

Schley County | Ellaville  
Comprehensive Plan 2017-2026

RESOLUTION OF ADOPTION  
SCHLEY COUNTY | ELLAVILLE COMPREHENSIVE PLAN 2017-2026

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, Schley County has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Schley County Board of Commissioners that the Schley County | Ellaville Comprehensive Plan 2017-2026 be adopted.

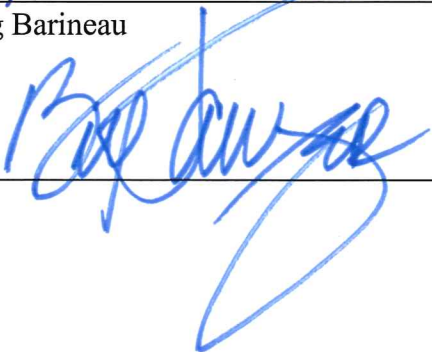
SO RESOLVED, this 14<sup>th</sup> day of June, 2016.

BOARD OF COMMISSIONERS  
SCHLEY COUNTY, GEORGIA

BY:

  
\_\_\_\_\_  
Greg Barineau

ATTEST:

  
\_\_\_\_\_

RESOLUTION OF ADOPTION  
SCHLEY COUNTY | ELLAVILLE COMPREHENSIVE PLAN 2017-2026

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WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

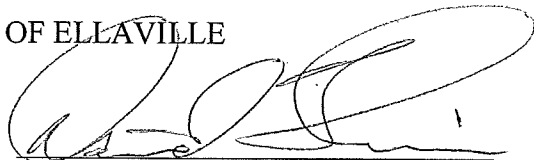
WHEREAS, the City of Ellaville has been notified that the most recent effort updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Ellaville that the Schley County | Ellaville Comprehensive Plan 2017-2026 be adopted.

SO RESOLVED, this 13<sup>th</sup> day of June, 2016.

CITY OF ELLAVILLE

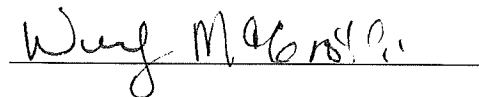
BY:



David Theiss



ATTEST:



Schley County | Ellaville  
Comprehensive Plan 2017-2026

June, 2016



# ELLAVILLE SCHLEY COUNTY

**NAMED AMONG THE BEST  
RURAL PLACES TO LIVE  
IN THE SOUTHEAST  
UNITED STATES**

Recognition bestowed by  
*Progressive Farmer Magazine*

Schley County Board of Commissioners

Greg Barineau, Chairman

Doug Jamieson  
Dennis Jones

Sandra Kay Royal  
Angeli Smith

Bill Sawyer, County Manager

Ellaville Mayor and Council

David Theiss, Mayor

Janet Ellis  
Leslie Haynes-Minter  
Jason Hoch

Charles Sherwood  
Carlton Wilson

Lynne McChargue, City Manager

## ***SITE LOCATION MAP***



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## Introduction

This is the third, full comprehensive planning document prepared by Schley County and the City of Ellaville, jointly, in compliance with the Georgia Planning Act of 1989. The two previous documents were adopted in 1996 and 2006. The legislative intent and purpose of said law, codified at O.C.G.A. 36-7-1, is as follows:

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governments to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

The Georgia Department of Community Affairs was charged with providing a framework for development, management and implementation of local comprehensive plans. The framework developed and published by the Department took the form of Minimum Standards and Procedures for Local Comprehensive Planning and has undergone revisions since the 1989 Act. This plan was prepared in compliance with the Minimum Standards and Procedures which took effect January 1, 2013.

The four required plan elements applicable to this document and the options selected, where applicable, are:

### Community Goals Element

Of the four options available to address this element the community opted for a brief vision statement.

### Needs and Opportunities Element

Reference to needs and opportunities identified in previous planning efforts helped participants recognize lingering needs and untapped opportunities. Consolidation of that information with issues of the day resulted in an updated list of needs and opportunities the community intends to address.

### Community Work Program Element

This is a list of specific activities the city and the county plan to undertake during the next five years to address needs and capitalize on opportunities identified during plan development. This section includes a Report of Accomplishments revealing the status of activities in the previous five-year program.

### Land Use Element

This element is a requirement for communities with zoning regulations. Ellaville has had a zoning ordinance for many years and the county adopted an ordinance in December, 2015, after initiation of this planning process. Of the two allowable options to address this planning element both jurisdictions opted to use character area maps for a degree of consistency from the previous (2006) planning effort. The unique characteristics which dis-

tinguish about a dozen geographical areas of the community were identified and the features of each which need to be preserved/maintained or recreated and how to accomplish those ends.

Attention was also paid to economic development needs of the community distinct from other plan components. The community did not meet the threshold requiring an Economic Development element, i.e., was not a Tier 1 community under the Georgia Job Tax Credit program. Nevertheless, time was expended addressing the issue but not from the standpoint of satisfying the Minimum Standards as a required plan element.

Beyond satisfying these planning requirements; however, is the higher need for the community to determine the quality of life it desires and how to achieve it. Decisions concerning the level and quality of public services to develop and sustain, where these services are to be provided and by whom, which resources are to be developed and which to preserve head the list of decisions to be made locally. Such decisions are beyond the authority of other levels of government and by design are to be made within the community. If not carefully planned and implemented the ultimate financial and quality of life costs to the community will be higher.

## Plan Development

This document was developed as a joint plan. Schley is among the state's twenty-two counties with a sole municipality. Accounting for over one-third of the community's population, Ellaville functions as the seat of county government and the civic and economic heart of the community. This dynamic is stronger than in the majority of counties with multiple municipalities. Nevertheless, they are separate legal entities with distinct authorities which are reflected in separate Community Work Programs. Even so, joint support of, and distinct responsibilities for certain community activities and efforts are evident in the separate work programs.

The steering committee consisted of the five county commissioners, the mayor and all five members of city council, county manager, city manager, and representation from the chamber of commerce. The development authority was represented by elected and appointed county officials who serve in these dual capacities. These parties constituted the core of stakeholders, which included board members of the Department of Family and Children Services, Historical Society, and Board of Education, the school superintendent and the director of the Schley County Collaborative/Family Connections.

A public hearing was held at the initiation of plan development to solicit public input and participation in the planning process. After a series of roughly monthly input sessions a second hearing was held for public review and comment after the draft plan had been made available. Formal meeting announcements were made via block ads published in the local newspaper and facebook posts. Articles addressing and items referencing plan development were published in all three newspapers serving the community. Input was also solicited through the Schley County Family Collaborative resulting in additional contributions from the Health Department, Extension Service, Lions Club, Behavioral Healthcare, South West Georgia Children's Alliance and the Georgia Department of Juvenile Justice.

## Community Goals Element

### *Plan Requirement*

*The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.*

### General Vision Statement

Schley County-Ellaville County is a community seeking to improve the quality of life for residents by:

- enhancