clayton County and Clayton County Water and Sewer Authority in scheduling road, water and sanitary sewer improvements commensurate with projected demand in the 19/41 growth corridor.
- Strategy C: Adopt ordinances such as overlay districts that establish architectural standards, pedestrian amenity provisions, reduced parking requirements, sign controls, and mixed use incentives for the 19/41 growth corridor.
- Strategy D: Cultivate a relationship with Clayton College & State University, perhaps with the assistance of the Clayton County Chamber of Commerce, aimed at establishing coursework tailored to the education and training needs of Lovejoy residents and also establish relationships with GRTA in marketing rail access to the school.
- Strategy E: Cooperate with the Clayton County Development Authority in identifying business assistance programs available to Lovejoy businesses and convene forums with area merchants and developers to match such programs with the project financing demands of the local market.
- Strategy F: Foster professional office development in collaboration with the Clayton County Chamber of Commerce as a means of enhancing earnings and employment opportunities in Lovejoy. Proximity to the planned commuter rail station should be aggressively marketed to potential office developers and tenants.
- Strategy G: Develop a package of incentives in conjunction with such agencies as the Clayton County Development Authority, Clayton County, Clayton County

Water and Sewer Authority and Georgia Power Company, including infrastructure improvements, reduced fees, expedited plan review, density bonuses, lower parking ratios and other development incentives to leverage employment for Lovejoy residents.

Strategy H: Investigate such programs as mentoring to improve high school graduation rates and achievement and work with Clayton College & State University officials to promote higher education for Lovejoy residents.



## NATURAL AND CULTURAL RESOURCES ELEMENT

The Georgia Department of Community Affairs has established the following Natural and Historic Resources Goal:

"To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state."

Various State objectives are associated with this goal, among these are the following:

### **Environmental Protection Objective**

"Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved."

### **Open Space Preservation Objective**

"New development should be designed to minimize the amount of land consumed, open space should be set aside from development for use as public parks or as greenbelts or wildlife corridors."

### **Heritage Preservation Objective**

"The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development compatible with traditional features of the community, and protecting other scenic or natural features important to defining community character."

## Regional Cooperation Objective

"Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources."

Goals and objectives adopted under this Element of the Lovejoy Comprehensive Plan must be consistent with these State objectives.

Natural environment and cultural resources are considered invaluable Georgia assets. The Georgia Department of Natural Resources defines "natural resources" as the air, soil and water; all species of animals, birds, and fish; all plants, whether common, endangered or protected; and every cultural, historic or recreational resource within the state.

Structures, places, institutions and a variety of resources are considered cultural resources. Such features define a community and contribute to community heritage, economy and neighborhoods. Historical and archaeological resources define the unique way of life of a community. Cultural resources inform the public about the past. Protection of such resources is critical to understanding local history and culture, appreciating architecture and the landscape and learning about community institutions.

## Natural and Cultural Resources Element

The Natural and Cultural Resources Element presents an inventory of Lovejoy's natural, environmentally sensitive, historic, archaeological and cultural resources. This Element also assesses requirements for protection and management of these resources. Such an assessment enables the City of Lovejoy to develop goals, policies and strategies for their appropriate use, preservation and protection. Lovejoy's natural and cultural resources are also identified on maps and are further described below:

### Public Water Supply Sources

Public water supply sources consist of groundwater aquifers, rivers, reservoirs or other public sources of water supply. Water resources in Clayton County are limited by a subcontinental divide bisecting the county along the Norfolk Southern rail line which runs north to south. Exacerbating this limitation are the low volumes characterizing streams found throughout the county. As a result, Lovejoy's major water supply source is found in Henry County, at Little Cotton Creek. The Flint River is also a source of water supply, introduced in 1985 with completion of the J.W. Smith Water Treatment Plant. Clayton County also purchases drinking water from the City of Atlanta.

Raw water supply must be treated and distributed to locations throughout Lovejoy. The Clayton County Water Authority is the agency responsible for providing drinking water to Lovejoy. CCWA operates the J.W. Smith Water Treatment Plant, Freeman Road Water Treatment Plant and William J. Hooper Water Treatment Plant which serves the city of Lovejoy.

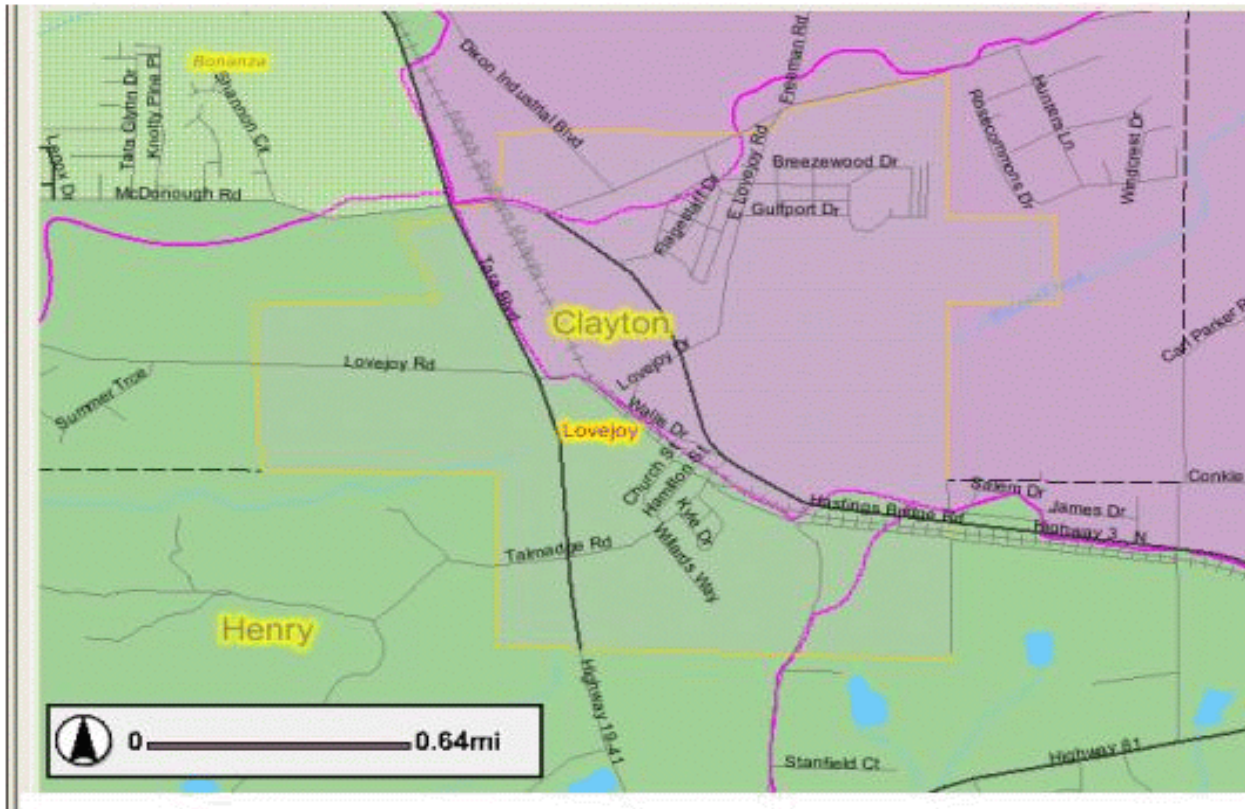
### Water Supply Watersheds

The Georgia Department of Natural Resources defines water supply watersheds as areas where rainfall runoff drains into a river, stream or reservoir used downstream as a source of public drinking water supply.

Clayton County water resources are essential to communities throughout the county, including Lovejoy. According to the County's 1992-2012 Comprehensive Plan, "The level of growth an area can sustain is directly dependent on the level of water and sewer services available." Lovejoy lies within the Flint River, Cotton Indian Creek and Walnut Creek drainage

basins. The two major basins, Flint River and Cotton Indian Creek, are divided by the Norfolk Southern Railroad line, a ridgeline that bisects the city.

- Interstate Highway
  - US and State Highway
  - Local Road
  - Other Thoroughfare
  - Railroad
  - City
  - County
  - Stream
  - Water Body
  - Designated Place
  - Water Supply Watershed
- 
- River Basin**
- Unmapped
  - Chattahoochee
  - Coosa
  - Flint
  - Ocmulgee
  - Oconee
  - Ogeechee
  - Savannah
  - Tallapoosa






## City of Lovejoy Water Supply and Water Shed Map

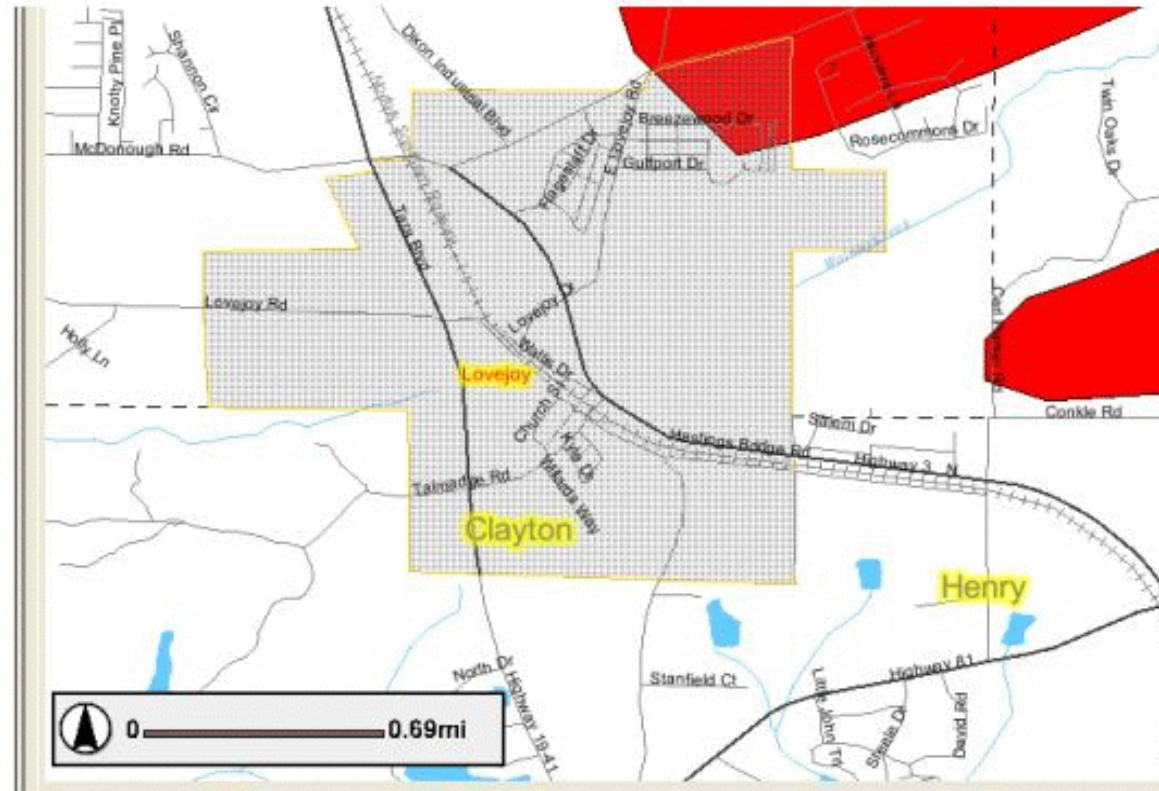


## Groundwater Recharge Areas

"Recharge Area" means any portion of the earth's surface where water seeps into the ground to replenish an aquifer. Aquifers are water-bearing rock strata or layers that can be used to produce well water. Groundwater is water found in aquifers, underground streams, channels, artesian basins, reservoirs, lakes, and other water under the earth's surface. A related term is "Pollution Susceptibility" which is the relative vulnerability of an aquifer to pollution caused by spills, discharges, leaks, impoundments, applications of chemicals such as fertilizers, injections and other activities in the recharge area. Pollution susceptibility in Lovejoy is regarded as low.

Three ground water recharge areas are located within Clayton County. The largest of these is found in northwestern Clayton. The two smaller recharge areas are found within the city limits of Lovejoy. The Lovejoy recharge area, the larger of the two, extends into Henry County, and is located in the eastern portion of the city. Recharge areas represent a constraint to development as creation of impervious surfaces within such recharge areas diminishes the productivity of the aquifer. Fortunately, only limited development has occurred in that eastern portion.

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Recharge Area

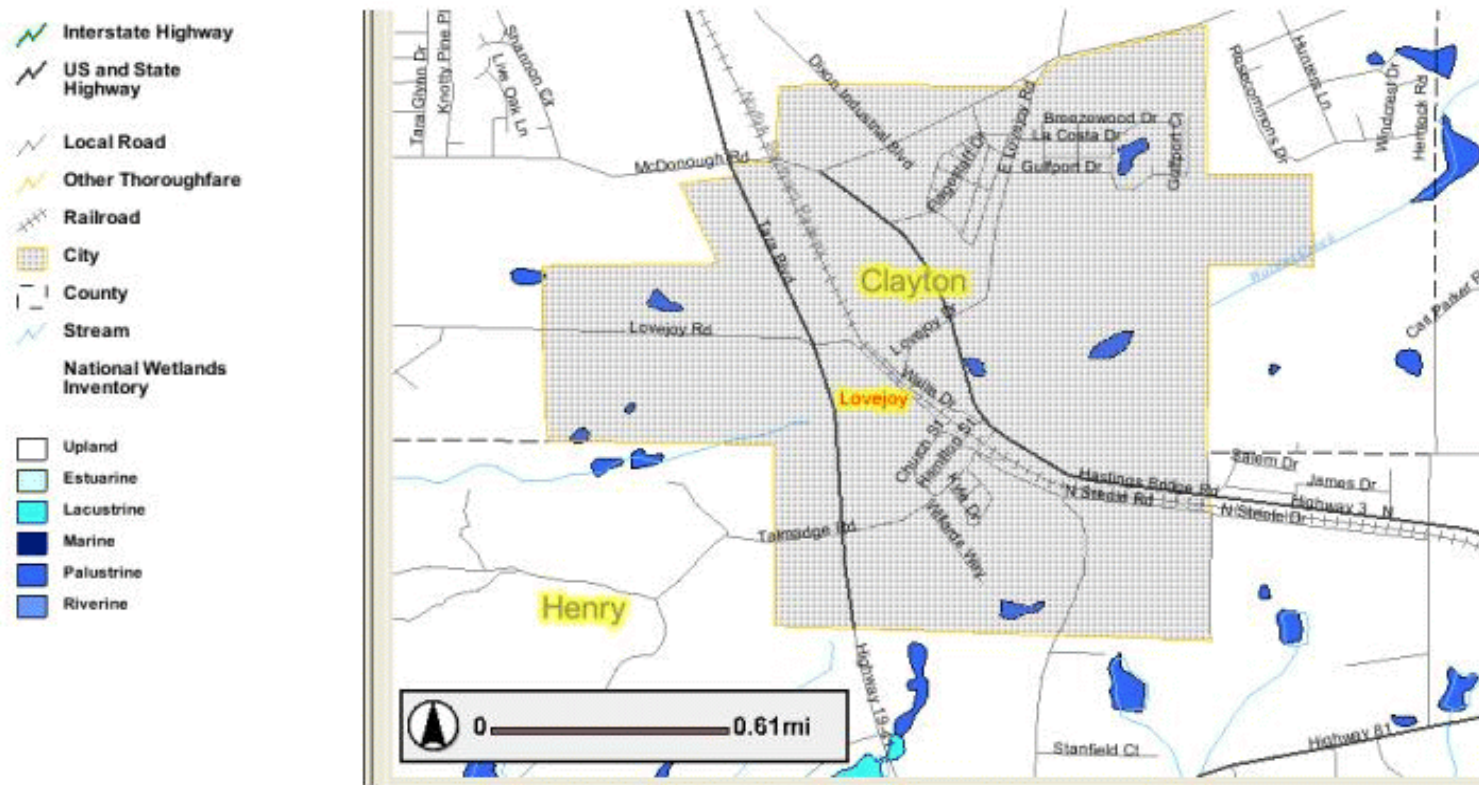


## City of Lovejoy Ground Water Recharge Area Map



## Wetlands

Wetlands are defined as areas that become flooded or saturated by surface or groundwater periodically and support vegetation adapted for life in water-saturated soils. Maps prepared by the U.S. Department of Interior, Fish and Wildlife Service indicate that Clayton County contains 7,895 acres of wetlands. These maps suggest that the majority of wetlands are associated with rivers and creeks throughout Lovejoy. Wetlands are also associated with natural and man-made ponds. Small ponds in close proximity to development are more susceptible to pollution.



## City of Lovejoy Wetland Map

### Protected Mountains

No protected mountains are located in Lovejoy.

### Protected Rivers











No protected rivers are located in Lovejoy.

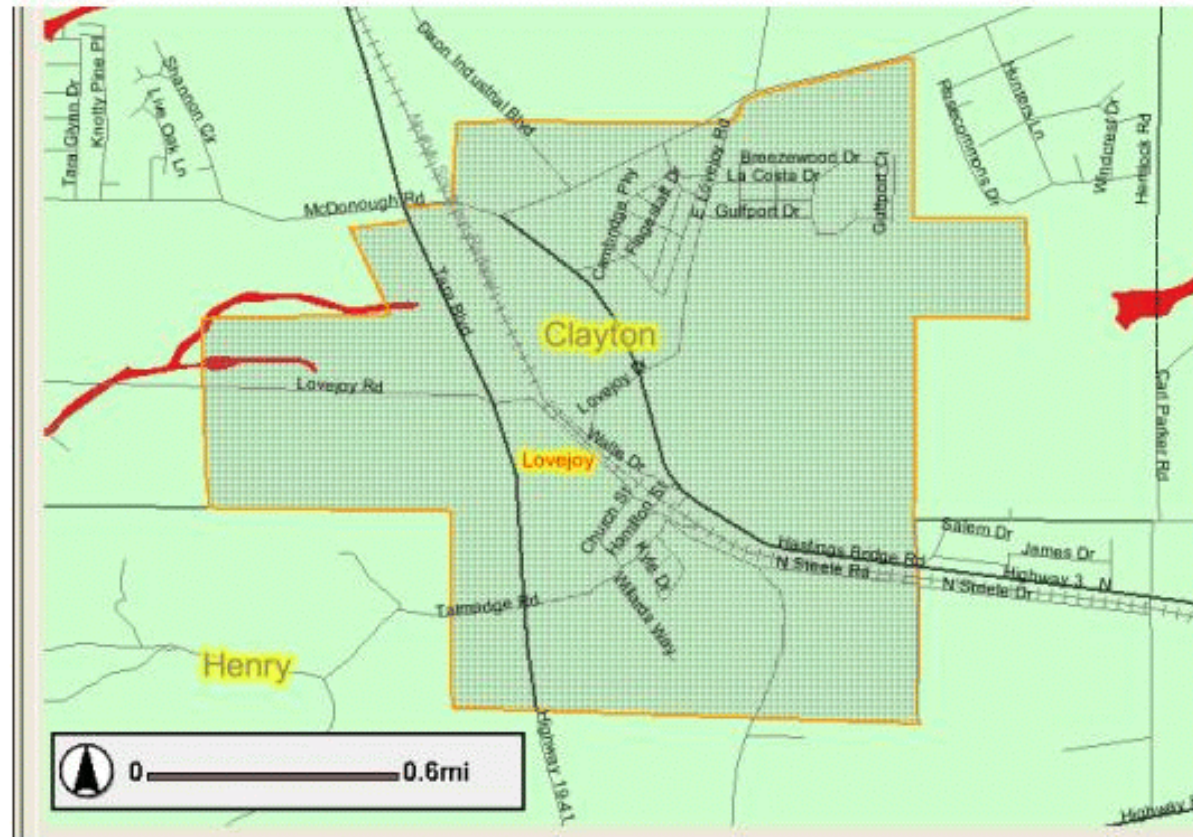
### Coastal Resources

Lovejoy has no coastal resources.

### Flood Plains

Flood plains are defined as low-lying area subject to periodic inundation (flooding) by stormwater. The definition also includes waterways which are specifically identified as the base elevation that may be reached or exceeded by flood waters on a 100-year cycle. The major floodplain located in Clayton County is associated with the Flint River whose headwaters are just north of Hartsfield-Jackson Atlanta International Airport and flow southward through the middle of the county. Several smaller floodplains are found throughout Clayton County. Floodplain areas are found at Lovejoy's western boundary, primarily north of Lovejoy Road and west of Tara Boulevard.

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Flood Zone
-  Inside Flood Zone
-  Outside Flood Zone



## City of Lovejoy Floodplain Map

## Soils

The U.S. Soil Conservation Service classifies Clayton County soils within six soil associations. These consist of sandy loam surface soils and red clay subsoils. The Soil Conservation Survey produces a General Soils Map used to evaluate development constraints related to the properties and characteristics of each soil association. Soils classified as Cartecay-Wehadkee soils are prone to flooding and are not well suited for urban development. These soils comprise approximately 12 percent of the land area of Clayton County.

## Steep Slopes

No slopes having a grade characterized as sufficiently steep so as to warrant special management practices are found in Lovejoy.

## Prime Agricultural and Forest Land

Lovejoy contains very limited agricultural and forested lands. These areas do not comprise a major economic asset and are not valued for agricultural or forestry production that may warrant special management practices.

## Plant and Animal Habitats

No plant or animal habitats that support rare or endangered plants or animals are found in Lovejoy.

## Major Park, Recreation and Conservation Areas

No major park, recreation or conservation areas are found within the Lovejoy city limits. Lovejoy Regional Park, owned and operated by Clayton County, is located just west of the city and features such amenities such as eight (8) soccer fields, eight (8) tennis courts, nine (9) athletic fields, two (2) walking tracks and playground equipment. The Clayton County Parks and Recreation Department classifies Lovejoy Regional Park as a community park.

## Scenic Views and Sites

No scenic views, sites, significant visual landmarks or vistas that require special management practices are found in Lovejoy.

## Cultural Resources

Cultural resources encompass residential, commercial, industrial, institutional and transportation resources. Lovejoy cultural resources are described below:

### Residential Resources

Most dwellings in Lovejoy are suburban-styled ranches. Newer homes have tended to be two-story single family construction reflecting recent market preferences. Development of two townhouse subdivisions and one apartment community has also occurred. These new dwellings are a reflection of Lovejoy's continuing growth and development.

### Commercial Resources

The State defines commercial districts as crossroads, downtowns, marketplaces and individual buildings such as general stores or offices. Lovejoy's commercial districts are found along Highway 19/41 and also in a small, older town center featuring limited commercial services and wholesale and industrial establishments.

### Industrial Resources

No significant industrial resources are found in Lovejoy.

### Institutional Resources

Lovejoy has no schools or military complexes within the city limits. The nearest library is the Jonesboro Library operated by the Clayton County Library System. One place of worship is established within the city limits and is located on Talmadge Road.

### Transportation Resources

Lovejoy is served by a variety of streets, roadways and highways as described in the Transportation Element. The Norfolk Southern Railroad operates a national rail line through the community. Sidewalks are present primarily in newly-developed subdivisions and a few streets in the town center have sidewalks. No other transportation resources are found in Lovejoy.

## Natural Resources

### Rural Resources

No significant rural resources such as farmsteads, crop production or crossroads communities are found in Lovejoy.

### Other Historic, Archaeological and Cultural Resources

The following historical sketch conveys a sense of early Lovejoy:

The city of Lovejoy was named after Mr. Frank Lovejoy, who is buried in the Lutheran Church Cemetery on Lovejoy Road. Lovejoy has a population of over 4,000 and is located just across the Clayton County line from West Henry County.

First known as "Lovejoy Station" during the Civil War, an act creating and incorporating the Town of Lovejoy, in the County of Clayton, was approved September 16, 1891. This act was amended several times, including August 24, 1905, August 17, 1929 and April 2, 1963.

Many of the buildings in Lovejoy are more than 100 years old. One of the old brick buildings on the west side of the railroad was once the post office. The new post office is located on Talmadge Road and was built in 1989.

The Lovejoy community once had six stores. Some of these old stores have been abandoned and are decaying. The community currently has approximately 35 thriving businesses.

One of the best known citizens of the community was the late Dr. J. K. Willis. He began his practice of medicine in Lovejoy in 1904 and continued until his death in 1956. The Wallis house located on Wallis Drive, has been restored and is now called Lovejoy Manor. Lovejoy was also home to former Senator Herman Talmadge and Talmadge Hams.

The city of Lovejoy is growing by leaps and bounds. Hopefully, in the future, it can maintain the small neighborhood atmosphere that has drawn so many newcomers with their families.

Source: Taken from the historical notes produced by City of Lovejoy.

No significant community landmarks, that is, battlegrounds, gardens, parks, views, cemeteries, burial grounds, festival locations or gathering places have been identified. Several dwellings on Talmadge Road and East Lovejoy Road may qualify for listing on the National Register of Historic Places. The two primary historic dwellings are Lovejoy Manor on Talmadge Road and the Thomas Crawford home on Wallis Drive.

Lovejoy Manor was the home of the late Dr. J.K. Willis and over the years has been restored to preserve its original beauty and historic architecture. Lovejoy has many homes that boast a rich history. The Thomas Crawford home, built in 1835, was purchased by the late Governor Eugene Talmadge in 1942 and is still occupied today by his son. The Talmadge home sits on 1,200 acres and features six fluted columns which support a second floor porch.



## NATURAL AND CULTURAL RESOURCES ASSESSMENT

The natural and cultural resources of Lovejoy are somewhat limited. Their circumstances and bearing on use and development are assessed below:

### Water Supply

The Lovejoy water supply lies outside the city in Clayton County. Drinking water is provided to the city through the Clayton County Water Authority and thus, no special provisions to protect or manage the water supply is necessary.

### Water Supply Watersheds

Even though the city lies in two watersheds, Flint River and Cotton Indian Creek no major protection or management of watersheds is needed. Enforcement of Best Management Practices can ensure protection of watershed resources.

### Groundwater Recharge Areas

Lovejoy's city limits contain two of three groundwater recharge areas located in the County. The larger of the two extends into Henry County and is situated in the eastern portion of the city. Only limited development has occurred in this area. Protection and management measures should be employed in this portion of the city to protect groundwater resources.

### Wetlands

Wetland areas are found throughout the City. These wetlands are associated with rivers and creeks that run throughout the city. These wetlands must be protected and managed to maintain the vital function such wetlands achieve.

### Protected Mountains

Since no protected mountains are located in Lovejoy, specific management measures are not necessary.

### Protected Rivers

No protected rivers are located in Lovejoy and specific management measures are not needed.

### Coastal Resources

Lovejoy has no coastal resources thus, and management of this resource is not needed.

### Flood Plains

Floodplain areas are found at Lovejoy's western boundary, primarily north of Lovejoy Road and west of Tara Boulevard.

### Soils

Soils classified as Cartecay-Wehadkee soils which are prone to flooding occur in limited portions of Lovejoy and only then in association with floodplains. Restrictions on development and building within the floodplain are considered adequate to protect these sensitive soils.

### Steep Slopes

No slopes having a grade characterized as sufficiently steep so as to warrant special management practices are found in Lovejoy.

### Prime Agricultural and Forest Land

Lovejoy contains very limited agricultural and forested lands. These areas do not comprise a major economic asset and are not sufficiently valued for agricultural or forestry production such that special management practices are warranted.

### Plant and Animal Habitats

No plant or animal habitats that support rare or endangered plants or animals are found in Lovejoy. Hence, special protection or management is not needed for the plants and animals of Lovejoy.

### Major Park, Recreation and Conservation Areas

No major park, recreation or conservation areas are found within the Lovejoy. Lovejoy Regional Park adjoins the city limits on the west. This park is operated by the Clayton County Parks and Recreation Department which performs all management and maintenance functions.

### Scenic Views and Sites

No scenic views, sites, significant visual landmarks or vistas requiring special management practices are found in Lovejoy.

### Cultural Resources

Lovejoy's cultural resources are assessed below:

#### Residential Resources

Residential development following the 2000 Census has shown a trend toward more diversity in housing choice. This is characterized by an increase in single family detached dwellings and townhouse developments that have recently occurred within the city. These new residential developments are new and do not require special management practices or protection.

#### Commercial Resources

Commercial resources within the "old town" center are limited. New commercial development is located primarily along U.S. Highway 19/41. The latter commercial resources will be expanding in response to market demand driven by residential development in Lovejoy and beyond.

#### Industrial Resources

No significant industrial resources are located in Lovejoy. Local ordinances state environmental laws will ensure proper management of any further development on industrial sites.

#### Institutional Resources

The limited institutional resources in the city are established and require no additional management.

#### Transportation Resources

The transportation network in the city consists of Highway 19/41, a number of two lane streets and the Norfolk Southern Railroad. The city will be the location of the terminus of

planned, commuter rail service. This resource will introduce a new positive, dimension into Lovejoy's transportation network and is further described in the Transportation Element.

#### Rural Resources

No significant rural resources such as farmsteads, crop production or crossroads communities are found in Lovejoy and no preservation practices are planned.

#### Other Historic, Archaeological and Cultural Resources

Lovejoy contains a limited number of historic resources that may be eligible for placement on the National Register of Historic Places. Research would be needed to determine which structures within the city such as Lovejoy Manor and Thomas Crawford Home may be eligible.

## NATURAL AND HISTORIC RESOURCES GOALS AND OBJECTIVES

In considering Lovejoy's Natural and Historic Resources Goals and Objectives, it is important to restate and emphasize State objectives:

### Environmental Protection Objective

"Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved."

### Open Space Preservation Objective

"New development should be designed to minimize the amount of land consumed, open space should be set aside from development for use as public parks or as greenbelts or wildlife corridors."

### Heritage Preservation Objective

"The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development compatible with traditional features of the community, and protecting other scenic or natural features important to defining community character."

### Regional Cooperation Objective

"Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources."

Lovejoy is a developing semi-rural area linked to Griffin and Atlanta by Highway 19/41, a regional arterial, and will soon be linked more directly by commuter rail. As the city is completely sewered and served by water mains, this urbanization is expected to proceed rapidly. While Lovejoy has a small number of farms and limited natural areas, the transition to an urban setting cannot be characterized as severe. However, loss of these areas and the sprinkling of historic homes can erode the established sense of place and the City seeks to preserve each through adoption of the following goals and objectives:

Lovejoy has a history as documented in a wonderful text, [History of Lovejoy](#). This history is remembered first hand by many living residents. The following goals and objectives are intended to address these resource concerns:

Goal: Recognize and protect critical natural and historic resources as a means of preserving Lovejoy's natural and cultural heritage.

Objective A: Identify and protect all environmentally sensitive natural areas.

Objective B: Preserve Lovejoy's natural features, site hydrology and landforms to the maximum practical extent.

Objective C: Protect Lovejoy's tree canopy to ensue development minimizes removal of this community resource.

Objective D: Preserve Lovejoy's rural heritage through greenspace preservation.

Objective E: Recognize and preserve Lovejoy's historic structures.

Objective F: Preserve Lovejoy's sense of history and create a sense of place.

Strategy A:

Map all environmentally sensitive natural areas and incorporate this information into the development plan review process as a means of ensuring protection of natural resources. Adopt and enforce “Best Management Practices” endorsed by Atlanta Regional Commission and promulgated under State environmental law.

Strategy B: Ensure that site grading is minimized during the construction plan review process

Strategy C: Draft, adopt and enforce a tree ordinance to better protect Lovejoy’s natural environment.

Strategy D: Encourage new development designed to minimize the amount of land consumed and preserve open space for use as public parks or greenbelts or wildlife corridors during the zoning and platting process.

Strategy E: Incorporate preservation of sensitive environmental resources into the property zoning and platting process by mandating “permanent protection” language into deed restrictions.

Strategy F: Identify and inventory all public and private structures, properties and facilities having the potential for recognition and preservation, and pursue National and State Register nomination where appropriate. Solicit volunteer resources in Lovejoy or the resources of County historical groups in performing the inventory and cooperating with the State Office of Historic Preservation in the nomination process.

Strategy G: Solicit input from residents, community groups and homeowners associations aimed at involving residents in community affairs, including sponsoring cultural festival events designed to preserve a sense of history and create a sense of place. Involve merchants and area employers and the Clayton County Parks and Recreation Department in such sponsorship.

Strategy H: Compile, publish and maintain all available documentation concerning Lovejoy's history in the planned Lovejoy Library. Involve Lovejoy Middle School and Lovejoy High School classes in a research project designed to collect oral and photographic histories from the Lovejoy community.



## COMMUNITY FACILITIES AND SERVICES

### Introduction

This element provides local governments the opportunity to inventory a wide range of community facilities and services. It also give communities to assess their adequacy for serving present and future population and economic needs, and to articulate community goals and an associated implementation program for providing the desired level of public facilities and services throughout the planning period. The purpose of this element is to assist local governments in coordinating the planning of public facilities and services in order to make most efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.

Each local government must address in this element those facilities that provide service within its jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions must also address those facilities, using data from the comprehensive plan(s) of other jurisdictions as needed for the purpose of projecting facility needs. For shared facilities, each local government must indicate the proportional capacity of the systems allocated to serve its jurisdiction.

The Community Facilities and Services Element is an inventory public facilities and services established to met the needs of Lovejoy residents, property owners and business operators. An assessment of the adequacy of these facilities and services to meet current and future demand is presented. The Element identifies community goals and objectives concerning public facilities and services. Finally, implementation programs necessary to provide the community with a desirable level of facilities and services throughout the planning period are also presented.

Such an inventory and assessment assists the city of Lovejoy in coordinating the planning of public facilities and services planning and programming to ensure that capital improvements and long-term operation and maintenance costs. This element will inventory the entity having operational responsibility for the facilities, the service area of the facility and the predominant types of land uses served by the facility, the design capacity of the facility, the current demand on the facility capacity, and the level of service provided by the facility.

## Inventory of Existing Conditions.

### Transportation Network

The transportation system consist of roads, highways, sidewalks, signalization and signs, bridges, public transportation, railroads, port facilities, airports, etc. See the Transportation Element for further information on Lovejoy's transportation system.

### Water and Sanitary Sewer Service

The Clayton County Water Authority is expressly authorized and empowered to contract for a period not to exceed 50 years with any public agency, public corporation, city, town, county or authority for water, sewer or other services. The construction, operation and maintenance of all sanitary sewer lines under the County's jurisdiction are the responsibility of the Clayton County Water Authority. All existing and future sanitary sewer lines laid in the County and all areas served by the sanitary sewer lines are within the jurisdiction of CCWA, including locations within the City of Lovejoy limits unless prior agreements or ordinances have been adopted. The Clayton County Water Authority Manager supervises all resources of CCWA in building, operating and maintaining the sanitary sewer system.

### Water Supply and Treatment

Clayton County Water Authority manages the three plants that provide drinking water to the city of Lovejoy. These plants are the J.W. Smith Water Treatment Plant, Freeman Road Water Treatment Plant and William J. Hooper Water Treatment Plant. All three plants ultimately supply water to the entire city and the county. The combined plant capacity is 42 million gallons per day (mgd). Total county demand is 27 mgd. Some 74,319 linear feet of water mains have been installed to serve private properties within the city limits. The useful life of the treatment plants and distribution mains is 100 years.

### Sewerage System and Wastewater Treatment

The Shoal Creek Wastewater Treatment Plant located on Shoal Creek serves the city of Lovejoy. This facility is operated by the Clayton County Water Authority. The service area for the plant is 12,000 acres and the design capacity is 4.4 mgd. Current demand on the facility is 1.53 mgd. The sanitary sewer collection system serving the city of Lovejoy is comprised of approximately 43,694 linear feet of sewer main. The useful life of the collection mains and treatment plants is 100 years.

## Solid Waste Management

The City of Lovejoy cooperates with Clayton County in preparation of a comprehensive solid waste management plan. The 1998 Clayton County Comprehensive Solid Waste Management Plan is enclosed as an appendix.

Lovejoy's solid waste needs are met by private contractors who dispose of solid wastes at the Clayton County Municipal Solid Waste Landfill, owned and operated by Clayton County. Residents and property owners may contract with over 20 private waste haulers to dispose of household and commercial waste. Clayton County regulates the private contractors, and assists in removal of refuse throughout the city. The waste is hauled to then Clayton County Municipal Solid Waste Landfill, off Hastings Bridge Road (Georgia Hwy 3), within the Lovejoy city limits. The Lovejoy Landfill accepts and disposes of waste from Clayton County and surrounding areas according to Georgia Environmental Protection Divisions standards and procedures.

Lovejoy's recycling needs are met by the Landfill which is responsible for funding and operating the Clayton County Recycling Drop Off Center located at 1430 Highway 138, Jonesboro and the Processing Center at 11650 SLR Parkway Lovejoy. The Clayton County Landfill receives no public funding; the operation is funded by recycling revenues.

Table AM-7 of the SWMP indicates a remaining capacity at the Clayton County Municipal Landfill for 2003 of 3,156,962.72 cubic yards. A waste stream of 256,413.31 cubic yards per year is indicated as the waste stream generated in Clayton County. An assumption that 40 percent of that waste stream will be delivered to Clayton County Landfill is used in Table AM-7 and indicates a useful life of over 12 years. This exceeds the minimum 10-year capacity requirement.

The Clayton County Short Term Work Program of the SWMP indicates that Lovejoy will continue to support Clayton Clean and Beautiful as an avenue of public education and involvement in the waste handling process.

## Public Works

Clayton County Public Works Department performs all road resurfacing and pot hole repair in Lovejoy. The Department also installs and repairs roadway drainage systems on County and Lovejoy right-of-ways; mows right-of-ways and removes debris from ditches in the County

and Lovejoy right-of-ways. Public Works also performs roadway widening and construction.

#### General Government

City administration functions are performed at City Hall located at 2601 Steele Road. This building contains the offices of the Mayor and Council, City Clerk and administrative staff. City Hall is also the location of public hearings and serves the all the public administration needs of the entire city of Lovejoy.

Financial reporting functions are performed by the City Auditor, who prepares the annual budget and audit. Legal matters associated with a range of City responsibilities are handled by the City Attorney.

Code enforcement tasks are provided by Clayton County Code Enforcement Officers through an Intergovernmental Agreement with Clayton County.

#### Public Safety

Public safety services encompass police and fire protection and emergency medical service. Each is described below:

##### Police Services

Lovejoy's public safety needs, including traffic patrols, are met by the Clayton County Police Department. Lovejoy is located in the Department's Zone 4. The Clayton County Sheriff's Department also provides services within the city limits, such as serving arrest warrants and other documents. The Sheriff's Department is also responsible for overseeing the Lovejoy Detention Center.

##### Fire Services

Fire protection is provided by the Clayton County Fire Department. The Department's primary responsibility is to respond to medical emergencies, vehicle crashes, natural gas leaks, building fires, vehicle fires, woods/grass fires and natural disasters. CCFD has an ISO Class rating of three. Station 10, located in Hampton, is the CCFD station serving Lovejoy. The following services are provided to Lovejoy residents and property owners:

- Fire Code Enforcement
- Fire Cause Investigation
- Safety Education for Children & Adults
- Emergency Medical Services (EMS)

- Lead Agency of Safe Kids of Georgia
- Fire Evacuation Planning for Commercial Buildings
- Youthful Fire Setter Intervention Program
- Fire Station Tours
- Day Care Provider Workshops
- Hydrant Maintenance
- Fire Suppression
- Crash Victim Extrication

#### Recreation Facilities

Lovejoy Regional Park, owned and operated by Clayton County, adjoins the city limits on the west, and features such amenities such as eight (8) soccer fields, eight (8) tennis courts, nine (9) athletic fields, two (2) walking tracks and playground equipment. The Clayton County Parks and Recreation Department classifies Lovejoy Regional Park as a community park. No major park, recreation or conservation areas are found within the Lovejoy city limits.

#### Hospitals and Other Public Health Facilities

Southern Regional Medical Health Center serves Lovejoy. Southern Regional was established in 1971 as a community-based healthcare provider and grew into a health care system in the early 1990's. In 1996, Southern Regional became a member of the PROMINA Health Care System, Georgia's largest non-profit hospital alliance. Southern Regional Health System provides comprehensive health services, including Southern Regional Medical Center, a 406-bed, full service hospital in Riverdale featuring a state-of-the-art outpatient surgery center, one of the busiest emergency departments in the state and a Community Care Center. In 2001, Southern Regional opened the Women's Life Center, a 107,000-square foot, state-of-the-art facility which offers complete obstetrical, gynecological, diagnostic and educational services to women.

#### Educational Facilities

Lovejoy students attend Lovejoy Middle School and Lovejoy High School. Neither school is located within the Lovejoy city limits. Both the middle and high schools are operated by the Clayton County Board of Education. These schools are located nearby in unincorporated Clayton County. The Board of Education provides after school programs, adult and vocational programs.

The Clayton County Public Schools After School Enrichment Program offers students in Pre-Kindergarten through Grade 8 a safe, warm and caring environment. Students are offered a variety of learning experiences. Children are given opportunities to explore technology, arts & crafts, performing arts and outdoor recreation. Students are also provided with a variety of other activities including homework time; math, science, and language arts activities; karate and cooking classes. The Board also provides adult Education/GED Preparation, GED Testing, literacy programs that provide instruction in basic reading, math and language skills. Vocational training or Technology/Career Education is provided as an essential component of the educational program available to the youth enrolled in Clayton County Public Schools. The schools integrate problem solving, hands-on activities, and contextual learning. The Technology/Career Education curriculum provides opportunities for career exploration, guided practice and application of academic and technical skills.

#### Libraries and Other Cultural Facilities

Lovejoy residents may access the Jonesboro Public Library as no library is located in Lovejoy. Plans are to establish a Lovejoy Public Library in City Hall. The first public library in Clayton County began in January 1941 with a collection of 200 books. A room was rented above the old Jones Brothers Department Store on South Main Street, across from the Jonesboro train depot. In 1964, ground breaking for a new Jonesboro Library began. In 1966, the library opened on the corner of Smith and Lee Streets in downtown Jonesboro, where it is operated today. The Jonesboro Library, the closest library to Lovejoy, has 55,000 books and offers six (6) computers with internet access.

## COMMUNITY FACILITIES AND SERVICES ASSESSMENT

Lovejoy's population has increased dramatically and further growth is projected. Commercial growth is being propelled by growth of the region and such the transportation improvements as Highway 19/41 and planned commuter rail. This growth spells significant increases in demand for community facilities and services. Much of this demand will be met through continuing contracts with such service providers as Clayton County Water Authority. Other service demand such as greenspace and recreation needs will be met by facilities provided by private developers.

Lovejoy is well-served by the water plants and distribution mains as well as the wastewater treatment facilities and collection lines maintained by Clayton County Water Authority. Public services are solid as evidenced, for example, by the excellent ISO rating of the Clayton County Fire Department which protects Lovejoy properties. The City intends to maintain public facilities and services as development proceeds and has established the following goals and objectives:

Goal: Provide public infrastructure, facilities and services sufficient to meet future demand in a manner that will attract quality development, tenants and residents.

### *Water Supply*

Clayton County Water Authority serves the drinking water and fire suppression needs of Lovejoy. The City seeks to maintain this arrangement.

Objective A: Ensure that water supply and fire flow keep pace with projected growth.

### *Sanitary Sewer*

Clayton County Water Authority has built an excellent wastewater collection and treatment system throughout Clayton County, including Lovejoy. The City seeks to maintain this service relationship.

Objective B: Ensure that wastewater treatment capacity and facilities are available to accommodate projected growth.

### *Storm Sewer*

Flooding is not perceived as a problem in Lovejoy. However, as development intensifies,

precautions must be taken to ensure storm water management is adequate and wetlands and waterways are protected.

Objective C: Ensure that the storm water drainage system is capable of handling increasing levels of storm water runoff.

In a survey conducted for the purpose of soliciting input for this comprehensive plan, Lovejoy residents expressed satisfaction with a range of public services, including garbage collection, fire and police protection, street maintenance, storm water management, sign regulation and code enforcement. Significantly, 40 percent were "Undecided" as to whether code enforcement services were satisfactory.

### *Solid Waste*

Lovejoy's Solid Waste Management Plan (SWMP) establishes programs and schedules for achieving the state-mandated solid waste reduction goals. The SWMP identifies the following plan elements:

Continue to allow citizens and businesses to contract individually for collection services.

Target reduction of all yard trimmings including emphasis on composting at home.

Encourage the expansion of drop-off programs for the collection of paper, steel cans, glass containers, aluminum cans, plastic soft drink and milk bottles.

Divert ties, wood pallets, white goods, etc. by educational programs, special collection programs and ordinances.

Lovejoy's "Rally Day" will be expanded to include educational materials and recycling and composting.

Hold town hall meetings to discuss solid waste and recycling issues.

Continue financial contributions to "Keep Clayton County Beautiful."

Comply with state requirements concerning "Full Cost Accounting" and disclosure to the public.



An inherent solid waste management objective is adopted as Objective D, below:

Objective D: Effectively address the solid waste collection and disposal needs of the city and fully comply with the Georgia Solid Waste Management Act.

#### *Police Services*

Police services provided by the Clayton County Police Department are deemed to be satisfactory. The City plans to ensure these essential services continue to meet Lovejoy's public safety needs as the city further develops.

Objective E: Maintain the current level of services as the demand for services expands.

#### *Fire and Emergency Medical Services (EMS)*

Fire and EMS services provided by the Clayton County Fire Department are deemed to be satisfactory. The City plans to ensure these essential services continue to meet Lovejoy's public fire protection and emergency medical needs.

Objective F: Maintain the current ISO rating as the demand for services expands.

#### *Hospitals and Public Health Facilities*

The City will continue to depend on Southern Regional Hospital to meet public health care needs.

Objective G: Ensure that residents, employees and visitors are provided an excellent level of health care.

#### *Recreation*

The Clayton County Parks and Recreation Department provides recreational services for the city of Lovejoy. Their mission is "*Living naturally and providing quality recreation on Atlanta's southside.*" The City intends that new developments will contain facilities to meet the needs of residents within these developments.

Objective H: Develop parks and recreation facilities within the city as needed to address the demand for facilities and conform to the national park and recreation standards.

#### Public Works

Clayton County Public Works Department performs all road resurfacing in Lovejoy. The City plans to continue to have this Department maintain all local and county streets in the city.

Objective I: Ensure that Lovejoy's streets are adequate to handle traffic flow and right-of-ways are well maintained.

#### *Code Enforcement*

Clayton County Community Development Department provides code enforcement services to Lovejoy, including inspections during construction and in enforcement of property and building maintenance codes. According to residents responding to a city survey, a need for improved enforcement may exist.

Objective J: Ensure all properties in Lovejoy are maintained in a safe and sanitary condition and that new construction conforms to all building and health safety codes.

#### *General Government*

City Hall is deemed adequate throughout the five-year period of the Short Term Work Program.

The City would like to more fully utilize City Hall to meet resident needs.

Objective K: Enhance the service capacity of City Hall.

#### *Educational Facilities*

The city of Lovejoy has no educational facilities within the city limits. However, the City has established the following educational objective for Lovejoy Middle School and Lovejoy High School:

Objective L: Ensure quality, public education to Lovejoy residents.

## *Libraries and Cultural Facilities*

More than 80 percent of respondents to a city survey indicated they would use local library services if they were available. The City plans to establish a local library within City Hall. Residents may also access any branch of the county-wide library program operated by Clayton County. The main Library headquarters branch is located on Battlecreek Road, north of the city limits.

Objective M: Ensure residents have convenient access to library and cultural facilities.

Associated Implementation Strategies include the following:

- Strategy A: Cooperate with Clayton Water Authority in projecting future demand for potable water supply to ensure that supply allocations are sufficient to meet projected water volume and fire protection requirements.
- Strategy B: Cooperate with Clayton County Water Authority in projecting future demand for sanitary sewer service to ensure that sewer capacity is available to accommodate projected wastewater volumes.
- Strategy C: Mandate that “Best Management Practices” are employed during construction of new developments to ensure that flood potential and erosion are minimized.
- Strategy D: Implement and update the 1998 Clayton County Comprehensive Solid Waste Management Plan.
- Strategy E: Continue the relationship with Clayton County Police Department to ensure excellent police services throughout Lovejoy.
- Strategy F: Continue the relationship with Clayton County Fire Department to ensure excellent levels of service throughout Lovejoy.
- Strategy G: Continue to depend on Southern Regional Hospital to meet public health care needs.

- Strategy H: Continue to depend on Clayton County Parks and Recreation Department to meet the majority of park and recreation needs, and foster creation of greenspace and recreation facilities within new developments.
- Strategy I: Continue the relationship with Clayton County Public Works Department to ensure excellent street and right-of-way maintenance.
- Strategy J: Continue the relationship with Clayton County Community Development ensures high levels of property maintenance and new construction standards. Supplement code enforcement efforts through implementation of stepped up property inspections.
- Strategy K: Establish a Lovejoy Library Branch at City Hall as a means to enhance communications with residents.
- Strategy L: Explore such supplemental programs as mentoring to enhance the educational experience at Lovejoy Middle School and Lovejoy High School.
- Strategy M: Establish a Lovejoy Library Branch at City Hall to enhance student and resident access to educational materials and facilities. Post notices of cultural events held in Clayton County such as performances at Spivey Hall on the Clayton College and State University in City Hall.

## HOUSING ELEMENT

### Introduction

"Housing, and the land it is sited on, constitutes the biggest single land use in most cities and towns; in many places it occupies more land than all other land uses combined. There are few if any planning issues that touch more people than the condition of their immediate neighborhoods, because that is where they spend most of their time."

Levy, 1997.

The above quote is provided by the Department of Community Affairs to highlight the importance of housing in comprehensive planning. The Department also provides the following state housing goal and objective that are central to understanding topics and policies presented in the Housing Element of the Comprehensive Plan:

**Housing Goal:** To ensure that residents of the state have access to adequate and affordable housing.

**Housing Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community. Central to this objective is a desire to shorten commutes and enhance the quality of people's lives by increasing convenience.

Lovejoy's pattern of housing development, particularly recent construction, but historic development as well, is entirely consistent with this Housing Goal. As the data compiled here will indicate, a wide range of housing is becoming available in Lovejoy and housing types are as diverse as any in the region. Density increases that are projected will foster consistency with housing policies contained in the Regional Development Plan prepared by the Atlanta Regional Commission. The planned commuter rail service will serve a growing Lovejoy population that will enjoy improved access to regional employment destinations.

## Housing Element

The Housing Element characterizes Lovejoy's housing over the past two decades as well as future housing demand over the next 20 years. This Element also assesses the suitability of Lovejoy's housing in meeting resident needs and compares housing demand to growth projections of the Population Element. Given state affordability objectives, the Housing Element also formulates strategies for providing appropriate housing for all segments of Lovejoy's population. Finally, as the market demands variety in dwelling unit size, style, cost, setting and ownership, the available range of Lovejoy housing options is evaluated as well.

The housing inventory considers housing unit type, unit age and condition, owner/renter ratios and housing cost. The source of this data is the U.S. Census, particularly the 2000 Census. Future housing trends are forecasted over a 20-year planning period and are based on local records and the designations of the Future Land Use Map contained in the Land Use Element.

Specific housing topics addressed in this Element are as follows:

*Unit Totals.* In 1980, only 83 housing units were found in Lovejoy (Table H1). In 1990, the number of units rose to 99, a 19 percent increase. The 2000 Census signaled tremendous growth, as the number of units rose by 511 percent in 10 years to a total of 605. Clayton County also experienced growth in housing units between 1990 and 2000. The total number of units in the county increased from 71,926 units in 1990 to 86,461 units in 2000, a 20 percent increase. The number of housing units in the Region rose from 1,052,430 in 1990 to 1,331,264, an increase of 26 percent. This compares to housing growth in Georgia which registered a 24 percent growth rate between 1990 and 2000, expanding from 2,638,418 to 3,281,737 units. Housing growth in Lovejoy greatly exceeded county regional and state growth rates between 1990 and 2000.

*Unit Type.* A range of housing unit types are present in Lovejoy. The 1990 total included 73 detached single family units and 26 mobile homes, that is, manufactured homes. Two units were classified by Census as being "20 to 49 units;" however, neither the numbers nor field surveys support that classification. By 2000, 605 dwelling units were found in Lovejoy, of which 552, some 91 percent, were manufactured homes. The number of detached units declined to 51. Absent from the housing mix in 2000, were duplexes, triplexes, quadruplexes, single family attached units (either townhouse or condominium) and multifamily units (apartments).

Table H4 shows the 1980-2000 housing units by type for Clayton County. Single Family units increased by 26 between 1990 and 2000. In 2000, single family detached units made up 62 percent of the housing stock in the county. The next largest housing unit type was the 3-9 unit multifamily buildings, making up 18 percent of all unit types. In 2000, 3,802 mobile home units were present in Clayton County. Lovejoy accounted for 14.5 percent, even though Lovejoy accounted for only 1.1 percent of the entire County population.

While traditional, single family dwellings dominated the housing mix in 2000, housing unit types in the Region were more diverse than in Lovejoy at the time of the 2000 Census count. Multifamily units comprised one-third of all units, and developments with 50 or more units grew by 149 percent between 1990 and 2000.

**Table H1. Housing Unit by Type: Lovejoy**

Category	1980	1990	2000	Unit Ratio	% Change
TOTAL Housing Units	83	99	605	100%	511%
Single Units (detached)	NA	73	51	8.4%	8%
Single Units (attached)	NA	0	0	0	0%
Double Units	NA	0	0	0	0%
3 to 9 Units	NA	0	0	0	0%
10 to 19 Units	NA	0	0	0	0%
20 to 49 Units	NA	0	2	0.3%	0%
50 or more Units	NA	0	0	0	0%
Mobile Home or Trailer	NA	26	552	91.2%	91%
All Other	NA	0	0	0	0%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

**Table H4. Housing Unit by Type: Clayton County**

Category	1980	1990	2000	2000%
TOTAL Housing Units	NA	71,926	86,461	100%
Single Units (detached)	NA	42,354	53,335	62%
Single Units (attached)	NA	1,856	2,670	3%
Double Units	NA	1,163	1,260	1%
3 to 9 Units	NA	14,141	15,439	18%
10 to 19 Units	NA	6,713	5,322	6%
20 to 49 Units	NA	1,991	1,520	2%
50 or more Units	NA	509	3,046	4%
Mobile Home or Trailer	NA	2,780	3,802	4%
All Other	NA	419	67	0%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

Table H5 shows the 1980-2000 housing units by type for the Atlanta Regional Commission counties. Single family units increased by 37 between 1990 and 2000. A very substantial increase occurred with multifamily units with 50 units or more. This increased by 149 percent between 1990 and 2000. Decreases of 6.0 and 7.0 percent was recorded in housing types featuring multifamily structures containing 10-19 units and 20-49 units, respectively.



**Table H5. Housing Unit by Type: Atlanta Region**

Category	1980	1990	2000	Unit Ratio	% Change 2000 1980
TOTAL Housing Units	NA	1,052,430	1,331,264	100%	26%
Single Units (detached)	NA	613,155	837,702	62.9%	37%
Single Units (attached)	NA	43,128	54,057	4.1%	25%
Double Units	NA	24,934	25,757	1.9%	3%
3 to 9 Units	NA	158,623	172,876	13.0%	9%
10 to 19 Units	NA	106,664	100,511	7.5%	-6%
20 to 49 Units	NA	43,320	40,194	3.0%	-7%
50 or more Units	NA	28,603	71,159	5.3%	149%
Mobile Home or Trailer	NA	26,450	28,496	2.1%	8%
All Other	NA	7,553	512	0.04%	-93%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

Single family detached units comprised the majority of housing units in Georgia in 2000, some 64.2 percent. Manufactured homes ranked second in terms of number of units, accounting for more than 12 percent of the total. Triplexes and multifamily units in buildings having up to nine units per building ranked third, representing some 9.32 percent. All other unit types were represented across Georgia in 2000, indicating a wide range of housing options. Lovejoy, on the other hand, showed concentration in one unit type as manufactured homes accounted for 92 percent of all units. As significant is the lack of housing options in 2000 in the other unit types.

**Table H6. Housing Unit by Type: Georgia**

Category	1980	1990	2000	% Change
TOTAL Housing Units	NA	2,638,418	3,281,737	24%
Single Units (detached)	NA	1,638,847	2,107,317	29%
Single Units (attached)	NA	73,412	94,150	28%
Double Units	NA	89,368	90,370	1%
3 to 9 Units	NA	276,220	305,920	11%
10 to 19 Units	NA	138,876	129,276	-7%
20 to 49 Units	NA	55,704	57,825	4%
50 or more Units	NA	38,103	97,628	156%
Mobile Home or Trailer	NA	305,055	394,938	29%
All Other	NA	22,833	4,313	-81%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

Lovejoy's housing stock has become more diverse since the 2000 Census count. Single family detached units have been added and a small number of mobile homes have been removed from the inventory. Housing construction since the 2000 Census has added a substantial number of town houses and multifamily units. Specifically, 216 detached units, 258 townhouse units and 250 multifamily units have been added. Residential development continues in Lovejoy. This construction will begin to redress the imbalance exhibited in Lovejoy's 2000 housing stock.

Projections of housing units in this Housing Element must be consistent with population projections in the Population Element. Should the housing supply fall short of population projections, residential growth will not be accommodated in Lovejoy. A surplus of units will spell high vacancy rates and revenue losses for builders and apartment management firms. These projections as they relate to housing units are presented below:

**Table H2. Total Households: Lovejoy**

Location	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lovejoy	124	167	211	576	941	2,343	3,863	4,076	4,167	4,226

Source: U.S. Bureau of Census 1980, 1990 and 2000; Woods and Poole, adjusted by Strategic Planning Initiatives LLC.

An average household size of 2.8 persons per household was used to project the 2025 population indicated in Table H3. The dwelling unit projections in Table H2 were based on a density assigned to undeveloped land in Lovejoy and yielded a 2025 dwelling unit total of 3,910. The density was selected based on housing type, as indicated by surrounding development and transportation network. This density, as applied to the acreage of undeveloped land, is expected to produce a 2025 population of 11,468 residents, This total approximates the projected population of 12,121 which was based on local, recent building activity and is reflected in Table H3.

In addition, the projected number of households in Table H2, taken from Table P11 of the Population Element, indicated for 2025 is 4,226 households. This number of households can be accommodated by the projected 4,329 dwelling units in Table H3 as derived by dividing the population total by an average household size of 2.8. This would be associated with a vacancy rate of approximately 2 percent.

**Table H3. Population Projections: Lovejoy**

Year	1980	1985	1990	1995	2000	2001	2002	2003	2004
Building Permit Based	351	561	770	1,633	2,495	2,698	3,928	4,686	5,512
Clayton County Based	351	561	770	1,633	2,495	2,698	3,928	4,686	5,512
Year	2005	2006	2007	2008	2009	2010	2015	2020	2025
Permit Based	6,739	7,956	8,790	9,624	10,458	11,012	11,564	11,841	12,121
Clayton County	6,739	7,733	7,834	7,934	8,035	8,137	8,664	9,209	9,776

Source: U.S. Census, 1980, 1990 and 2000; projections by Strategic Planning Initiatives LLC.

*Age and Condition of Housing.* Information about the age and condition of housing is important to assessing the adequacy of the housing stock. Older units may become dilapidated, signaling a need for rehabilitation or replacement as well as substandard living conditions.

Table H17 shows the number of houses built before 1939 in Lovejoy, Clayton, the Region and Georgia. Interestingly, between 1990 and 2000, the percentage of houses built before 1939 in Lovejoy and Clayton increased 33 percent and 20 percent, respectively. This was not the case for Georgia and the Region as the number of houses built before 1939 decreased by 9 percent and 6 percent, respectively. Loss of such houses is typically due to fire and/or demolition.

**Table H7. Houses Built Before 1939**

1939 or Earlier	1980	1990	2000
Lovejoy	NA	12	16
Clayton	NA	695	836
Georgia	296,662	212,294	192,972
Region	67,051	56,329	52,960

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

Lovejoy recorded 2.64 percent of its units as built prior to 1939 in 2000, somewhat higher than Clayton at .97 percent. Lovejoy's ratio was well below the state which recorded 5.88 percent, indicating a newer and presumably, superior housing stock. Nearly four percent (3.98%) of the Atlanta Region housing units were built prior to 1939. Table H8 indicates the median year residential structures were built. This value for Lovejoy was 1996 in the 2000 Census, well above the median year built for Clayton and Georgia. Importantly, some 724 units have been added since the 2000 census count, meaning that the median year built would be even more recent. Based on the data presented in Table H8, Lovejoy's housing stock is very new.

**Table H8. Median Year Structure Built**

Jurisdiction	Year 1980	Year 1990	Year 2000
Lovejoy	NA	1975	1996
Clayton	NA	1975	1979
Georgia	NA	1973	1980
Atlanta Region	NA	NA	NA

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

According to 1990 Census data, the median year housing structures were built in Lovejoy was 1975, Clayton 1975 and 1973 in Georgia. However, by 2000, median year built was 1996, Clayton 1979 and 1980 Georgia. This evidence of the addition of newer housing units may be accounted for by the dramatic increase in housing units reflected in the 2000 census, 552 of which were manufactured homes.

**Table H9. Housing Units with Plumbing Facilities**

1980	Georgia	Clayton	Lovejoy	Region
Complete plumbing facilities	NA	NA	NA	NA
Lacking complete plumbing facilities	35,769	391	NA	8,527
1990	Georgia	Clayton	Lovejoy	Region
Complete plumbing facilities	2,609,956	71,697	96	1,048,063
Lacking complete plumbing facilities	28,462	229	3	4,357
2000	Georgia	Clayton	Lovejoy	Region
Complete plumbing facilities	3,252,197	86,155	605	1,324,799
Lacking complete plumbing	29,540	306	0	6,465

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

The U.S. Census uses plumbing facilities to evaluate and compare the adequacy of housing in local communities. Lovejoy demonstrates a solid housing stock as in 2000, 100 percent of homes in Lovejoy had indoor plumbing. In Clayton, 0.3 percent did not have plumbing facilities, compared to 0.9 percent in Georgia and 0.5 percent in the Region.

*Owner/Renter Occupancy Ratios.* High owner/renter ratios in a community are thought to indicate a favorable housing supply and are consistent with national average concerning home ownership, Table H10, Occupancy Characteristics Lovejoy. In 1980, 88 of 114 occupied housing units in Lovejoy were occupied by the owners. This represented 77 percent compared to 26 units that were occupied by renters. In 1990, this percent rose to 89 percent, while rental units accounted for only 21 units, or 11 percent. By 2000, 93 percent of all occupied dwelling units were owner-occupied.

By contrast, owner-occupancy levels across Georgia are somewhat lower. In 1980, the rate of homeowner occupancy was only 65 percent; in 1990 it remained at that level and by 2000, the ratio of owner occupied units in Georgia rose to 67 percent. This approximates national levels, but is drastically below ratios in Lovejoy. High homeowner occupancy levels are considered an indication of stability as a common perception is that homeowners remain in place over longer periods, and therefore, are more rooted in their community. This may translate into better property maintenance in communities in which owner occupancies remain high.

*Vacancy Rates.* Another indicator of Lovejoy's housing supply is vacancy rate. Census measures owner and renter vacancy rates. For Lovejoy, the owner vacancy rate was zero (0) in 1990, rising steeply to 7.6 percent in 2000, Table H10 Occupancy Characteristics: Lovejoy. Renter vacancies accounted for 7.6 percent of all renter-occupied units in 1990 and rose dramatically in 2000 to 38.9 percent, nearly four of every 10 units. The abandonment of a mobile home park may have accounted for this surge in vacancy.

Georgia's owner vacancy rate varied little from 1990 when it was recorded as 2.3 to 2000 when it actually decreased to 2.2 percent. Renter vacancy rates improved more significantly, decreasing from 12.3 percent in 1990 to 8.4 percent in 2000.

Compared to state and any reasonable measure, rental vacancy rates in Lovejoy are high. The number of manufacture homes rose dramatically from 1990 to 2000, and could explain the increase as this housing type dominated the housing stock in 2000.

**Table H10.** Occupancy Characteristics: Lovejoy

Category	1980	1990	2000
TOTAL Households	114	184	472
Housing Units Vacant	NA	28	109
Housing Units Owner Occupied	88	163	438
Housing Units Renter Occupied	26	21	58
Owner to Renter Ratio of Vacancy	NA	0	0.97
Owner Vacancy Rate	NA	0%	7.6%
Renter Vacancy Rate	NA	7.6%	38.9%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

**Table H11. Occupancy Characteristics: Clayton County**

Category	1980	1990	2000
TOTAL Households	50,448	65,412	82,272
Housing Units Vacant	NA	6403	4218
Housing Units Owner Occupied	32,461	38,501	49,845
Housing Units Renter Occupied	17,989	27,022	32,398
Owner to Renter Ratio of Vacancy	NA	NA	0.4
Owner Vacancy Rate	NA	NA	1.78
Renter Vacancy Rate	NA	NA	6.46

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

**Table H12. Occupancy Characteristics: Region**

Category	1980	1990	2000
TOTAL Households	676,693	945,175	1,262,401
Housing Units Vacant	NA	107829	69370
Housing Units Owner Occupied	408,918	577,226	810,955
Housing Units Renter Occupied	267,763	367,375	450939,
Owner to Renter Ratio of Vacancy	NA	NA	0.775
Owner Vacancy Rate	NA	NA	1.9%
Renter Vacancy Rate	NA	NA	7.1%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

**Table H13. Occupancy Characteristics Georgia**

Category	1980	1990	2000
TOTAL Households	1,869,754	2,366,615	3,007,678
Housing Units Vacant	NA	271,803	275,368
Housing Units Owner Occupied	1,215,206	1,536,759	2,029,293
Housing Units Renter Occupied	654,548	829,856	977,076
Owner to Renter Ratio of Vacancy	NA	0.32	0.51
Owner Vacancy Rate	NA	2.3%	2.2%
Renter Vacancy Rate	NA	12.3%	8.4%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

*Housing Cost.* Housing cost is obviously tied to affordability for both owner and renter units. In 1990, median housing values in Lovejoy were \$58,600. Median value in 2000 was reported at \$38,400 this was a 34 percent decrease in the median value. Both Clayton and Georgia experienced increases in median value between 1990 and 2000. As the market values manufactured homes well below "conventional" housing, even for similar floor areas, the increase in number of such units explains the precipitous decline in median home values. This conclusion is supported by trends in median housing value reported for Georgia. Housing values rose 209 percent in 1990 over 1980 and values rose 41 percent between 1990 and 2000. This mirrors the trend in most real estate markets, one of steady appreciation. Such appreciation is associated with higher property assessments and higher tax revenues. This is desirable for maintaining a high level of community services. Median housing value data was not compiled for Lovejoy in 1980.

**Table H14. Median Value Housing Units**

	Georgia	Clayton	Lovejoy
Median value 1990	\$70,700	\$69,600	\$58,600
Median value 2000	\$100,600	\$90,900	\$38,400

Source: U.S. Bureau of the Census 2000.

Interestingly, the median value for mobile homes in Lovejoy was higher compared to Clayton and Georgia. Median value for mobile homes in Lovejoy was 10 percent higher than that of the state and 48 percent higher than the county.



**Table H15.** Median Value for Mobile Homes 2000

	<b>Georgia</b>	<b>Clayton</b>	<b>Lovejoy</b>
Median value	\$33,600	\$24,900	\$37,000

Source: U.S. Bureau of the Census 2000.

Given Lovejoy's high owner occupancy rates, particularly in 2000, rental market rates are less significant. Lovejoy's monthly rental rates showed remarkable stability from 1990 to 2000, increasing only 11 percent from \$625 to \$693. This annual rate of 1.1 percent would not keep pace with inflation with most of that period. Meantime, monthly rental rates in Georgia rose 42 percent between 1990 and 2000. The lack of comparability in Lovejoy rental market rates with Georgia rates is likely explained by the influx of manufactured homes, some of which may be rental, into the Lovejoy housing stock.

**Table H16.** Median Rent

	<b>Georgia</b>	<b>Clayton</b>	<b>Lovejoy</b>
Median gross rent 1990	\$433	\$532	\$625
Median rent asked 2000	\$613	\$699	\$693

Source: U.S. Bureau of the Census 1990 and 2000.

#### Home Sales Data

Sales data for the period January 1998 through November 2002 indicate an average sales price of \$241,045 and a median housing value of \$155,000. This far exceeds the value reported by Census for Lovejoy in 2000 which was \$38,400. This apparent discrepancy could be explained by the fact that Lovejoy values dipped sharply in 2000 coincident with a spike in the number of manufactured homes. Home sales data may include only conventional housing, with its attendant higher market value.

**Table H17. Home Sale Lovejoy**

Subdivision	Address	City	Zip Code	Sale Date	Sale Price	Type
N/A	Highway 19/41	Lovejoy	30250	04/15/2003	\$400,000	(R)
N/A	Lovejoy Road	Lovejoy	30250	11/20/2002	\$1,023,800	(R)
N/A	Lovejoy Road	Lovejoy	30250	11/20/2002	\$150,000	(R)
N/A	2087 Lovejoy Road	Lovejoy	30250	09/19/2002	\$235,000	(R)
N/A	Hwy 3	Lovejoy	30250	05/20/2002	\$125,000	(R)
N/A	Lovejoy Road	Lovejoy	30250	04/11/2002	\$295,200	(R)
N/A	Lovejoy Road	Lovejoy	30250	04/11/2002	\$850,000	(R)
Morrow Woods	1742 Stratford Arms Court	Lovejoy	30250	03/28/2002	\$115,000	(R)
N/A	Lovejoy Road	Lovejoy	30250	01/18/2002	\$160,000	(R)
N/A	Hamilton Street	Lovejoy	30250	11/27/2001	\$40,000	(R)
N/A	Hastings Bridge Road	Lovejoy	30250	11/15/2001	\$416,000	(R)
Whoops Bend	1110 Willards Way	Lovejoy	30250	10/26/2001	\$187,900	(N)
Whoops Bend	1108 Willards Way	Lovejoy	30250	10/11/2001	\$187,900	(N)
N/A	11691 Carl Parker Road	Lovejoy	30250	09/28/2001	\$84,000	(R)
N/A	Lovejoy Road	Lovejoy	30250	07/27/2001	\$724,000	(R)
N/A	Lovejoy Road	Lovejoy	30250	05/25/2001	\$224,000	(R)
-	1903 Lovejoy Rd	Lovejoy	30250	07/30/1999	\$188,000	(R)
Tara Glynn	1 Tara Glynn Dr	Lovejoy	30250	02/24/1999	\$96,800	(N)
N/A	2361 Lovejoy Rd	Lovejoy	30250	12/01/1998	\$61,486	
N/A	Talmadge Rd	Lovejoy	30250	09/23/1998	\$16,000	
N/A	Love Joy Rd	Lovejoy	30250	06/12/1998	\$19,000	
N/A	Vacant Land	Lovejoy	30250	05/15/1998	\$25,300	
N/A	Lovejoy Rd	Lovejoy	30250	04/03/1998	\$20,000	
N/A	Hwy 3	Lovejoy	30250	03/27/1998	\$55,000	(R)
N/A	11659 Hastings Bridge Rd	Lovejoy	30250	01/13/1998	\$111,000	(R)

Source: AJC Home Sales, 2003.

### Post 2000 Census Construction Activity

Based on building permits and field surveys, dramatic change have occurred and continue to occur in Lovejoy's housing supply. Not only have approximately 216 single family detached units been added throughout Lovejoy, several townhouse developments, some 258 units, and a multifamily community, comprised of 250 units, have been added since the 2000 Census. The detached product is primarily moderately-prices, but a small number of upscale homes have been built as well. The attached product is more upscale, particularly units in the developing west section of Lovejoy, near the Highway 19/41 commercial corridor.

Table H18. Lovejoy Housing Data through 2003

Subdivision/Street	Zoning	Acreage	Density	# Units
<b>Single Family Units</b>				
Willard's Way	RES	1.62	1.23	2
Lovejoy Road	RES	39.39	3	120
Lovejoy Road	RES	42.91	4.14	177
Kade's Cove	RES	38.65	4.14	160
The Registry@Lovejoy	RES	10.31	6.4	66
Lovejoy Road	RES/PUD	54.15	6.13	332
Lovejoy Road	PUD	12.74	10.43	129
Hastings Bridge Road	ER	9.65	22	212
Hastings Bridge Road	RES	38.52	3.87	150
Hastings Bridge Road	RES	21.37	2	30
Callaway Crossing	RES	5.16	21.5	111
Jasmine Park	RES	3.07	2.6	8
McDonough Road	HI	64.2	3.87	248
Talmadge Road	PUD	8.64	5	43
Talmadge Road	RES	36.09	2	72
<b>Townhouses</b>				
Southfield Townhomes	RES	4.7	10.43	49
<b>Multifamily Units</b>				
Hastings Bridge Road	RM	18.98	10	190
Tara Boulevard	RM	29.7	6.9	205
Lovejoy Road	RM	14	6	84
<b>Mobile Homes</b>				
Bellaire Park	RMH	4.2	20	84

TOTAL		453.07		2,422
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Source: Strategic Planning Initiatives LLC, 2004.

### Ratio of Income to Housing Cost

DCA has established a criterion for measuring the impact of housing costs on household vitality. “Cost burdened” households are defined as households paying more than 30 percent of monthly household income on housing and “Severely cost burdened” is defined as households paying more than 50 percent of monthly household income on housing. As seen in Table H19. Median Gross Rent as a Percentage of Household Income in 1999, the percentage of household income allocated to housing expense by Lovejoy households compares favorably to households in Georgia and Clayton County. Lovejoy households recorded the lowest percentage at 18.1 percent, compared to 24.9 percent for both Georgia and Clayton.

**Table H19.** Median Gross Rent as a Percentage of Household Income

Category	Georgia	Clayton	Lovejoy
Median gross rent as a percentage of household income in 1999	24.9	24.9	18.1

Source: U.S. Bureau of the Census 2000.

**Table H20.** Household Data 2000

	Georgia	Clayton	Lovejoy
Median Household Income	\$42,433	\$42,697	\$40,139
Average Household Size	2.65	2.84	2.66

Source: U.S. Bureau of the Census 2000.

Medium household income is also a measure of the vitality of a household. Lovejoy’s median household income in 2000 was less than that of Clayton County and Georgia. Median household income for Lovejoy was \$40,139, which was 6 and 5 percent lower than the county and the state, respectively. Lovejoy’s average household size, an indication of the number of persons dependent on that income, was comparable to that of the State. Clayton County’s was 7 percent higher.

**Table H21. Average Weekly Wages: Georgia and Clayton**

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Georgia	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Clayton	\$468	\$494	\$522	\$546	\$546	\$549	\$555	\$586	\$611	\$635	\$663

Source: Georgia Department of Labor, 1999.

As an indication of weekly wages in Lovejoy, Clayton wages may be compared to those in Georgia. Clayton wages remained above those in Georgia over the 10-year period from 1989 to 1999. However, the gap narrowed over this period. As housing costs and other living expenses in the Atlanta metropolitan region are generally higher than other locations in Georgia, this trend does not bode well for Clayton residents, including residents of Lovejoy.

#### Commuting Patterns

Tables H22 and H23 present data concerning the commuting patterns of the Lovejoy workforce.

**Table H22. Place of Work State and County Level 2000**

Place of Work	Lovejoy
Total	664
Worked in state of residence:	662
Worked in county of residence	282
Worked outside county of residence	380
Worked outside state of residence	2

Source: U.S. Bureau of the Census 2000.

According to the 2000 Bureau of Census, of the 664 Lovejoy residents who worked, 282 worked in locations in Clayton County and 380 worked outside the County. These values represented 42.5 percent and 57.2 percent of the Lovejoy workforce, respectively. Of the 282 Lovejoy residents that worked in the County, only 31 or 10.9 percent actually worked in Lovejoy. This means that nearly 90 percent, nine out of 10 workers traveled outside their place of residence. The desired “jobs-housing” balance is not be realized in Lovejoy.

**Table H23. Place of Work Lovejoy**

	Lovejoy
Total:	664
Living in a place:	664
Worked in place of residence	31
Worked outside place of residence	633
Not living in a place	0

Source: U.S. Bureau of the Census 2000.

#### Potential Need for Senior Housing

According to Table H25 Social Security Income in 1999 for Households, 18 percent of Lovejoy residents received social security income. This is somewhat higher than Clayton County at 15 percent, but below the level in Georgia recorded as 22 percent and does not indicate a particular concentration of seniors in Lovejoy. Age distribution statistics in Table H26, Percentage of Population by Age Group: Clayton County and Lovejoy also reveal no particular concentration of seniors in Lovejoy with percentages of residents 55 years old and older being below that of Clayton County.

**Table H25.** Social Security Income in 1999 for Households

	Georgia	%	Clayton	%	Lovejoy	%
Total Households	3,007,678	100%	82,272	100%	472	100%
With Social Security income	658,862	22%	12,625	15%	83	18%
No Social Security income	2,348,816	78%	69,647	85%	389	82%

Source: U.S. Bureau of the Census 2000.

**Table H26.** Percentage of Population by Age Group: Clayton County and Lovejoy

Category	1980	1990	2000
Clayton County			
55 –64 Years Old	6%	7%	6%
65 Years and Over	4%	6%	6%
Lovejoy			
55 — 64 Years Old	10%	4%	5%
65 Years and Over	7%	2%	4%

Source: U.S. Bureau of the Census 1980, 1990 and 2000.

### Persons with Special Housing Needs

The Georgia Department of Human Resources does not collect data on such groups as the homeless; victims of domestic violence; migrant farm workers; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS or persons recovering from substance abuse at the city level. Lovejoy residents obtain special needs services from Clayton County. No information is available at the state level and only limited data at the county level. In Clayton County, 522 aids cases were reported between January 1981 and March 2003. This number can be compared to 17, 610 reported in the Atlanta Metropolitan Statistical Area (MSA) and amounts to less than three percent of the total number of cases in the MSA. Clayton households represents 6.6 percent of the regions' households.

Census data presented in Table H27. Public Assistance Income in 1999 indicates the percentage of persons receiving public assistance as a measure of special housing needs, among other services. That ratio in Lovejoy is four percent, marginally above Georgia and Clayton, but not sufficiently high enough to require public programs at the local level.

**Table H27. Public Assistance Income in 1999**

Category	Georgia	%	Clayton	%	Lovejoy	%
Total Households	3,007,678	100%	82,272	100%	472	100%
With public assistance income	87,403	3%	2,409	3%	17	4%
No public assistance income	2,920,275	97%	79,863	97%	455	96%

Source: U.S. Bureau of the Census 2000



**Table H28. Medicaid Recipients and Expenditures by County - FY 2002**

County	Number of Unique Recipients	Net Payments	Payment per Recipient	Estimated 20002 population	% Population Receiving Medicaid	% State Recipient Population Living in County
Clayton	50,319	\$112,108,836	\$2,227.96	246,779	20.39%	3.67%
Cobb	11,037	\$32,241,778	\$2,882.92	631,767	8.57%	3.95%
Dekalb	100,280	\$274,983,242	\$2,742.15	665,133	15.08%	7.32%
Fayette	4,716	\$14,616,483	\$3,099.34	95,542	4.94%	.34%
Fulton	153,517	\$406,600,402	\$2,648.57	816,638	18.80%	11.21%
Gwinnett	55,519	\$140,200,825	\$2,525.28	621,528	8.93%	4.05%
Henry	12,212	\$31,205,178	\$2,555.29	132,581	9.21%	0.89%
Rockdale	9,320	\$25,866,799	\$2,775.41	71,798	12.98%	0.68%
Spalding	13,163	\$39,579,106	\$3,006.77	59,066	22.29%	0.96%

Source: Georgia Department of Community Health State Fiscal Year 2002 Annual Report.

Clayton and Spalding recorded the highest ratios of residents receiving Medicaid among counties in the region. This exceeded even Fulton and DeKalb which, as core urban counties, could have been expected to have recorded the highest levels. This suggests some level of economic stress in the Lovejoy and Clayton County community that is not revealed in other demographics.

#### Housing Demand Based on Family and Household Size

Census data reporting the number of children per household or per family would be instructive as to projections of the need for housing by number of bedrooms and, perhaps, housing type.

Unfortunately, such data are not reported. Only data concerning the percentage of families or households with children under 18 years of age is reported. Inferences may be made based on such data. For example, Lovejoy reported 31 percent of married couple families having children under the age of 18 compared to 25 percent in Georgia and Clayton County. Clayton reported a higher percentage of female households with children under the age of 18 than either Lovejoy or Georgia. These statistics indicate that Lovejoy may have households slightly larger than those in Clayton and Georgia, suggesting that market demand for 3- and 4-bedroom dwelling units may be present in Lovejoy.

**Table H29.** Household Size by Household Type by Presence of Own Children under 18

Indicator	Georgia	%	Clayton	%	Lovejoy	%
Total:	3,007,678	100%	82,272	100%	472	100%
1-person household:	710,098	24%	17,980	22%	75	16%
Male householder	298,689	10%	7,962	10%	42	9%
Female householder	411,409	14%	10,018	12%	33	7%
2-or-more-person household:	2,297,580	76%	64,292	78%	397	84%
Family households:	2,126,360	71%	59,478	72%	374	79%
Married-couple family:	1,579,407	53%	38,179	46%	258	55%
With own children under 18 years	759,345	25%	20,679	25%	146	31%
No own children under 18 years	820,062	27%	17,500	21%	112	24%
Other family:	546,953	18%	21,299	26%	116	25%
Male householder, no wife present:	124,524	4%	4,988	6%	26	6%
With own children under 18 years	60,757	2%	2,454	3%	14	3%
No own children under 18 years	63,767	2%	2,534	3%	12	3%
Female householder, no husband	422,429	14%	16,311	20%	90	19%
With own children under 18 years	250,562	8%	10,901	13%	45	10%
No own children under 18 years	171,867	6%	5,410	7%	45	10%
Nonfamily households:	171,220	6%	4,814	6%	23	5%
Male householder	101,496	3%	2,710	3%	7	1%
Female householder	69,724	2%	2,104	3%	16	3%

Source: U.S. Bureau of the Census 2000.

## HOUSING ASSESSMENT

### *Units by Type*

The number of dwelling units in Lovejoy rose by 511 percent between 1990 and 2000. Of the 605 dwelling units found in Lovejoy in 2000, 552, some 91 percent, were manufactured homes. A flurry of residential development since the 2000 Census has produced a more balanced housing stock, with considerable increases in the number of single family detached, attached and multifamily dwellings. The rate of housing growth in Lovejoy greatly exceeded county, regional and state growth rates between 1900 and 2000.

### *Age and Condition of Housing*

Lovejoy's housing stock is very new compared to Clayton County, the Atlanta Region and Georgia based on median year built. This is consistent with the recent residential growth. The vast majority of dwellings in Georgia have plumbing facilities and this indicator is less of a predictor of relative housing condition than may have been the case in the past. Housing condition is not a problem in Lovejoy.

### *Owner/Renter Occupancy Ratios*

Lovejoy has a history of exceptionally high owner occupancy, 77 percent in 1980, 89 percent in 1990 and 93 percent by 2000. These are well above the state which hover around 65 percent. These levels suggest that Lovejoy is a stable community, and the good housing conditions seemed to confirm this assessment.

### *Vacancy Rates*

Residential vacancy rates are not deemed a concern in Lovejoy despite rates moving dramatically higher in 2000, particularly in the rental market. A vacancy rate of 7.6 percent was recorded in 2000 for owner-occupied units and, 38.9 percent for rental units. This is higher than those found in Georgia which were in the two percent range for owner-occupied units; however, this figure was zero as recently as 1990. Abandonment of a mobile home park is believed to have accounted for the surge in rental unit vacancy.

### *Housing Cost*

The drop in median housing value from 1990 to 2000 is believed to be related to the substantial increase in manufactured homes. Market values for manufactured homes are well below "conventional" housing, even for similar floor areas. Clayton and Georgia experienced increases in median value between 1990 and 2000, consistent with traditional real estate market appreciation that has characterized the Atlanta region. However, these figures

evidence an atypical housing mix in Lovejoy, and coupled with considerably higher values for manufactured homes compared to Clayton and Georgia and development since the 2000 Census, the low cost of housing is somewhat less alarming. That development has tended to be more upscale with some exceptions and further development of housing, both in diverse unit types, but also in the middle, and especially the upper end, market segments, is justified.

Lovejoy's rental rate escalation did not keep pace with Georgia rising at an annual rate of 1.1 percent compared with 4.2 percent. This is not perceived as a concern given Lovejoy's high owner occupancy rates.

#### *Ratio of Income to Housing Cost*

Lovejoy households recorded the lowest percentage of household income allocated to housing expense at 18.1 percent, compared to 24.9 percent for both Georgia and Clayton. "Cost burdened" households are defined as households paying more than 30 percent of monthly household income on housing and "severely cost burdened" is defined as households paying more than 50 percent of monthly household income on housing. Thus, housing costs are very reasonable, and this statistic suggests that higher value homes could actually improve household wealth through increased equity appreciation associated with larger household income percentages tied to housing expenses.

#### *Commuting Patterns*

Of the 282 Lovejoy residents that worked in the County, only 31 or 10.9 percent actually worked in Lovejoy. This means that nearly 90 percent, nine out of 10 workers traveled outside their place of residence. The desired "jobs-housing" balance is not being realized in Lovejoy.

#### *Potential Need for Senior Housing*

Some 18 percent of Lovejoy residents received social security income in 1999. This is somewhat higher than Clayton County at 15 percent, but below the level in Georgia recorded as 22 percent and does not indicate a particular concentration of seniors in Lovejoy. Age distribution statistics in Clayton County and Lovejoy also reveal no particular concentration of seniors in Lovejoy with percentages of residents 55 years old and older being below that of Clayton County.

#### *Persons with Special Housing Needs*

No information concerning special needs services to individuals is available at the city level and only limited data at the county level. One potential indicator is the number of aids

cases, reported as 522 in Clayton County between January 1981 and March 2003. This number represents less than three percent of the total number of cases in the Atlanta Metropolitan Statistical Area. Clayton households represents 6.6 percent of the region's households.

Census data indicates that four percent of Lovejoy's population received public assistance in 1999. That ratio is marginally above Georgia and Clayton, but not sufficiently high enough to require local public programs.

Clayton and Spalding recorded the highest ratios of residents receiving Medicaid in the region, exceeded even Fulton and DeKalb which, as core urban counties, could have been expected to have recorded the highest levels. This suggests some level of economic stress in Lovejoy and Clayton County not revealed in other demographics.

#### *Housing Demand Based on Family and Household Size*

Only data concerning the percentage of families or households with children under 18 years of age are reported by Census. Lovejoy reported 31 percent of married couple families having children under the age of 18 compared to 25 percent in Georgia and Clayton County. Clayton reported a higher percentage of female households with children under the age of 18 than either Lovejoy or Georgia. These statistics indicate that Lovejoy may have households slightly larger than those in Clayton and Georgia, suggesting market demand for 3- and 4-bedroom dwellings.

## HOUSING GOALS AND OBJECTIVES

The State has established a housing goal and objective to guide local housing policy; these are reprinted below:

Housing Goal: To ensure that residents of the state have access to adequate and affordable housing.

Housing Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Lovejoy seeks to address the State housing goal and objective as well as housing goals and objectives indicated in the housing inventory and assessment by establishing the following housing goals and objectives:

Goal: Ensure access to quality housing across the broadest range of housing types, unit sizes, price points and densities the market will bear.

Objective A: Adopt a future land use map and official zoning map that promotes a more diverse housing supply and redresses the imbalance in mobile home units relative to the full range of housing alternatives.

Objective B: Promote a rational distribution and selection of housing densities to offer desirable housing options to the full spectrum of the market.

Objective C: Ensure that housing density capitalizes on the region's public investment in transportation by permitting the fullest range of densities and housing types the market will support.

Objective D: Foster horizontal and vertical mixed-use development in proximity to the planned commuter rail station.

Objective E: Ensure that locations are available for, and zoning regulations permit, life cycle housing options, particularly senior housing.

Goal: Preserve Lovejoy's historic homes and promote quality neighborhoods throughout the city.

Objective F: Preserve the heritage of Lovejoy rooted in the city's historic homes.

Objective G: Investigate architectural standards that will encourage development of mid-range and upscale housing and devise incentives that will foster construction of such options.

Objective H: Foster home ownership in neighborhoods intended for owner occupancy to promote stability.

Objective I: Protect residential property values by ensuring that all common open space and private properties are well maintained.

The following housing strategies are associated with these goals and objectives:

Strategy A: Discourage future development of mobile home communities beyond those in existence and ensure that the Future Land Use Map and Official Zoning Map offer locations for single family detached, single family attached and multifamily dwellings.

Strategy B: Designate land on the Future Land Use Map at densities appropriate to the context, infrastructure, including street network, and ensure that zoning decisions are guided by these designations.

Strategy C: Designate land within close proximity to the planned commuter rail station as mid and high density on the Future Land Use Map and devise incentives packages, including regulatory incentives, that promote such densities.

Strategy D: Revise the Zoning Ordinance to ensure that mixed use is permitted within individual zoning districts as well as within individual structures.

Strategy E: Maintain an abundance of land designated in various residential densities on the Future Land Use Map, and ensure that zoning districts accommodate housing options across the full range of the market.

Strategy F: Pursue an inventory of historic homes aimed at creation of an historic district and seek funding for restoration of historic structures.

Strategy G: Consider adoption of architectural design standards that mandate high quality construction and preservation of greenspace in exchange for small lot development.

Strategy H: Consider adoption of ordinances capping the ratio of single family attached units in future townhouse developments that may be rented and require that such caps be incorporated into the covenants.

Strategy I: Mandate homeowners associations for all new residential development.



## LAND USE ELEMENT

### Introduction

Land use is simply what activities take place on the “land.” Land use focuses on how such activities as residential, commercial and industrial uses are distributed around Lovejoy. The arrangement of land uses depends on a number of factors, most associated with public improvements such as roads and water and sewer service. These improvements generate demand for development as only low density uses such as agriculture, forestry and low density, large lot residential uses can be developed in areas sparsely served by such infrastructure. As access improvements and sanitary sewer services arrive, more intense land uses can occur. Market demand generates the necessity of the improvements and can also fund these public investments. Urbanized centers demand the most from public facilities and services and the level of services can be used to determine the appropriate intensity of development.

Land use is about the type, intensity and distribution of development and the pattern of development of a community is determined by these development characteristics. The pattern of development which formed Lovejoy will be examined as well as future patterns that can be supported by public policy, infrastructure, capacity of the land and market demand.

## Land Use Element

The Land Use Element presents information about development patterns in Lovejoy. The location and extent of various land uses are described and mapped. The Element also relates the current pattern to growth in the economic and housing sectors as future growth must be accommodated on the ground. An assessment of that future growth is included to ensure that projected growth can be accommodated.

Lovejoy's historical development pattern consisted of limited residential development on surprisingly small lots in close proximity to a small town center which offered few retail services. Local employment was based there in conjunction with commercial and industrial establishments along the rail line. The rural nature of the community meant that other residential uses in relatively close proximity were established on larger lots, and those supporting agricultural uses, on very substantial lots. Small farmsteads were interspersed among these uses.

Subsequent to this historic pattern has been more dense residential development both in and just outside the city limits consisting of very extensive manufactured home communities. Limited traditional subdivision activity has also occurred. More recently, new subdivisions have been developed in the eastern and western, across Highway 19/41, portions of Lovejoy. Both townhouse and multifamily development has also occurred in these locations. This development has triggered sales by long term residents on adjacent properties which were originally developed on very large lots. It is reasonable to expect further density increases as such properties are acquired, assembled and re-platted in smaller lot subdivisions or other residential use.

More recent commercial development has occurred along Highway 19/41, both in Lovejoy and immediately north of the city, rather than expansion of the traditional town center. Market demand is heightened on this regional arterial which conveys substantial traffic volumes between Atlanta and Griffin. Both residential and commercial development will be spurred by initiation of commuter rail service. Lovejoy will be the southern terminus of this service, and in conjunction with the arterial access provided by U.S. 19/41 and strengthening residential and commercial demand along this corridor, the rail station is expected to become the focus of substantial growth.

Industrial development in Lovejoy has remained in the town center, and while this use has not expanded significantly, industrial activities occur on a substantial amount of land within the traditional town center.

#### Development Density, Intensity and Acreage in Each Use

One characteristic that distinguishes single family neighborhoods from multifamily neighborhoods is density, a measure of the number of units on a given area of land, usually expressed as units per acre. Residential density in single family detached developments in Lovejoy is approximately 1.2 units per acre established on 220.7 acres. This density is skewed by the presence of individual dwellings on very large lots, including one 36-acre tract and one 21-acre tract; recent development densities are in the range of 5-6 dwelling units per acre. Single family attached developments have been established at an approximate density of 12 units per acre on approximately 27.9 acres. The density for multifamily communities is 10 units per acre, and density in the mobile home neighborhoods is approximately 4.3 units per acre. Multifamily development occupies 23.45 acres and mobile home development 97.39 acres.

Development intensity in Lovejoy's commercial and industrial properties has been low. No multistory construction is present, and while a number of industrial uses are established on parcels that could accommodate added construction, substantial partially developed tracts are the exception in this use category.

#### Land Use Categories

In addition to the three land uses mentioned above, residential, commercial and industrial, several other categories are used to differentiate among land uses. These are Public/Institutional, Transportation/Communication/Utilities, Park/Recreation/Conservation, Agriculture, Forestry and Undeveloped. Residential land use in Lovejoy is further characterized as Single Family Detached, Single Family Attached, Multifamily and

Manufactured (also referred to as mobile) Homes. Similarly, the industrial land uses consist of Light Industrial and Heavy Industrial categories. These land use categories will be adopted and reflected on the Future Land Use Map; each is defined below:

**Residential.** Residential land uses are defined by housing type which also bears a relationship to density. Single Family Detached uses represent the lowest density and are established on building lots ranging from one-fifth of an acre to more than one acre. Single Family Attached and Multifamily uses record approximately the same density although multifamily projects tend to be developed at a higher density. Services such as street networks, utilities and transit are more heavily used in higher density areas. As a result, planning and developing such services in multifamily areas must account for the greater system loads associated with higher density. Manufactured Home developments are single story and reach a density between the detached and attached dwelling types, with individual units generally established on 2,400 to 3,200-square foot lots. Dwellings dominate land use in the residential category although customary uses in these districts include places of worship, schools and parks. The Future Land Use Map differentiates between single family detached, townhouse, manufactured and multifamily units.

**Commercial.** Commercial uses consist of non-industrial business uses, including retail sales, office, service and entertainment facilities. Hotels, restaurants, shopping centers, offices, banks, automotive repair shops and dry cleaners are examples of commercial land uses. In Lovejoy, the commercial uses are located in single story structures. Development intensity depends on the size of individual structures, although surface parking needs tend to limit the building coverage of commercial sites.

**Light Industrial.** The light industrial category consists of land dedicated to warehousing and wholesale trade facilities and “clean” manufacturing facilities. The category is differentiated from Heavy Industrial not by lot coverage and size of structures, rather by the limited impacts of activities conducted on the site compared to heavy industrial uses.

**Heavy Industrial.** This category includes processing plants, factories, mining or mineral extraction activities, landfills and similar uses. Potential impacts of these uses normally

excludes their establishment near residential uses in particular, but a range of other uses as well.

**Public/Institutional.** The public/institutional land use category includes state, federal and local government uses and institutional land uses. Government uses include city halls, police and fire stations, libraries, prisons, post offices, schools and military installations. Institutional land uses also include colleges, churches, cemeteries and hospitals.

**Transportation/Communication/Utilities.** This "TCU" category includes such uses as major transportation routes, public transit stations, electrical power plants and substations, railroad facilities, radio towers, water and sewer plants and facilities, airports, port facilities and similar uses.

**Park/Recreation/Conservation.** Park/Recreation/Conservation land uses include "active" recreation, that is, ball fields, courts and swimming, among others, and "passive" recreation, including trails, picnic areas and natural habitats. PRC lands may be either publicly or privately owned and also include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses and recreation centers.

**Agriculture.** Agricultural land is dedicated to farming, for example, crop fields, feed lots, pastures, farmsteads, specialty farms and livestock production or similar rural uses.

**Forestry.** This land use category encompasses commercial timber or pulpwood production and similar rural uses such as woodlands.

**Undeveloped.** This category represents uses on land that has never been developed and land that has been developed, but has since been abandoned. The category also includes vacant portions of residential subdivisions or industrial parks and water bodies.

#### Existing Land Use Map

The Existing Land Use Map provides information about activities that now exist on various properties throughout Lovejoy. This Map is a graphic depiction of the location and extent of the above land uses and is a "current conditions" document. The Existing Land Use Map defines the development pattern in the city and the amount of land occupied by each land

use. Such information is vital to projecting future land use patterns and the need for land in various use categories to accommodate projected development. For example, should market analyses indicate that retailing, "commercial land uses," represent future development, land designated for commercial development must be available.

The Existing Land Use Map also conveys information about the geographic relationship of individual land uses to surrounding land uses and to transportation networks. Surrounding land uses and transportation networks influence the character of future development.

An important aspect of the Existing Land Use Map is identification of undeveloped property which is expected to be developed. Land must be available in parcel sizes and at locations that meet the needs of the market. The Map facilitates understanding by the City of Lovejoy of the amount of land developed in each use category. This information is presented below and is essential in anticipating the capacity of Lovejoy's land resource to accommodate projected development. This information also enables the City to appropriately plan the location of future growth.

**Table LU1.** Lovejoy's Existing Land Use Pattern

Land Use Category	Acreage	Percentage
Residential	369.4	25.0%
Single Family Detached	220.7	15.0%
Single Family Attached	27.9	1.9%
Multifamily	23.4	1.6%
Manufactured	97.4	6.6%
Commercial	56.5	3.8%
Light Industrial	275.9	18.7%
Heavy Industrial	8.5	0.6%
Public/Institutional	39.2	2.7%
Transportation/Communication/Utilities	1.0	0.1%
Parks/Recreation/Conservation	6.6	0.4%
Agriculture/Forestry	197.1	13.4%
Undeveloped	521.7	35.3%
TOTAL	1,475.9	100%

Source: Keck and Wood, 2004.

The total land area of Lovejoy is 2.33 square miles, approximately 1,475 acres. Lovejoy is and will continue to be a “bedroom” community. Accordingly, residential uses are the dominant use, comprising 25 percent of the total land area of Lovejoy, some 369.4 acres. Of that total, 97.4 acres are developed as mobile home communities.

Undeveloped land comprises 35.3 percent of the total, representing the potential for substantial growth while considering the present rural character and abundant greenspace. Some 18.7 percent of Lovejoy consists of “Light Industrial” land. This would ordinarily suggest a strong industrial base; however, this acreage includes the Clayton County Landfill.

Relatively few jobs are provided by this use and little capital investment is represented by the Landfill. A sizeable amount of land is recorded as "Agriculture/Forestry." In this urbanizing setting, much of this 197.05 acres comprising 13.4 percent of the total is expected to be developed in variety of uses, primarily residential. Parks, Recreation and Conservation areas comprise 6.64 acres in Lovejoy.

#### Existing Land Use Assessment

The Georgia Department of Community Affairs has established standards for an assessment of existing land use. These standards (shown in italics), and their application to Lovejoy, are presented below to facilitate review of the Plan by Atlanta Regional Commission and the Georgia Department of Community Affairs.

*Historical factors that have led to current development patterns, to the extent they can be identified such as the construction of major public transportation facilities, water and sewer facilities, and other community facilities; annexations; large-scale private land developments, and purchases of land for open space, parks and recreation purposes.*

Most notable in the development of Lovejoy beyond the early settlement of a core area and surrounding agricultural land uses is construction of Highway 19/41, a regional arterial linking Atlanta to Griffin and passing through Lovejoy. This has propelled housing construction as residents may access regional employment and shopping destinations, and promises substantial commercial growth based on the market this arterial supplies. In addition, provision of water and sanitary sewer capacity by the Clayton County Water and Sewer Authority, and the ownership of land by CCWA, has led to recent subdivision development and will foster development of additional vacant tracts.

*Land use patterns and densities as they relate to the provision of infrastructure improvements, including identification of any areas where rapid development threatens to outpace infrastructure capacity; or areas where existing infrastructure capacity exists.*

Residential densities being achieved in Lovejoy would not be possible in the absence of public



sanitary sewer service, particularly the capacity generated by a regional system such as CCWA affords. Market demand for housing is also influenced by proximity to Highway 19/41, without which the service upgrades to the water and sewer system would not be required. Both public services are available throughout Lovejoy given its compact size. The land use pattern has tended to locate lower density housing within the "older" section of the city, that is, east of Highway 19/41. However, housing of a higher density as defined in Lovejoy is found in the older section as well. Recent residential development west of 19/41 has tended to be higher density. Individual owner objectives appear to dictate density more than factors such as transportation network and public sewer.

*Blighted areas, areas in need of redevelopment, and transitional areas undergoing shifts in predominant land use; including: (1) business districts that are experiencing loss of retail, office, and related residential activity; (2) residential areas where dwelling units are in a marked state of deterioration or dilapidation; and (3) industrial areas where plants and facilities are abandoned, idled, or underused and the sites themselves are environmentally contaminated and must be remediated before they can be reused.*

Blighted residential areas are not found in Lovejoy with the single exception of an abandoned manufactured home community which is planned for redevelopment. This judgment is based on the "median year built" information contained in the Housing Element and field surveys. This approximately 10-acre property is expected to be redeveloped by the private market in low density residential use.

Limited industrial areas are found in Lovejoy. A number of properties may be considered underutilized. The location of these within the town center and separated from Highway 19/41 by residential districts, coupled with the limited acreage involved and the lack of rail sidings to effect economies on individual sites, appears to diminish the importance of addressing such underutilization.

The town center commercial core does not appear to have been adequate to support more than Lovejoy's 1980 population, and rather than being blighted, has simply never developed at a level appropriate to recent population totals. Market forces and transportation infrastructure, in combination with the lack of a substantial historic business district, preclude characterization of the early business district as experiencing a loss of retail.

*Environmentally sensitive or locally valued land and resources identified in the natural and cultural resources element as being unsuitable for development or in need of special protection or management practices.*

No significant environmentally sensitive or locally valued land and resources has been identified in the Natural and Cultural Resources Element. Sites having such areas in need of special protection or management practices can be developed with such areas preserved as greenspace.

*Problems with existing development patterns, reflected in extensive single-use districts, strip commercial development, and "leap-frog" development remote from urban centers and public infrastructure (or other common indicators of inefficient use of land and community facilities) that may be addressed through changes in local policy on location of land uses, provision of infrastructure, etc.*

"Problems" identified in the Plan requirements, that is, extensive single-use districts, strip commercial development, and "leap-frog" development remote from urban centers, can each be used to characterize Lovejoy. However, these characteristics describe urban centers throughout the region. While Lovejoy is not a free-standing center, few centers in the region can claim such status, and public infrastructure is available throughout the city.

Solutions indicated such as "changes in local policy on location of land uses or provision of infrastructure" do not actually pertain to Lovejoy. The city is a compact 2.33 square miles. Commercial development is being actively sought along a regional arterial. This action will reduce the city's dependence on remote consumer services and will provide local employment. Residential development on undeveloped tracts will increase the efficiency of local services and infrastructure provision. The limited size of the city limits indicates that

future development will be within this compact center, as opposed to along distant utility runs characterizing larger or more remote jurisdictions.

From the City's point of view, the characteristics of this urban center, though not free-standing, are not problems. These characteristics simply describe a community with a set of preferences and challenges different from the perspective of approaches that emphasize mixed use districts, compact commercial settings focused on a traditional town center and urban development concentrated within one urban center.

*Evaluation of the community's opportunities for encouraging infill development in areas where infrastructure and services are available versus expanding infrastructure and services into new areas, including consideration of Traditional Neighborhood Development (TND) and other compact forms of urban development.*

Lovejoy has significant opportunities for encouraging infill development in areas where infrastructure and services are available. The existing compact nature of the city, both a lack of interest in annexation and legislative prohibitions on such expansion, and the universal availability of infrastructure and services indicate that Lovejoy's future development pattern will be infill development. As the city experiences a conversion of former rural land to urban use, albeit at moderate densities and intensities, such growth will be geographically confined to the historic city limits.

The Traditional Neighborhood Development pattern is not a "cure all" for every community. Many suburban residents continue to demonstrate a preference for single use districts, particularly residential districts, and more spacious development settings. The oldest section of the city are focused on a very limited town center. Given the market opportunities represented along a regional arterial, that is, Highway 19/41, the potential for enlarging the old town center on which pedestrian models and other concepts of the TND model depends are unlikely. The market reflects consumer preferences which may be at odds with such planning models, but represents a reality addressed by the current development model being driven by market demand.

*Local development policies that could affect future land use patterns, such as zoning, land*

*development regulations, and locational policies applicable to various types, densities and intensities of land uses.*

Lovejoy maintains a zoning ordinance and promotes public policy that facilitates establishment of a range of housing options atypical of many urban centers in the Region. Low density residential, moderate density detached residential, townhouse development, multifamily development and extensive mobile home communities found throughout Lovejoy are not typical of these centers. Rather, many are characterized as exclusive enclaves of single family detached dwelling districts, with very limited options for alternate dwelling types. Mobile or manufactured homes are effectively excluded from many jurisdictions in the Region.

Locational policies in Lovejoy, many of which are in reality responses to market demand and owner objectives, have tended to place higher density residential development in appropriate proximity to regional transportation networks. Most, though not all, moderate density housing has direct access to collector streets feeding conveniently to Highway 19/41.

Future commercial development which is scheduled to occur primarily on raw land rather than an intensification of existing centers is appropriately located on that regional arterial. This is very likely to be "strip" commercial development although an argument can be made that the new commercial center established along 19/41, including development at the city limits in Clayton County, represents "nodal" development. This is particularly plausible as land in northern Henry County is either not developing or is not supported by an urban center that could spur development along the "four lane." The intensity will be consistent with one-story shopping center development as the market for multistory structures, given the current availability of land and the distance from any significant urban center, must be characterized as weak.

### Assessment of Current and Future Needs

The Future Land Use Map portrays land use patterns and configurations thought to best reflect future market demand for various land uses. These land use patterns and configurations must also present an efficient utilization of Lovejoy's land resource, conform to plans for infrastructure improvements, and be consistent with goals and objectives of the Comprehensive Plan.

### Projection of Future Land Use Needs

A projection of future land use needs, by land use category, must include an analysis of the amount of land needed to accommodate the projected population and economic growth of the community and the continuing need for protection of natural and cultural resource uses, including the estimated gross acreage needed for each land use category. An analysis of land use follows:

**Residential.** Future demand for residential land uses are estimated on the basis of the population projections developed within the Population Element. The residential land use projections include information about the assumptions of net densities that have been applied.

Fully one-quarter of all land in Lovejoy is developed in residential use. Considering that nearly one-third of all land is undeveloped, and over 13 percent is held in agricultural or forestry use, the potential for further residential growth is substantial. Of course, a sizeable portion of the undeveloped land is found along Highway 19/41 and can be expected to be developed in commercial use.

The Population Element projects a 2025 population of 12,121. The Future Land Use Map indicates that 386.47 acres will be developed in single family detached uses. The Map indicates 57.7 acres in multifamily use (includes single family attached "for sale" and multifamily "for rent"). Manufactured housing units are estimated at 84 units encompassing 20 acres. The total number of dwelling units, associated density and household size has been used to project Lovejoy's population through 2025. Projections by subdivision or street location are reflected in Table LU2.

Table LU2. Lovejoy Housing Data, 2004 - 2025

Subdivision/Street	Zoning	Acreage	Density	# Units
<b>Single Family Units</b>				
Willard's Way	RES	1.62	1.23	2
Lovejoy Road	RES	39.39	3	120
Lovejoy Road	RES	42.91	4.14	177
Kade's Cove	RES	38.65	4.14	160
The Registry@Lovejoy	RES	10.31	6.4	66
Lovejoy Road	RES/PUD	54.15	6.13	332
Lovejoy Road	PUD	12.74	10.43	129
Hastings Bridge Road	ER	9.65	22	212
Hastings Bridge Road	RES	38.52	3.87	150
Hastings Bridge Road	RES	21.37	2	30
Callaway Crossing	RES	5.16	21.5	111
Jasmine Park	RES	3.07	2.6	8
McDonough Road	HI	64.2	3.87	248
Talmadge Road	PUD	8.64	5	43
Talmadge Road	RES	36.09	2	72
<b>Townhouses</b>				
Southfield Townhomes	RES	4.7	10.43	49
<b>Multifamily Units</b>				
Hastings Bridge Road	RM	14	10	140
Tara Boulevard	RM	29.7	6.9	205

Lovejoy Road	RM	14.0	6	84
<b>Mobile Homes</b>				
Bellaire Park	RMH	4.2	20	84
<b>TOTAL</b>		<b>453.07</b>		<b>2,422</b>

Source: Strategic Planning Initiatives LLC, 2004.

Commercial and Industrial. Future needs for commercial and industrial land uses must be estimated on the basis of projections of economic activity developed within the Economic Development Element.

Undeveloped land designated on the Future Land Use Map as commercial totals some 130 acres. This is found primarily along Highway 19/41. A floor area ratio of 0.25 is appropriate for the Lovejoy setting. Application of employee ratios indicates employment in the retail sector of 5,663, over several shifts, associated with new commercial development. Initiation of commuter rail is expected to drive most of this construction over the next five to seven years.

Industrial uses are expected to undergo a mild expansion, primarily through a more extensive utilization of properties already in active industrial use. Accordingly, the Future Land Use Map will not reflect a substantial gain in land designated as industrial relative to the Existing Land Use Map. The future economic base of Lovejoy lies in commercial development.

Approximately 100 acres of the Clayton County Landfill is closed, having reached capacity. A 200-foot buffer is maintained on the perimeter, and further acreage is absorbed in cover dirt and debris storage, as well as areas required to accept waste hauled to the Landfill daily. Clayton County operators conservatively estimate the useful life of the Landfill as 20 years.

## Land Uses Other than Residential, Commercial, and Industrial

Parks/Recreation/Conservation. Lovejoy has no public parks within the city limits, although a 6.64-acre greenspace adjoins Lovejoy Regional Park. Lovejoy residents enjoy convenient access to this Regional Park, owned and operated by Clayton County. This 33-acre park is located just west of the city limits at McDonough Road and features such amenities such as eight (8) soccer fields, eight (8) tennis courts, nine (9) athletic fields, two (2) walking tracks and playground equipment. This combination of active recreation facilities and the park acreage supplemented by 6.64 acres of greenspace within Lovejoy allocated at a ratio of 5 acres per 1,000 residents is expected to satisfy Lovejoy's parkland needs through 2006. Lovejoy will identify suitable land based on wetland and floodplain acreage to supplement Lovejoy Regional Park, thereafter.

## Articulation of Community Goals and an Associated Implementation Program

The City of Lovejoy Community Vision is based on the aspirations of the community as shaped by elected officials and as conveyed informally by their constituents. Such communications are typical of small towns in which many encounters are face to face. Lovejoy supplemented this communication with a survey that sought feedback on a number of policy matters concerning future growth. Survey results are presented in the appendix section of this Plan.

The Community Vision embraces aggressive growth in the residential and commercial sectors. This growth has been accommodated by public investment in transportation and water and sewer facilities and is directed primarily by the property zoning process which will implement the Future Land Use Map. Further, site specific infrastructure improvements will be accomplished by private developers as the needs and impacts of individual projects become apparent.

## Future Land Use Map

The Future Land Use Map identifies the location, distribution and characteristics of proposed land uses, including an indication of development density and intensity. Density pertains to residential development and is indicated by the number of units per acre as influenced by the character or type of units being proposed; development intensity refers to commercial and



industrial development and is also indicated by the character of development proposed. For example, Light Industrial uses are often less intense than Heavy Industrial uses.

The Future Land Use Map depicts the distribution of the eight land uses throughout Lovejoy. This Map represents the anticipated future pattern of land use based on historical land use, trends identified in this Plan and a projection of land use in the future. The Map is an indispensable tool in controlling future land use, particularly through zoning, as it guides the decisions of Lovejoy officials in infrastructure and utility provision as well as zoning decisions. The Future Land Use Map appears in the Map section of this Plan.

A comparison of acreage totals for existing land use and future land use confirms a trend toward commercial conversion of residential land, and suggests a number of policy directions endorsed in this Plan. The comparison is also evidence of Lovejoy's semi-rural past as well as the dynamic development environment characterizing future Lovejoy.

**Table LU3. Lovejoy's Future Land Use Pattern**

Land Use Category	Acreage	Percentage
Residential	551.9	37.4%
Single Family Detached	416.0	28.2%
Single Family Attached	67.8	4.6%
Multifamily	116.6	7.9%
Manufactured	117.4	7.9%
Commercial	226.2	15.3%
Light Industrial	18.8	1.3%
Heavy Industrial	383.8	26.0%
Public/Institutional	39.2	2.6%
Transportation/Communication/Utilities	11.5	0.8%
Parks/Recreation/Conservation	6.6	0.5%
Agriculture/Forestry	6.3	0.4%
Undeveloped	63.6	4.3%
TOTAL	1,473.7	100%

Source: Keck and Wood, 2004.

Residential land use is projected to increase from 25 percent of the total to 37.4 percent, with significant expansions in each dwelling type except manufactured dwellings. Commercial development gains nearly 170 acres and comprises 15.3 percent of the total acreage on the Future Land Use Map. Light industrial appears to decrease tremendously; however, the Clayton County Landfill was designated as Light Industrial on the Existing Land Use Map and is designated as Heavy Industrial on the Future Land Use Map. This reclassification also explains the Heavy Industrial acreage expansion. Very significantly, undeveloped land declines from 521.7 acres, 35.4 percent of the total, to 63.6, just 4.3 percent. Agricultural land falls to the lowest portion of the total, at 6.3 acres or 0.4 percent.

## Future Land Use Narrative

The Georgia Department of Community Affairs establishes standards for preparation of a Future Land Use Narrative. This narrative describes the policies driving land use patterns indicated on the Future Land Use Map. Many of these policies are incorporated into the purposes of the Zoning Ordinance, the primary tool used to implement the Plan and Future Land Use Map. These DCA standards (shown in italics), and their application to Lovejoy, are presented below to facilitate review of the Plan by Atlanta Regional Commission and the Department.

*Geographic areas within the community proposed to receive particular types of growth.*

As stated, the majority of commercial development is expected to locate along the frontages of Highway 19/41. This is consistent with the transportation infrastructure, traffic volumes supporting the market such new development is expected to serve, established commercial uses adjoining Lovejoy in unincorporated Clayton County and relatively higher density residential developments being established to the rear of Highway 19/41 commercial uses. The latter will supplement retail demand. This development focus is expected to sharpen with initiation of regional commuter rail service at the station proposed on 19/41 at McDonough Road.

Lovejoy is expected to experience only a moderate expansion of industrial uses as no "industrial park" development is planned and few sites are available that would be isolated from residential uses. Such expansion is expected within the confines of existing industrial sites. The size of the industrial component in total acreage is misleading as the Clayton County Landfill, is located within the Lovejoy city limits and is included in this total. While designated as industrial, this use is not an economic generator in the sense that similar acreages might be in other industrial categories such as manufacturing. In addition, the impact on services and employment moving forward is flat since only a certain percentage of the landfill is active at any given time. Accordingly, the impact of future industrial development on the Lovejoy economy and community is considered slight. Only 27.3 industrial acres are found outside the Landfill.

Planned commuter rail featuring a station at Highway 19/41 and Hastings Bridge Road is expected to significantly impact the density and intensity of development in Lovejoy. Higher density residential development, including a mixed-use development on adjacent, vacant land east of the station site is projected. Commercial development is expected to accelerate and achieve a higher intensity as a result of the initiation of commuter rail service.

Although a considerable amount of land will be absorbed by surface parking for 400 vehicles, the pedestrian character of development adjoining the station will distinguish the “transit-oriented development” from development occurring in nearby portions of Lovejoy and Clayton County.

*Areas likely to be annexed by the local government within the planning period.*

While property has been annexed in recent years, this has been limited. Lovejoy faces significant obstacles to growth through annexation of territory. The Clayton County Landfill confines municipal expansion to the east. Henry County effectively limits expansion to the south, and properties owned and planned for regional waste water facilities northeast of Lovejoy and owned by CCWA also preclude expansion. Importantly, commercial districts to the north along Highway 19/41 in unincorporated Clayton have already developed. As an urban County, Clayton County and the Water and Sewer Authority provide a sophisticated level of public services. Not only are business owners reluctant to annex into municipalities once development has occurred, counties typically guard against any loss of control or revenues. Lovejoy will depend on the County for provision of many public services, significantly police and fire services, to accommodate the commercial development projected within the city limits. Local development strategies accordingly, rely on densification and intensification of development largely through infill on scattered undeveloped tracts within the current city limits.

*The timing or sequencing of any infrastructure improvements needed to support desired growth patterns.*

As noted, water and sewer capacity have been made available throughout Lovejoy by CCWA.

Further main extensions, and capacity enhancements such as at lift stations, are normally accomplished by private developers and this will be the case in Lovejoy. These improvements will come on line as properties develop.

A substantial residential development is proposed for Lovejoy Road from the Henry County line northward. Sewer capacity upgrades will be accomplished by the developer. In addition, Lovejoy Road will be widened to a three-lane section to link the new development with 19/41. No other infrastructure improvements are planned within the 5-year period of the Short Term Work Program.

*Areas identified by the local government as critical and sensitive areas and areas subject to natural hazards, such as flooding, high winds, unstable soils or wildfires etc.*

No significant environmentally sensitive areas have been identified in Lovejoy. Minor floodplains may restrict the density and location of development. These areas will be identified on the Future Land Use Map.

*The land use element must consider any designated or nominated Regionally Important Resource wholly or partially within the local government jurisdiction.*

No Regionally Important Resources are found in Lovejoy.

*Areas containing sites, buildings or areas of local architectural, cultural, historic, or archaeological interest.*

No sites, buildings or areas of local architectural, cultural, historic or archaeological interest have been identified in Lovejoy.

*Alternative land use patterns considered to provide for the community's future needs, including Traditional Neighborhood Development (TND), or other forms of compact urban development.*

Lovejoy is a suburban community in which lifestyle choices reflected in recent construction

continue this suburban pattern featuring relatively large lots and a segregation of land uses. Aside from a very small historic core of housing, no desire for TND patterns which may be appropriate for other urban centers is evident.

*Areas where significant transitions from one land use to another are expected or planned to occur.*

Lovejoy is characterized by a developing commercial corridor along Highway 19/41 with the majority of the remaining land devoted to residential use. Land west of 19/41 is redeveloping at substantially greater densities than the limited residential development that historically occurred. Accordingly, most of the construction is new and is developing within sight of the commercial corridor. Land east of 19/41 is situated nearer the historic town center.

*Areas proposed for redevelopment or designated for the future preparation of area plans or master plans, such as central business districts, neighborhoods or transportation corridors.*

No areas are proposed for redevelopment as most development is expected to occur on undeveloped tracts. Lovejoy's leaders expect remaining undeveloped tracts in Lovejoy's eastern and western residential districts to be developed in single family and multifamily densities. The Zoning Ordinance and conditions assigned to rezoning approvals will be employed to shape new development in these districts as well as commercial development along Highway 19/41.

*Other factors expected to influence growth patterns within the local jurisdiction, including significant developments within or in close proximity to the jurisdiction; private sector initiatives; and land ownership patterns.*

Significant retail development has been proposed on large tracts within the Lovejoy city limits. "Big box" retail is anticipated on the west frontage of Highway 19/41 at Lovejoy Road. This development will generate spin off retail on both frontages of 19/41, perhaps, along the entire stretch of Lovejoy city limits on this commercial artery. New commercial development and the location of the Lovejoy Commuter Rail Station will reinforce the development node

at Hastings Bridge Road and 19/41, and growing retail and commercial services will also generate and accelerate residential development throughout Lovejoy.

Land ownership patterns are expected to move from long-held, sizeable tracts, ranging from 6-39 acres, to individual building lots as new residential subdivisions are platted. A number of tracts will continue in single ownership, although the principals involved could change. The latter circumstance describes the process of future multifamily development. This evolving ownership has characterized Lovejoy's development pattern over the past several years.

*The type, location and quality of rural, agricultural or forest lands.*

As a formerly rural community, scattered pockets of agricultural and forested properties are found throughout Lovejoy. A limited number of farmsteads and timber lands are expected to remain throughout the period of the Plan. However, development has encroached upon owners of such properties, impacting traditional lifestyles. Whether such change or market forces have displaced these owners cannot be ascertained. These forces have yielded opportunities for relatively explosive residential development that is projected to continue.

*Local development policies to be adopted or amended to allow or promote alternative development patterns including flexible street standards, zoning to allow a variety of housing options, mixed land uses, etc.*

Traditional development patterns dominate Lovejoy's recent development, indicating that the market for alternate development patterns is apparently absent. Perhaps, households seeking locations in Lovejoy prefer such patterns which continue to characterize the overwhelming majority of communities in rural and suburban locales.

#### Analysis of Plans of Adjoining Jurisdictions

Given Lovejoy's adjacency to Henry County in particular, plans of surrounding jurisdictions can significantly impact Lovejoy. Clayton County forms the remaining boundary with Lovejoy. The plans of each county are summarized below:

#### Clayton County

Clayton County utilizes 16 land use classifications, including low density residential, medium density residential, high density residential, mobile homes, office/professional, commercial, light industrial, manufacturing/distribution, heavy industrial, public buildings/schools, quasi-public buildings, cemeteries, public/private parks, agricultural, transportation/communication/ utility and vacant land. The Clayton County Existing Land Use Map identifies land west of Lovejoy as undeveloped. According to the County's FLUM, low density residential development is planned for land west and northeast of the Lovejoy city limits. Low density residential uses are compatible with the residential uses being developed in Lovejoy. Property northeast of Lovejoy has actually developed in commercial use, compatible with the City's FLUM and Official Zoning Map.

#### Henry County

Property in Henry County on Lovejoy's southern and southeastern border is characterized on the County's Existing Land Use Map as low density residential and industrial land uses. The Henry County Future Land Use Map indicates that property southeast of the city will develop in a mix of low density residential as well as industrial and wholesale land uses. The planned industrial land uses abut the Clayton County Landfill in Lovejoy. Low density residential and commercial development is projected along US 19/41 and to the south of Lovejoy. These residential and commercial uses abut similar planned development in Lovejoy.



## LAND USE GOALS AND OBJECTIVES

Lovejoy is a compact community that contains a town center and a developing activity center. Land uses surrounding the town center are seen as more traditional, that is, characteristic of a small town in a semi-rural setting. Market demand for redevelopment of the town center is not apparent. Rather, a new activity center that may come to be characterized as a “sense of place” featuring attractive, mixed-use, pedestrian-friendly destinations where people choose to gather for shopping, dining, socializing, and entertainment is developing at the periphery of town center. This new activity center is not characteristic of greenfield development as even the periphery is contained within a compact radius and is well served by public infrastructure and planned transportation improvements, including commuter rail. Given the respective scale of the traditional town center and the new activity center, it is conceivable that Lovejoy’s town center may well shift to the activity center over time.

Amid this dynamic, Lovejoy seeks to maintain the small town character of the traditional town center and accommodate growth of the activity center by fostering a land use pattern that is consistent with public policy described in this Plan, consumer preferences, market demand, natural and cultural resources limitations, public infrastructure capacity and sound planning principles. The following goals and objectives are established to achieve this pattern.

Goal: Create a land use strategy that will successfully accommodate the explosive growth in population and commercial development projected over the period of the Plan.

Objective A: Foster higher density residential and higher intensity commercial development in proximity to Town Center, Highway 19/41 and the commuter rail station, reserving alternate locations for residential development consistent with suburban models.

Objective B: Protect stable, single family detached neighborhoods from encroachment by incompatible land uses or densities.

- Objective C: Translate the land use plan into a zoning scheme that as accurately as possible reflects the City's desire for future uses and adopt, by action of Mayor and Council, such zoning map amendments as are appropriate.
- Objective D: Establish land uses appropriate to the transportation network and guard against location of uses in neighborhoods that will introduce unacceptable traffic types or volumes.
- Objective E: Mandate pedestrian connectivity in new residential and commercial development within ½ mile of the planned, commuter rail station as a means of reducing the need for expansive parking facilities.
- Objective F: Preserve Lovejoy's greenspace, particularly wetlands, floodplains and other common open space.
- Objective G: Implement favorable density bonuses approaches geared toward preservation of greenspace through "cluster" and "conservation" subdivisions.
- Objective H: Require landscaped buffers adequate to protect less intensive land uses from new more intense development.
- Objective I: Preserve Lovejoy's semi-rural character by protecting the tree canopy.
- Objective J: Institutionalize desirable development practices in ordinance form rather than enforce such practices on a case by case basis.
- Objective K: Ensure that land use and zoning decisions are consistent with the Future Land Use Map.
- Objective L: Ensure that development at the city's borders is compatible with Lovejoy's land uses and land use plans.

Objective M: Use public infrastructure provision as a strategic means of shaping development patterns in the city.

Objective N: Foster a close working relationship among zoning administration and inspections and code enforcement functions to ensure realistic and responsive codes as well as field compliance with the zoning ordinance and conditions of zoning approval.

Objective O: Position the City at the cutting edge of land use and zoning practice and protect the City from excessive litigation.

Objective P: Maintain consistency of the official zoning map and desirable land uses.

Objective Q: Present zoning regulations that are easily used by the development community and understood by the public.

Objective R: Foster quality development of the Tara Boulevard commercial corridor to ensure establishment of an attractive commercial district.

Objective S: Ensure that the goals and objectives of the Comprehensive Plan are safeguarded by Lovejoy's package of ordinances.

Objective T: Facilitate effective and responsive administration of Lovejoy's land use regulations and development codes.

Associated Implementation Strategies include the following:

Strategy A: Adopt a Future Land Use Map that focuses higher density residential and higher intensity commercial development in proximity to Town Center, Highway 19/41 and the commuter rail station, reserving alternate locations for suburban densities and use the Map as the primary guide in zoning decisions.

- Strategy B: Ensure appropriate transitions in land use featuring a “step down” from single family detached neighborhoods to medium density attached residential developments and similar transitions in land use.
- Strategy C: Provide for districts in the Zoning Ordinance that correspond to land use classifications of the Future Land Use Map and strive to zone property consistent with the land use designation of the Map.
- Strategy D: Strongly consider the impact of traffic generated by a proposed development on the street network and approve projects appropriate to that network and surrounding uses, particularly where neighborhoods may be impacted.
- Strategy E: Incorporate a site plan review process and development standards using such approaches as a special district overlay to achieve pedestrian connectivity in new residential and commercial development within ½ mile of the planned, commuter rail station.
- Strategy F: Introduce a mechanism in the zoning ordinance and the subdivision regulations that will mandate preservation of Lovejoy’s greenspace through adoption of deed restrictions “permanently protecting” such resources as wetlands, floodplains and other common open space as conditions of zoning and plat approval.
- Strategy G: Consider structuring a system of density bonuses that encourage preservation of greenspace through creation of a “cluster” or “conservation” subdivision within the zoning ordinance which incorporates such incentives.
- Strategy H: Adopt a landscaped buffers schedule as an amendment to the Zoning Ordinance that specifies the character, size and applicability of such buffers.
- Strategy I: Adopt a tree ordinance based on regional models as a means of preserving Lovejoy’s semi-rural character.

Strategy J: Consider incorporation of desirable development practices such as architectural materials standards, building siting and open space reservation ratios into the zoning ordinance.

Strategy K: Consider adoption of regulations that mandate that zoning be accomplished in conformance with the Future Land Use Map.

Strategy L: Monitor the land use plans and policies of Clayton County, Clayton County Water and Sewer Authority and Henry County and actively participate in the regional review processes sponsored by Atlanta Regional Commission as a means of fending off undesirable development at the city's borders.

Strategy M: Measure all infrastructure improvement proposals against the City's Comprehensive Plan and the surrounding context to ensure compatibility prior to approval of improvements associated with development proposals.

Strategy N: Establish a routine schedule of coordination meetings among zoning administration and inspections and code enforcement staff to identify problem areas and formulate solutions for incorporation into City ordinances, procedures and policies.

Strategy O: Modernize the zoning ordinance to ensure compliance with federal and state law; rely on model ordinances to minimize costs.

Strategy P: Revise the official zoning map to ensure conformity with actual uses and development intensity on the ground, as appropriate, bearing in mind amortization of non-conforming uses.

Strategy Q: Simplify the zoning classifications, particularly residential classifications, as a means of streamlining land use regulation in Lovejoy.

Strategy R: Consider such mechanisms as an overlay for the Tara Boulevard commercial

corridor to ensure development of an attractive commercial district in collaboration with Clayton County, property owners, developers and new business owners.

Strategy S: Revise and update the Zoning Ordinance, and any other ordinances dealing with the regulation of land use, development and protection, as appropriate, to ensure that the goals and objectives of the Comprehensive Plan are safeguarded by Lovejoy's package of ordinances.

Strategy T: Maximize training opportunities for Planning and Zoning staff and boards to ensure effective and responsive administration of land use regulations and development codes.

## TRANSPORTATION ELEMENT

### Introduction

Lovejoy's transportation system is comprised of local streets and highways, sidewalks and the Norfolk Southern Railroad line. The transportation system in Clayton County encompasses interstate routes, public transit via "C-Tran" bus service, an airport, parking lots and parking decks walking trails, bike paths and sidewalks. Both systems are also comprised of traffic signs and signals.

Transportation systems are essential public improvements linking commercial centers, industrial and office parks, neighborhoods and institutional uses. Transportation systems must accommodate development that depends on access to properties and locations throughout Lovejoy and the region. The Transportation Element considers the diverse needs of the community in planning and programming a variety of transportation improvements.

### Transportation Element

The Transportation Element presents an inventory of the transportation network serving Lovejoy. This Element also assesses the adequacy of that system to serve current and future demand generated by commercial traffic, personal vehicles, cyclists and pedestrians. Community goals related to transportation infrastructure are also presented. Finally, strategies for achieving these goals and delivering the desired level of transportation facilities and services throughout the 20-year period of the Comprehensive Plan are formulated.

### Transportation and Land Use

Roads and highway construction impact land use more than any other single public investment. Little development can occur in the absence of vehicular access. The nature of that access depends on population density, commercial and industrial employment demand and other development characteristics. Land use patterns shape demand for transportation infrastructure and the character of the transportation network. This network is comprised of local streets, which feed neighborhood traffic onto collector streets; arterials, which move traffic through communities, and commercial and industrial districts; and interstate and other limited access highways, which move traffic throughout the region and across the nation.

### Characteristics of the Transportation System

The Transportation System accommodates a variety of transportation modes: Vehicular and Truck, Rail, Aviation, Public Transportation, Cycling and Pedestrian. These modes are described below:

## Vehicular and Truck

Passenger vehicles are expected to remain the predominant travel mode for the majority of Lovejoy residents, employees and visitors in the near term. Accordingly, improvements associated with the surface transportation system, that is, streets and highways, are the focus of the Transportation Element.

## Rail

Railroads also impact land use and have facilitated development of the nation's urban centers. The Norfolk Southern Railroad lines travel through the heart of Lovejoy and many industries and businesses in Lovejoy have been established along the rail line. Cooperation with Norfolk Southern is essential to ensuring traffic safety and movement across the Lovejoy community's at-grade railroad crossings.

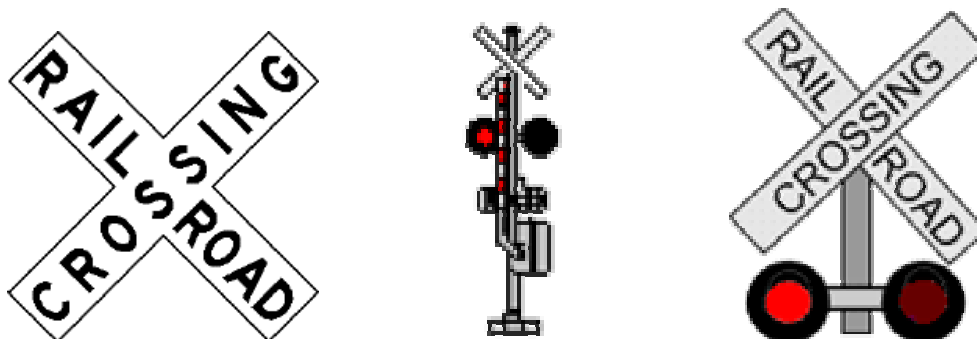
### Railroad and Street Grade Crossings

All public highway-rail grade crossings are marked with one or more warning devices, that is, advance warning signs, pavement markings, cross buck signs or flashing lights and gates. Only the cross buck sign and flashing lights are used within the city of Lovejoy. Lovejoy has three at-grade crossings at the Norfolk Southern rail line. One is located at the intersection of Talmadge Road and Lovejoy Road. This grade crossing has a cross buck with flashing lights and is in relatively good condition. A railroad crossing gate may be needed as future traffic volumes increase.

A second crossing at Lovejoy Drive and Lovejoy Road is slated for closing.

The third rail crossing, located at the intersection of Lovejoy Road and East Lovejoy Road, is controlled by a unlit cross buck sign, but no gates. Figure 1 below depicts the three primary types of cross bucks.

Figure 1 - Cross buck Signs





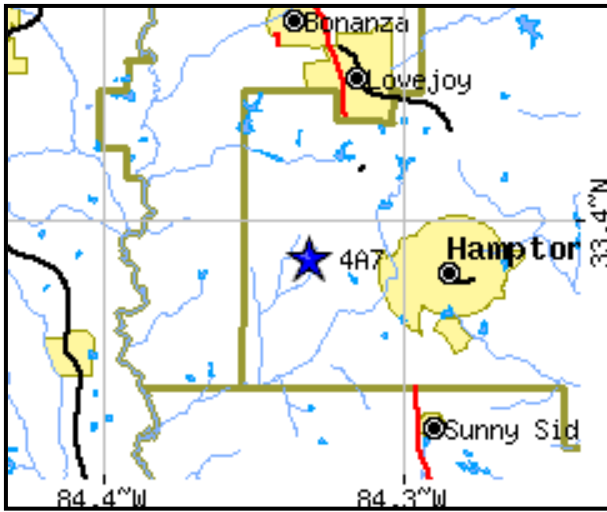
#### Freight and Passenger Railroads

Norfolk Southern Railroad, a freight carrier, travels through the Lovejoy community. However, rail service is not available in Lovejoy and the demand for shipments via rail is very limited. This demand is expected to remain so as development opportunities in the city are oriented toward surface transportation rather than rail.

#### Aviation

Aviation facilities are not present within Lovejoy city limits and none are planned. Many residents and business owners rely on Hartsfield Jackson Atlanta International Airport for passenger and air freight services offered some 30 miles north of the city. Others utilize the Clayton County Airport, Tara Field, situated approximately four miles south of Lovejoy in Henry County. Tara Field, located at 474 Mt. Pleasant Road in Hampton, offers a 4,503-foot paved runway and averages 82 aircraft operations daily.

## Clayton County Airport - Tara Field Hampton, Georgia



### Public Transportation

As Lovejoy experiences additional residential and commercial development, the need for public transportation will increase. A substantial number of commuters travel north each day to access employment centers. Public transit would help alleviate some of the vehicular traffic along US 19/41 and Lovejoy Road, on which current traffic counts of 25,843 and 8,186 vehicles per day, respectively, have been recorded.

Clayton County is now served by "C-Tran," a bus transit system with operations contracted to Metropolitan Atlanta Rapid Transit Authority (MARTA). GRTA's Regional Express Bus service will be implemented and will service the Lovejoy community and complement planned commuter rail service. Each public transit service is described below:

### Regional Express Bus

In the spring of 2002, the Boards of Commissioners in Clayton, Coweta, Douglas, Henry, Cobb, DeKalb, Fulton, Gwinnett, Paulding and Rockdale counties all voted to participate in the GRTA Regional Express Bus System and Arterial Road Program. GRTA will provide express bus service to each of the counties in exchange for a one-time payment toward the costs of the service. Bus service on the first routes will begin in 2004.

A total of 180 to 220 buses will be needed when regional express service is completely phased in. GRTA will lease rather than construct park and ride lots, and consolidate the planned maintenance facilities.

*Georgia Regional Transportation Authority (GRTA)*

## Commuter Rail Service

City of Lovejoy was recently announced as the temporary, southern terminus of a planned "Commuter Rail" Line that will eventually provide service from Atlanta to Macon. The proposed location of the "Lovejoy Rail/Bus Station" straddles the boundary between the city of Lovejoy and unincorporated Clayton County. This undeveloped site is situated along the Norfolk Southern railroad line and Tara Boulevard (US 19/41), just south of McDonough Road. This location is approximately one mile northwest of the geographic center of Lovejoy.<sup>1</sup>

<sup>1</sup> *Macon-Atlanta Corridor Draft EIS, August 30, 2001, Georgia Rail Consultants.*

The project will develop commuter rail service between Lovejoy and Atlanta using the existing Norfolk Southern S-Line railroad corridor. The rail will support express bus service from Henry County to Atlanta within the I-75 Corridor. The project includes rehabilitation of existing railroad tracks, construction of passing siding tracks and other support facilities. The first phase of the project will terminate in Lovejoy and will encourage commuters from Clayton, Henry and Spalding County to travel to Lovejoy.

The 2000 Census recorded 94,500 persons living within the corridor study area; of this total, 18,152 persons live within one-half mile of a proposed rail and bus station. *Georgia Rail Consultants* determined that development of the Commuter Rail service would contribute positively to quality of life and social interaction between communities and businesses, by strengthening access to facilities and services throughout the region. The rail service is expected to accelerate commercial development along Tara Boulevard as well as residential development. The latter will be at densities above those of traditional suburban development.

The proposed 26-mile commuter rail line to downtown Atlanta is expected to generate a daily ridership of 1,800 commuters when service is initiated in 2006. The \$106 million commuter rail line will serve six stops between Atlanta and Lovejoy. An estimated \$87 million in federal funds and \$19 million in state money will be allocated for upgrades to the train track, building the park-and-ride lots and station platforms with canopies, and refurbishment of rail cars.

The Lovejoy Station is proposed just south of the intersection of McDonough Road and Tara Boulevard. The passenger platform will front the rail line. The station parking facility will accommodate approximately 840 vehicles and will contain substantial landscaping. As much of the immediately surrounding uses are commercial, industrial, and warehouse facilities, few unacceptable visual impacts are anticipated from introduction of the passenger platform and parking facility.

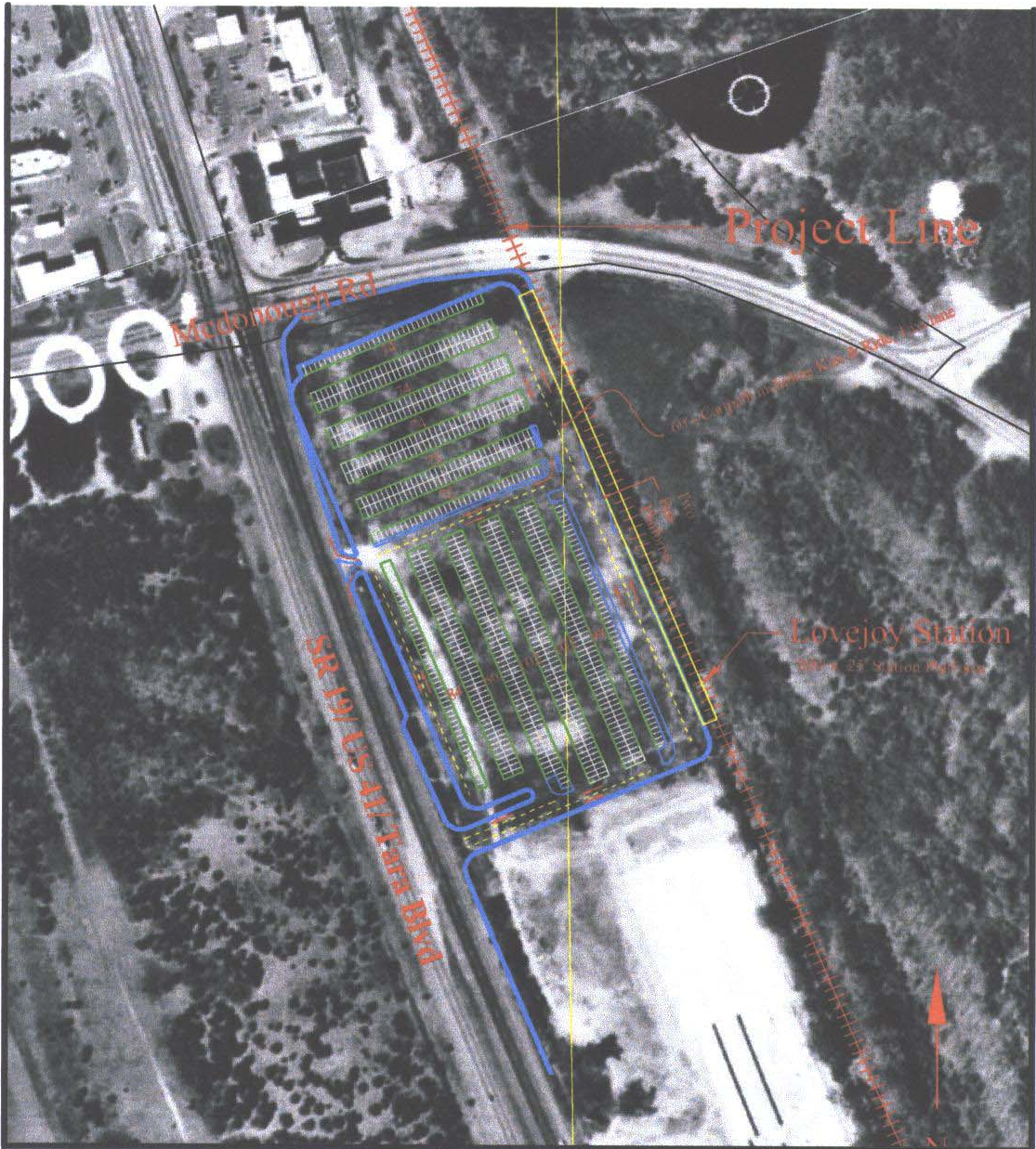
Table T1. Commuter Rail Locations

Station	Station Type	Location
Lovejoy	Rail	US 41 at McDonough Road
Jonesboro	Rail	North of SR 138 and West of SR 54
Morrow	Rail	Clayton State Boulevard east of SR 54/Gateway Village
Forest Park	Rail	SR 331/SR 54/Phillips Drive/Main Street
Aviation Boulevard	Rail	North of Aviation Boulevard
East Point	Rail	Adjacent to East Point MARTA Station

**Figure 2-3 Typical Rail or Bus Station Platform**





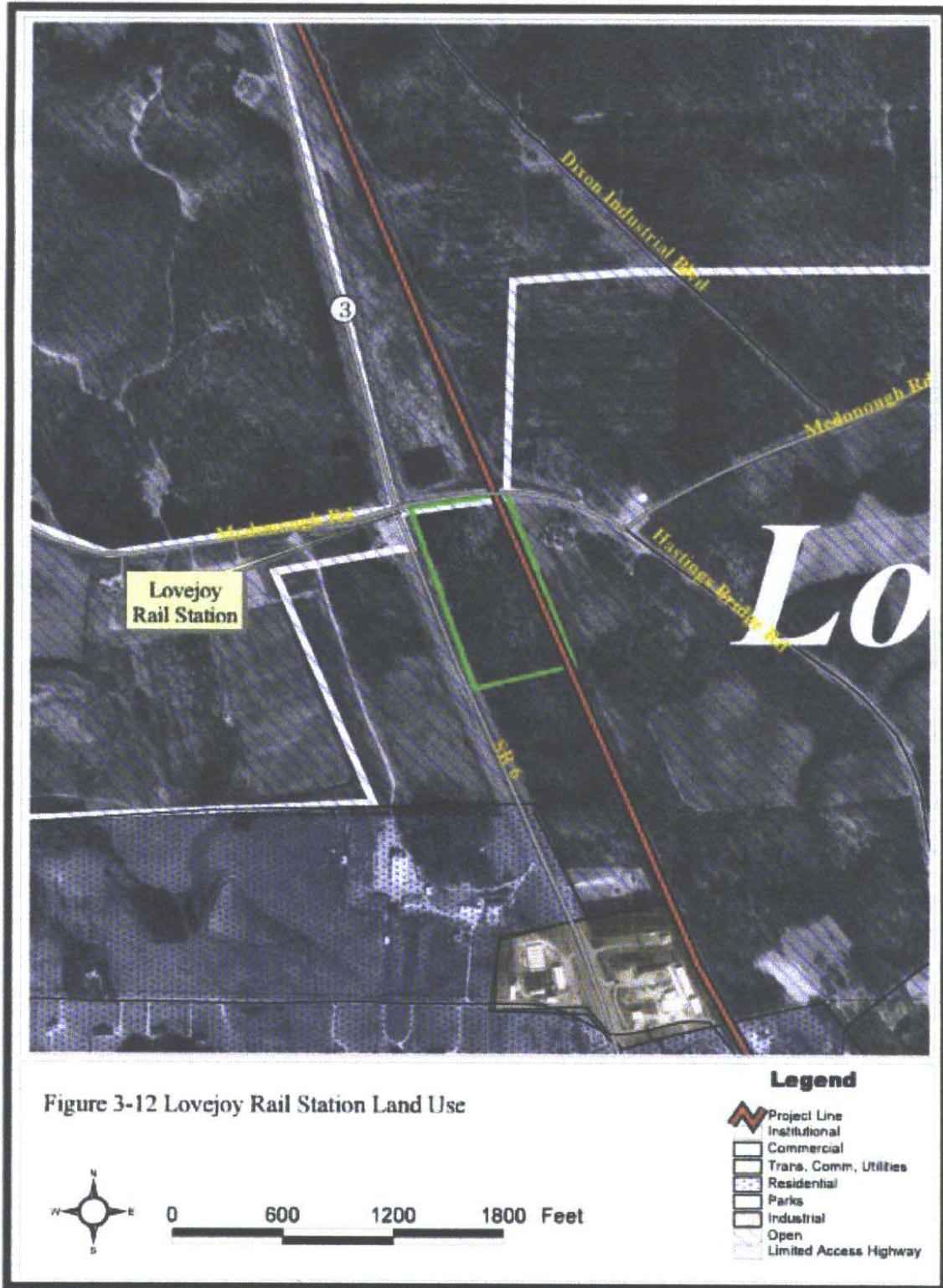


**Figure 6-8**  
**Lovejoy Station Parking Concept**  
**Clayton County, Georgia**  
12.8 Acres Evaluated





Figure A – Proposed Lovejoy Rail Station



### Cycling and Pedestrian

Pedestrian travel and cycling can and should be accommodated within the street and highway network. Other transportation modes are important, particularly commuter rail and bus service, and are addressed in this Element. Pedestrian travel and safety is increasingly important in more densely populated areas of the city.

### Significant Bicycle and Pedestrian Ways

Sidewalks are present along limited portions of the town center. New subdivisions, including Panhandle Corners Subdivision, provide sidewalks. The City's development standards enforce a minimum sidewalk width of four feet. Sidewalks must be installed along both right-of-ways at the sole expense of the developer. Bikeways, exercise and hiking trails and such pedestrian paths as greenway trails are not found in Lovejoy.

### Lovejoy's Road and Street Transportation System

Lovejoy's transportation system is comprised primarily of two lane streets classified as collectors and local streets. Four main arterials, including Hastings Bridge Road (Georgia Highway 3), McDonough Road, East Lovejoy Road and Lovejoy Road also serve Lovejoy. A regional arterial, U.S. 19/41, also serves the city and offers access to the region. Lovejoy's street network is classified below:

### Road System and Street Classification

The City of Lovejoy maintains a road network of Regional and Primary Arterials, Collectors and Local Streets. Table T2 classifies each route serving Lovejoy.

### Regional Arterials

The U.S. Highway 19/41 (Tara Boulevard) Expressway was built west of Lovejoy in the mid-1960's as a divided four lane, limited access road from Atlanta to Griffin. This road served as the main transportation corridor for several years prior to construction of I-75. Highway 19/41 functions as a high volume, north-south limited access thoroughfare. This route provides a direct link into Clayton, Henry and Spaulding County and carries a traffic volume of 25,843 vehicles per day.

### Primary Arterials

Roads classified as Arterials handle moderate to high traffic volumes throughout the county. Such arterials include Hastings Bridge Road, McDonough Road, East Lovejoy Road and Lovejoy Road. East Lovejoy Road and Lovejoy Road are major two-lane, north-south arterial roads, while Hastings Bridge Road and McDonough Road serve as two-lane, east-west arterial roads.



Collectors

Lovejoy has one main Collector as the city’s arterials also serve as collectors carrying traffic through the city. This Collector is Talmadge Road.

Local Streets

Brianna Drive, Clayton County Water Authority Access Road, Church Street, Hamilton Street, Hibiscus Court, Kayla Drive, Kyle Road, Lovejoy Drive, Michelle Way, Railroad Street, SLR Parkway, Steele Road, Sugarleaf Terrace, Vinea Lane and Vinea Way comprise up Lovejoy’s Local Streets. These streets are all two-lane roads.

Table T2. Lovejoy Street Classification

<b>STREETS</b>	<b>CLASSIFICATION</b>
Tara Boulevard (19/41)	Regional Arterial
East Lovejoy Road	Arterial
Georgia 3 Highway	Arterial
Hastings Bridge Road	Arterial
Lovejoy Drive	Arterial
Lovejoy Road	Arterial
McDonough Road	Arterial
Talmadge Road	Collector
Brianna Drive	Local
CCWA Access Road	Local
Church Street	Local
Hamilton Street	Local
Hibiscus Court	Local
Kayla Drive	Local
Kyle Road	Local
McDonough Road	Local
Michelle Way	Local
Railroad Street	Local
SLR Parkway	Local
Steele Road	Local
Sugarleaf Terrace	Local
Vinea Lane	Local
Vinea Way	Local

### Street Signs and Signalization

The intersections of Church Street and Lovejoy Road, East Lovejoy Road and McDonough Road, Lovejoy Road and 19/41, Hwy 81 and Lovejoy Road, Tara Boulevard and Talmadge Road are controlled by stop signs. Signalization may be needed in the future as traffic volumes increase with the growth and development within the city.

Lovejoy's signalized intersections are Tara Boulevard at Hastings Bridge Road and Hastings Bridge at Talmadge Road. A signal is also provided on Tara Boulevard between Hastings Bridge Road and Lovejoy Road. This signal will be relocated to the south to serve proposed retail development.

### Road Condition

Lovejoy's arterials, collectors and local streets are all in good condition and are sufficient for the low density traffic volume they handle.

### City Road Improvements

Among the most significant road improvements has been the Hastings Bridge Road project. This project was completed in March 2000 and provides an important grade-separated crossing of the Norfolk Southern rail line. The improvement also facilitated the addition of turning lanes at this intersection.

A second important road improvement anticipated by the City of Lovejoy is the widening of Lovejoy Road to a three-lane section. This improvement is necessary to accommodate planned, residential development feeding onto this road, which conveys local traffic to the regional network at Highway 19/41.

A number of local streets are substandard as to lane width. The widening of these streets is not considered critical given the low density nature of development along them, their limited length and the presence of alternate routes in the immediate vicinity. Wallis Drive, a very short road segment at the terminus of Talmadge Road, will be widened to a four-lane as part of a rail crossing improvement by Norfolk Southern.

### Bridges

A single bridge is found in Lovejoy at Hastings Bridge Road, just east of 19/41. This four-lane bridge was built in 1976 and provides vehicular access over the Norfolk Southern rail line. The bridge could provide an evacuation route in the event of a rail incident that might impact the three at-grade crossings linking Lovejoy to the region via 19/41. However, numerous alternate routes are available and the bridge is not considered critical as a single bridge to coastal communities or mountain locations

might be. All other intersections in Lovejoy, including other rail crossings, are at-grade.

#### Traffic Safety

With the exception of the 19/41 Arterial highway, which adequately serves the current projected traffic volumes, Lovejoy has no traffic safety issues. Traffic volumes in the older section of the city are safely handled by the current transportation network. Lovejoy Road will be widened from a two (2) to a three (3) lane section to accommodate proposed residential development.

#### Significant Parking Facilities

No significant parking facilities are present in Lovejoy. Given the low intensity of development throughout most of Lovejoy, parking demand is minimal. Projected development, particularly commercial development along Highway 19/41, will require significant parking facilities and capacities. Usage patterns, as well as architectural and design standards, will be described in future Plan Updates.

The Lovejoy Station is proposed just south of the intersection of McDonough Road and Tara Boulevard. The passenger platform will front the rail line. The station parking facility will accommodate approximately 840 vehicles introduction of the passenger platform and parking facility.

#### Port City and Port Facilities

Lovejoy is not a port city and port facilities do not comprise any portion of the transportation system.

## TRANSPORTATION GOALS AND OBJECTIVES

Lovejoy's future transportation improvements focus on commuter rail as an efficient network of local streets and regional arterials is in place. The following transportation goal and objectives are established:

Goal: Link residential, employment and service destinations through a variety of travel modes.

Objective A: Develop the Commuter Rail Station and implement an efficient bus service.

Objective B: Ensure that road improvements are funded as development generating demand for such improvements are approved.

Objective C: Foster a broad spectrum of travel modes, including walking, cycling, car pooling and public transit.

The following strategies are associated with these objectives:

Strategy A: Cooperate with *Georgia Regional Transportation Authority* in ensuring that the Commuter Rail Station is established in Lovejoy and that bus service is available to serve Lovejoy and supplement station ridership.

Strategy B: Cooperate with developers in appropriately funding road improvements necessitated by private development.

Strategy C: Mandate pedestrian connectivity in new residential and commercial development within ½ mile of the commuter rail station as a means of reducing the need for expansive parking facilities.

Strategy D: Enhance circulation by locating medium and higher density residential development in close proximity to transportation investments, particularly rail investment.

Strategy E: Promote walking and cycling by requiring sidewalks and bicycle facilities in all new development.

## INTERGOVERNMENTAL COORDINATION

### Introduction

The Georgia Department of Community Affairs encourages greater cooperation among governments in Georgia. DCA hopes to facilitate this by requiring that such cooperation among public agencies, that is, "Intergovernmental Coordination," be considered in local comprehensive plans. The State reasons that since planning and land use are primarily local decisions, and these decisions may impact neighboring jurisdictions, formal mechanisms should be established to provide for intergovernmental coordination among local governments.

An example of such coordination is the review of local comprehensive plans by the Regional Development Center. The RDC for Lovejoy is the Atlanta Regional Commission. The purpose of the regional review is to identify potential conflicts in the plans of neighboring jurisdictions.

A second coordination mechanism is established in Georgia's Growth Strategies program. This mechanism is referred to as the DRI process, a regional review of Developments of Regional Impact (DRI's). The review focuses on large developments that have the potential to impact jurisdictions beyond the borders of the locality experiencing such development.

## Intergovernmental Coordination Element

### Inventory and Assessment

The Intergovernmental Coordination Element is an inventory of the mechanisms and processes employed by the City of Lovejoy to facilitate intergovernmental coordination. This Element assesses the ability of these mechanisms to serve the needs of the Lovejoy community. The Coordination Element also establishes goals and formulates strategies for effective implementation of community goals, objectives and policies that may involve several governments or public agencies. For the Lovejoy community, these government agencies are Clayton County, the Clayton County Water Authority, Clayton County Sheriff's Department, Clayton County Justice Center, Clayton County Board of Education, Clayton County Development Authority, Clayton County Housing Authority and Henry County.

### Coordination with Local Agencies

The inventory must describe the relationship of such agencies to Lovejoy, and any intergovernmental agreements, joint planning and service agreements, special legislation and joint meetings or work groups for the purpose of coordination. The inventory must also identify the local government offices having primary responsibility for such coordination. These agencies and their respective roles are described below:

#### Clayton County

The City of Lovejoy and Clayton County entered into an Intergovernmental Agreement for the purpose of defining and formalizing certain understandings concerning public services delivery as well as land use. These Agreements are associated with House Bill 489, this Bill is commonly known as the Services Delivery Strategy and the Agreement specifies the contractual arrangements associated with public services provision. Land use disputes arising from rezoning decisions and annexation of land are also addressed in the Agreement which establishes the process for resolving such disputes. These services and agreements are described below:

#### Code Enforcement and Building Inspections

An Intergovernmental Agreement concerning code enforcement was executed by Clayton County and the City of Lovejoy in August of 2003. This "Code Enforcement Agreement" provides for County staffing sufficient to reasonably enforce the Code Enforcement provisions of the Code of Ordinances of the City. Code Enforcement Officers perform enforcement functions within the city limits as part of their regular inspection routine. Lovejoy receives one-

half of the fines collected for code violations.

#### Clayton County Water Authority

Clayton County Water Authority provides potable water and sanitary sewer services to the City of Lovejoy. CCWA also owns and maintains all treatment capacity and distribution and collection mains. No written agreement exists between CCWA and the City of Lovejoy. Information concerning water and sewer services is provided in the Community Facility Element

#### Clayton County Police Department

The Clayton County Police Department provides policing within the city limits of Lovejoy. No written agreement exist between the City of Lovejoy and the Clayton County Police Department.

The Clayton County Police Department is a full service law enforcement agency, handling all calls for service in unincorporated Clayton County. The City of Lovejoy is located in Zone 4 of the County's police zones. CCPD also provides Alcohol Permits, Records, Criminal History, Vehicle Impounds and Neighborhood Watch services. The Alcohol Permits Unit works under the direction of the Criminal Investigations Division. This unit accepts applications for individuals in Clayton County seeking employment in establishments which sell alcoholic beverages. The Clayton County Police Department's Records Unit is responsible for processing and maintaining approximately 50,000 case files, annually. The Unit also completes criminal background investigations for employment verification and personal reasons. The Neighborhood Watch Program is supported by CCPD and helps neighborhoods establish the Program that creates a communications network between themselves and the Police Department for the purpose of reporting suspicious or illegal activity in their respective areas.

#### Clayton County Board of Education

Lovejoy students attend Lovejoy Middle School and Lovejoy High School. Neither school is located within the Lovejoy city limits. Both the middle and high schools are operated by the Clayton County Board of Education. Since these schools are not within the city limits, no intergovernmental agreement is necessary.

### Clayton County Development Authority

The Development Authority of Clayton County (correct name) has the jurisdiction to perform the following redevelopment powers:

1. Contract preparation of redevelopment plans, and implement the provisions of the plans;
2. Create within redevelopment areas tax allocation;
3. Define the boundaries of a redevelopment area for implementation of redevelopment plans;
4. Issue tax allocation bonds;
5. Deposit and disburse funds from the special revenues of any tax allocation district;
6. Execute any contracts, leases, mortgages, or other agreements, including agreements with bondholders or lenders, determined by the local legislative body to be necessary to implement the provisions redevelopment plans. The contracts or agreements may include conditions, restrictions, or covenants which either run with the land or otherwise regulate the use of land;
7. Acquire and retain or dispose of property for redevelopment purposes; and any disposition of such property may be by public or private sale or lease; and

The Development Authority also performs some of the same economic development functions as the Chamber of Commerce. The City of Lovejoy has not established a local development authority, rather the City relies on the cooperation of the Clayton Authority which can assist the City in promoting economic development in Lovejoy and utilizing all the powers of the Authority. No intergovernmental agreement exists.

### Clayton County Housing Authority

The Clayton County Housing Authority administers housing rehabilitation programs throughout the county, including Lovejoy. These programs benefit homeowners by providing funding for residential rehabilitation. Such housing programs provided by the Authority are



limited to unincorporated Clayton County. Only the Jonesboro Housing Authority provides such services within a municipality. The Jonesboro Housing Authority provides more traditional services for which housing authorities are known, including Housing Assistance, Housing Choice Voucher programs (Section 8), down payment assistance, homeowners assistance, family self-sufficiency programs and low rent housing programs.

#### Henry County

No intergovernmental agreements currently exist between Henry County and the City of Lovejoy. Those regional review processes described above, the DRI process and Comprehensive Plan review conducted by ARC, represent controls available to the two jurisdictions.

#### Coordination with State Agencies

Georgia Department of Community Affairs planning standards also mandate that Lovejoy inventory state programs impacting the comprehensive plan. This inventory identifies agreements, policies and initiatives that may affect Lovejoy's ability to implement strategies proposed in the comprehensive plan. Such programs include the Service Delivery Strategy Law, known as House Bill 489; the Governor's Greenspace Program and regional Water Supply and Water Quality protection plans.

#### House Bill 489

House Bill 489 is referred to as the Service Delivery Strategy. The strategy is an intergovernmental agreement formalizing certain understandings concerning such topics as annexation and land use. Lovejoy has not executed an agreement concerning annexation.

#### Governor's Greenspace Program

Clayton County has adopted a Community Greenspace Plan. However, the City of Lovejoy is not a participant in the Community Greenspace Program. The City plans to prepare and adopt a Community Greenspace Program and become a participant in the Clayton County Community Greenspace Program, thus making the City eligible for greenspace funds.

### Coordination with other Entities

The City of Lovejoy must also inventory coordination mechanisms and agreements with government agencies exercising authority within the city limits which may be unrelated to land use. Examples of such agencies are constitutional officers, that is, the Sheriff's Office, Tax Assessor and the Courts; and utility companies such as Georgia Power Company that provide services in Lovejoy and exercise condemnation powers.

### Clayton County Sheriff's Department

The Clayton County Sheriff's Department manages the Lovejoy Detention Center which is located within the Lovejoy city limits. The facility houses an average of 150 work release inmates. These inmates sleep at the facility and are released to work in area businesses. The Detention Center serves to reduce overcrowding at the new Clayton County Jail, located north of Lovejoy on Tara Boulevard. Services provided by the Center are not restricted to Lovejoy, rather the Center is simply located in Lovejoy. Accordingly, no intergovernmental agreement exists between the Clayton County Sheriff Department and the City of Lovejoy as concerns the Detention Center.

### Clayton County Tax Assessor

The County Assessor's Office performs property assessments and collects taxes on behalf of the County and Lovejoy. The Tax Assessors' Office is responsible for preparation of the annual real and personal property tax digest in compliance with the taxation laws of the State. No formal written intergovernmental agreement exists.

### Georgia Power Company

Under the Georgia Territorial Electric Service Act of 1973, Georgia Power serves the electric power needs of the Lovejoy Community. The territorial act was designed to ensure the most economical, efficient, and orderly provision of electric service; to prevent duplication of facilities; and to foster a competitive spirit in Georgia.

### Adequacy of Intergovernmental Agreements

Lovejoy must consider the utility and function of agreements and coordination mechanisms and devise approaches for resolving any problems. For example, Henry County adjoins Lovejoy's city limits; however, as no portion of the city lies within Henry County, mechanisms for dispute resolution, particularly over land use, may be weak. This relationship and any concerns about agreements with Henry County, among other agencies, are described below:

## Henry County

Unincorporated Henry County at the Lovejoy city limits is sparsely developed and semi-rural. Low density residential development and agricultural uses are present. While these land uses do not conflict with land uses in Lovejoy, new development could pose problems for Lovejoy. As noted, no intergovernmental agreement exists between the two agencies, and in the event of a dispute, any appeal would only be available at Atlanta Regional Commission. In fact, unless the conflict is caused by a development exceeding the Development of Regional Impact DRI thresholds, no relief would be available at ARC. The lack of a dispute resolution mechanism as to land use could prove to be a major concern.

Atlanta Regional Commission provides a forum for review of draft comprehensive plans of nearby jurisdictions. Henry County is in the process of updating their plan. Lovejoy will participate in the review of the draft plan, and will examine the impacts of land uses and intensities proposed near the City's common border. This regional review, along with the DRI review process, is deemed adequate to protect Lovejoy from adverse impacts of land use decisions by Henry County, should any occur.

Public infrastructure and services decisions are not subject to the above reviews, and in the absence of intergovernmental agreements, Henry County could adversely impact service provision in Lovejoy. The lack of such agreements could pose problems to the City. Similarly, annexation into Clayton County accomplished through agreements between the two counties could adversely impact Lovejoy. State annexation law virtually precludes such action; however, creation of an incorporated area in Clayton County could conceivably result in annexation across the Clayton County line, given their permission. Securing an agreement with Henry County prohibiting such annexation and such language added to the Intergovernmental Agreement with Clayton may be indicated.

## Clayton County Water Authority

The Authority controls land use via fee-simple ownership of considerable acreage at Lovejoy's northern border. Given the mission and function of the Authority, the potential for land use impacts on residential development in Lovejoy is substantial. However, these impacts are diminished by State agency controls on waste water treatment technologies. Significantly, the actual use of land is also controlled by the Clayton County Comprehensive Plan and Future Land Use Map as well as the County Zoning Map and Zoning Ordinance. Agreements with both the County and CCWSA serve to ensure that such impacts are not generated, or if unavoidable, are mitigated through the use of appropriate technologies, facility siting and

buffering.

#### Clayton Board of Education

The City of Lovejoy has no schools within the city limits. The schools that Lovejoy students attend are Lovejoy Middle School and Lovejoy High School. Both schools are administered by the Clayton County Board of Education. Since no schools are within the city limits, no intergovernmental agreement is needed. The Georgia Board of Education and the State Superintendent of Schools provides the statewide leadership necessary to ensure appropriate opportunities for each public school student.

#### Enhanced Coordination Opportunities

Common practice among governments as well as departments within governments is the generation of independent population projections in the calculation of service demand. Three entities in particular with interrelated, if not overlapping, responsibility for services provision are City of Lovejoy, Clayton County and the Clayton County Water Authority. While the functions and service area of each agency are well-defined and the basis of appropriate intergovernmental agreements, consistency of population and economic development projections can create disparities in infrastructure and services provision. For example, if the land use plans, specifically density and intensity of development, rezoning and platting activity of Lovejoy are not well known by plant capacity and distribution system planners at CCWSA, shortfalls in water supply could result. Similarly, the range of services provided to Lovejoy by Clayton County, including police, fire, EMS and inspections services trigger short term staff shortages. The close working relationships of these three agencies, based on common practice and written agreements, minimizes these outcomes. However, continued emphasis must be placed on coordinating the growth projections of the County and Lovejoy.

School boards also represent agencies that often generate their own population projections in evaluating future demand for services. This disconnect in predicting future demand can have severe impacts on residents such as use of temporary trailers, a common occurrence in the Region. Lovejoy has no such agreements with the Clayton County Board of Education. Establishment of a working relationship with the Board is critical given the growth projections in the city.

Coastal Management. The City of Lovejoy is not located along the coast, therefore, Georgia's Coastal Management Program is not applicable.

Appalachian Regional Commission. Clayton County is not encompassed within the geography of the thirty-five county area defining Georgia's Appalachian Regional Commission, rather the County is south of this territory. Coordination concerns appropriate to the Appalachian Region are not applicable to the City of Lovejoy.

Water Planning Districts . The Metropolitan North Georgia Water Planning District and Coastal Georgia Groundwater Planning/Management Districts are two examples of state initiatives focused on maintaining a reliable supply of water and ensuring the quality of this water to the regions served by these state initiatives. Local governments, through their land use, economic development and environmental management practices, will also play an important role in the success in achieving these goals. To better coordinate these state/local activities, local governments located in any state designated water planning district must, within their comprehensive plans, identify relevant state water supply and water quality protection policies and goals and ensure consistency of local comprehensive plans with the water planning district policies and goals.

## INTERGOVERNMENTAL COORDINATION ASSESSMENT

The City of Lovejoy considers the existing agreements and understandings that form the system of public service provision and regulations to be adequate. For example, Lovejoy and Clayton County have executed "Intergovernmental Agreement" for the purpose of defining and formalizing certain understandings concerning public services delivery as well as land use. The Agreement specifies the contractual arrangements associated with public services provision. Land use disputes arising from rezoning decisions and annexation of land and the process for resolving such disputes are also addressed.

One area of intergovernmental coordination that Lovejoy is interested in amending is the "Community Greenspace Program. The City realizes that as development proceeds, the greenspace that much of the public now takes for granted could disappear. Accordingly, Lovejoy plans to consider participating in the Clayton County program as a means of permanently protecting greenspace through acquisition and by other more economical means.

## GOALS AND OBJECTIVES

Goal: Provide quality public infrastructure, facilities and services sufficient to meet future demand at minimal cost to residents and business owners.

Objective A: Ensure that public services, facilities and infrastructure are commensurate with future demand.

Strategy A: Continue the intergovernmental agreements and relationships now in place to provide a high level of services and accommodate projected growth.

Strategy B: Identify preparation of a Community Greenspace Plan as a Short Term Work Program task for 2005 and participate in the Clayton County Community Greenspace Program.

**City of Lovejoy Short Term Work Program 2005-2009**

<b>Planning Element &amp; Associated Tasks</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Agency<sup>1</sup></b>	<b>Source<sup>2</sup></b>	<b>Funding<sup>3</sup></b>
<b><i>Economic Development</i></b>								
Develop a package of incentives to leverage employment for Lovejoy residents	•	•				Lovejoy	Lovejoy	\$5,000
Investigate such programs as mentoring and work with Clayton College & State University officials to promote higher education for Lovejoy residents	•	•	•			Lovejoy	Lovejoy	\$0
Adopt ordinances such as overlay districts that establish architectural standards and mixed use incentives for the 19/41 growth corridor	•					Lovejoy	Lovejoy	\$7,500
<b><i>Natural and Cultural Resources</i></b>								
Inventory all public and private structures, properties and facilities having the potential for recognition and preservation	•	•				Lovejoy	Lovejoy	\$2,500
Adopt a tree ordinance	•					Lovejoy	Lovejoy	\$5,000
Map all environmentally sensitive areas and incorporate this information into the development plan review process	•	•				Lovejoy	Lovejoy	\$5,000
Compile and maintain all available documentation concerning Lovejoy's history in the planned Lovejoy Library	•	•	•	•	•	Lovejoy	Lovejoy	\$0
<b><i>Community Facilities and Services</i></b>								
Establish a Lovejoy Library Branch at City Hall	•					Lovejoy	Lovejoy	\$2,500
Update the Solid Waste Management Plan	•					Lovejoy	Lovejoy	\$2,500
Foster creation of greenspace and recreation facilities within new developments	•	•	•	•	•	Lovejoy	Lovejoy	\$0



<b>Planning Element &amp; Associated Tasks</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Agency<sup>1</sup></b>	<b>Source<sup>2</sup></b>	<b>Funding<sup>3</sup></b>
<b><i>Housing</i></b>								
Revise the Zoning Ordinance to permit mixed use within individual zoning districts as well as within individual structures	•					Lovejoy	Lovejoy	\$2,500
Consider adoption of architectural design standards that mandate high quality construction and preservation of greenspace	•					Lovejoy	Lovejoy	\$5,000
Designate land near the planned commuter rail station as mid and high density residential on the FLUM and devise incentives packages, including regulatory incentives, promoting such densities	•					Lovejoy	Lovejoy	\$2,500
<b><i>Land Use</i></b>								
Adopt zoning ordinance and map amendments consistent with implementation strategies of the land Use Element	•	•	•			Lovejoy	Lovejoy	\$25,000
Consider an overlay for the Tara Boulevard commercial corridor	•					Lovejoy	Lovejoy	\$5,000
Establish a routine schedule of coordination meetings among zoning administration and inspections and code enforcement staff to identify problem areas and formulate solutions	•					Lovejoy	Lovejoy	\$2,500
Maximize training opportunities for Planning and Zoning staff and boards to ensure effective and responsive administration of land use regulations and development codes	•		•		•	Lovejoy	Lovejoy	\$7,500
<b><i>Intergovernmental</i></b>								
Prepare a Community Greenspace Plan	•					Lovejoy	Lovejoy	\$2,500

<b>Planning Element &amp; Associated Tasks</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Agency<sup>1</sup></b>	<b>Source<sup>2</sup></b>	<b>Funding<sup>3</sup></b>
<b><i>Transportation</i></b>								
Cooperate with Georgia Regional Transportation Authority in ensuring that the Commuter Rail Station is established in Lovejoy	•	•	•	•	•	Lovejoy	Lovejoy	\$0
Cooperate with Clayton County to facilitate installation of 1.7 miles of sidewalk within the Town Center	•					Lovejoy	Clayton County (SPLOST)	\$70,000
Widen Lovejoy Road to a three-lane section		•				Lovejoy	Developer	\$400,000

Footnotes:

<sup>1</sup> Source of funding.

<sup>2</sup> Implementing department or agency.

<sup>3</sup> Estimated cost.

Where \$0 is recorded, the task is limited to advocacy by Elected Officials or volunteer effort.



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: 10/19/2004

ARC REVIEW CODE: P410191

TO: Mayor William Morris  
ATTN TO: Cheryl Murphy, City Clerk  
FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** City of Lovejoy Full Comprehensive Plan Update 2004-2025  
**Review Type:** Local Comprehensive Plan

**Description:** Full comprehensive plan update for the City of Lovejoy 2004-2005.

**Submitting Local Government:** City of Lovejoy

**Action Under Consideration:** Approval

**Date Opened:** 10/19/2004

**Deadline for Comments:** 11/2/2004

**Earliest the Regional Review can be Completed:** 12/8/2004

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CLAYTON COUNTY  
CITY OF JONESBORO  
CITY OF MORROW  
CITY OF STOCKBRIDGE  
CITY OF WOOLSEY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CLAYTON COUNTY SCHOOLS  
CITY OF HAMPTON FAYETTE COUNTY  
CITY OF LAKE CITY  
CITY OF McDONOUGH

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
HENRY COUNTY  
CITY OF RIVERDALE  
CITY OF FOREST PARK  
CITY OF FAYETTEVILLE

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 11/2/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

## **NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY**

<b>Submitting Local Government:</b>	City of Lovejoy	<b>Date Received:</b>	10/19/2004
<b>Local Contact:</b>	Cheryl Murphy, City Clerk City of Lovejoy	<b>Public Hearing Date and Time:</b>	11/2/2004 8:30am
<b>Phone:</b>	770-471-2304	<b>E-Mail:</b>	cityoflovejoy@aol.com
<b>Fax:</b>	770-471-6499	<b>Website:</b>	
<b>Street</b>	PO Box 220	<b>City State, Zip:</b>	Lovejoy, Georgia 30250

### **Department of Community Affairs Review Required**

<b>Review Title:</b>	City of Lovejoy Full Comprehensive Plan Update 2004-2025
<b>Description:</b>	Full comprehensive plan update for the City of Lovejoy 2004-2005.  Document can be viewed on the ARC website at: <a href="http://www.atlantaregional.com/qualitygrowth/compplanreviews.html">http://www.atlantaregional.com/qualitygrowth/compplanreviews.html</a> Click on the Regional Review Notice for the City of Lovejoy.

**The submitted documents are available for review at the City and at ARC.**

### **Reviewing Regional Development Center:**

Atlanta Regional Commission  
40 Courtland Street, NE Atlanta, GA. 30303  
Phone 404.463.3302 FAX 404.463.3254

**Contact Person:** Mike Alexander, Review Coordinator

**E-Mail:** [malexander@atlantaregional.com](mailto:malexander@atlantaregional.com)

1 STATE OF GEORGIA  
2  
3 CITY OF LOVEJOY  
4

5 RESOLUTION 04-\_\_  
6

7 RESOLUTION CONFIRMING THE INTENT OF THE CITY OF LOVEJOY,  
8 GEORGIA TO ADOPT A DRAFT COMPREHENSIVE PLAN; TO REPEAL  
9 INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND  
10 FOR OTHER PURPOSES.

11 WHEREAS, the City of Lovejoy ("City") is a municipal corporation duly  
12 organized and existing under the laws of the State of Georgia, and is charged with  
13 providing public services to local residents;

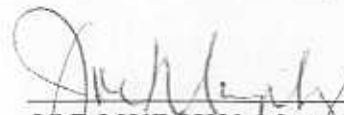
14 WHEREAS, the City desire to adopt a Comprehensive Plan; and

15 WHEREAS, such act would benefit the health, safety and welfare of the City.

16 NOW THEREFORE be it resolved by the Mayor and Council of the City of  
17 Lovejoy and by the authority of the same, that the City intends to adopt the draft  
18 Comprehensive Plan prepared for the City by Strategic Planning Initiatives, LLC, which  
19 plan was prepared in compliance with Advanced Level Criteria and covers the period of  
20 2005 through 2025. Be it further resolved that said draft plan shall be transmitted to the  
21 Atlanta Regional Commission and the Georgia Department of Community Affairs.

22 SO RESOLVED this 14<sup>th</sup> day of September, 2004.  
23

24 CITY OF LOVEJOY, GEORGIA  
25

26  
27   
28 \_\_\_\_\_  
29 JOE MURPHY, Mayor  
30

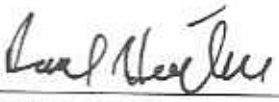
[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

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ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

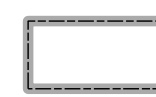

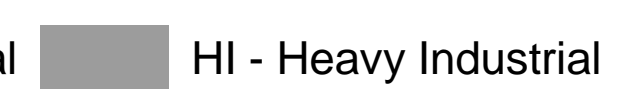
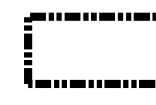



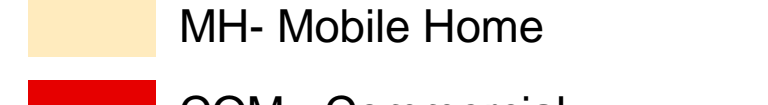

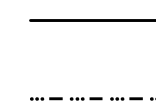

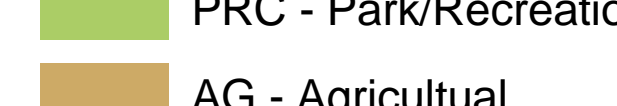

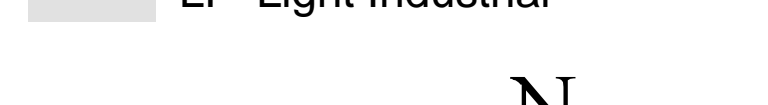
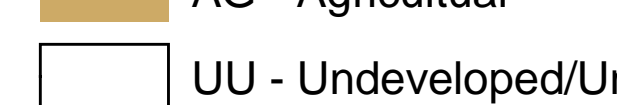



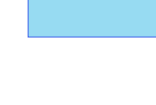

  
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City Attorney

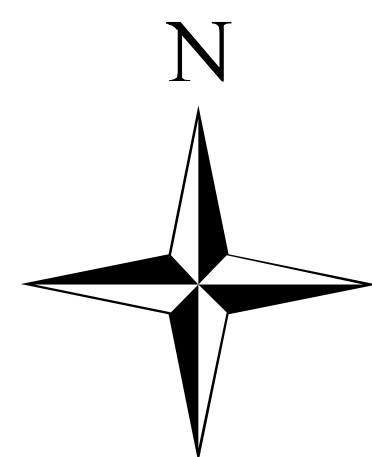


# City of Lovejoy Georgia

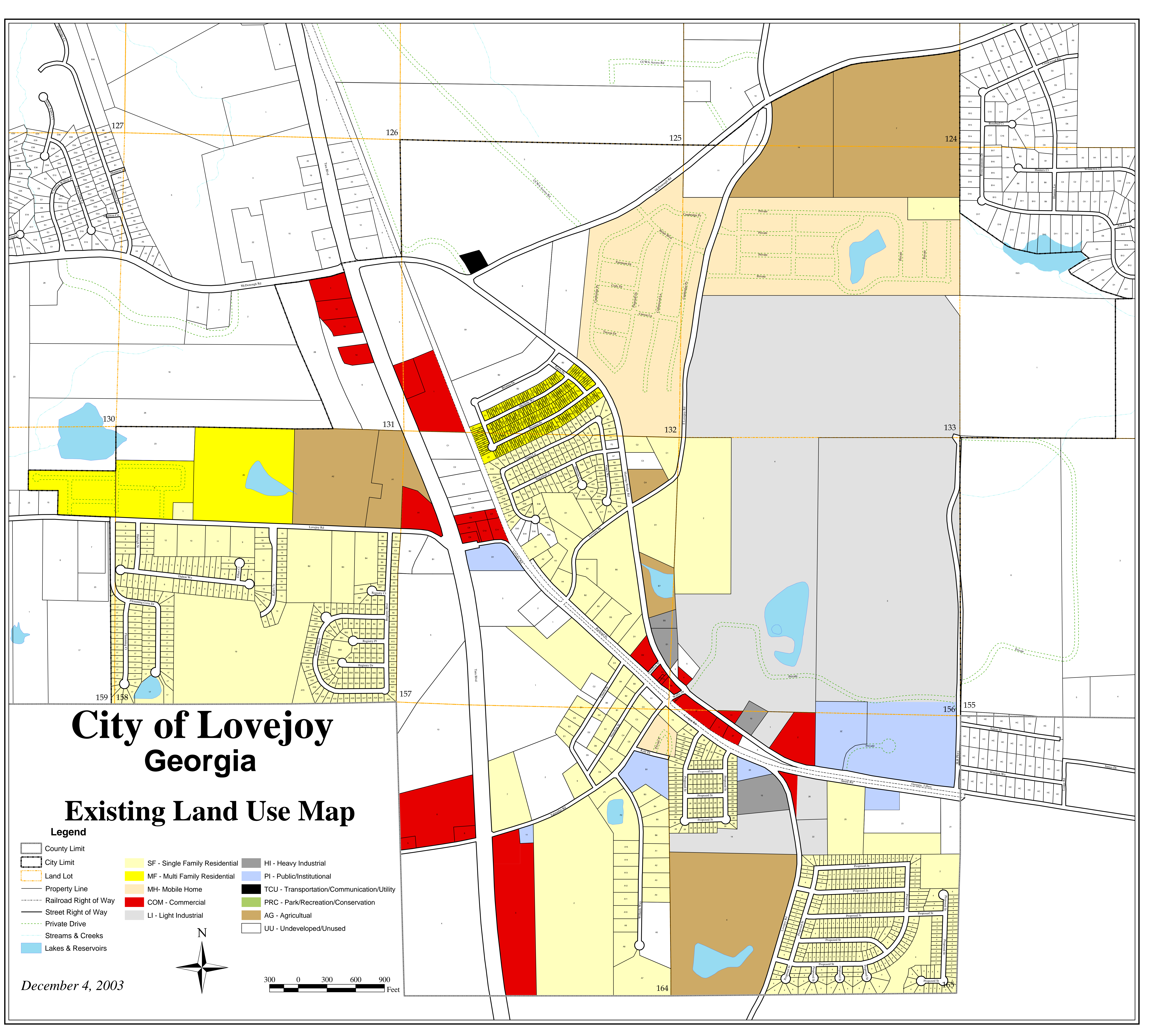
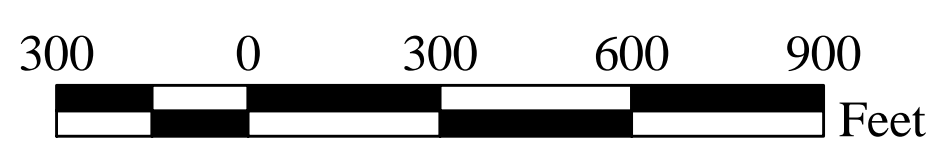
## Existing Land Use Map

### Legend

- |   |  |  |
|---|--|--|
|  County Limit          |  SF - Single Family Residential |  HI - Heavy Industrial                      |
|  City Limit            |  MF - Multi Family Residential  |  PI - Public/Institutional                  |
|  Land Lot              |  MH - Mobile Home               |  TCU - Transportation/Communication/Utility |
|  Property Line         |  COM - Commercial               |  PRC - Park/Recreation/Conservation         |
|  Railroad Right of Way |  LI - Light Industrial          |  AG - Agricultural                          |
|  Street Right of Way   |  UU - Undeveloped/Unused        |  |
|  Private Drive         |  |  |
|  Streams & Creeks      |  |  |
|  Lakes & Reservoirs    |  |  |







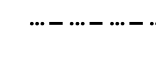




December 4, 2003

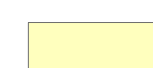









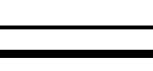


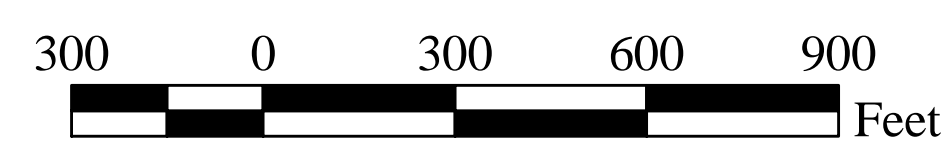
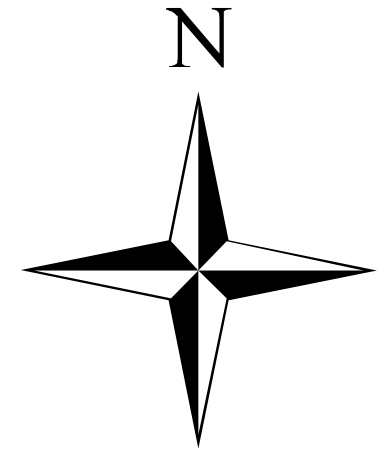


# City of Lovejoy Georgia

## Future Land Use Map

-  Lakes & Reservoirs
-  County Limit
-  City Limit
-  Land Lot
-  Property Line
-  Railroad Right of Way
-  Street Right of Way
-  Private Drive
-  Streams & Creeks

-  SF-Single Family Residential
-  MF-Multi Family Residential
-  MH-Mobile Home
-  COM-Commercial
-  LI-Light Industrial
-  HI-Heavy Industrial
-  PI-Public Institutional
-  TCU-Transportation/Communication/Utility
-  PRC-Parks/Recreation/Conservation
-  AG-Agricultural
-  UU-Undeveloped/Unused



December 4, 2003

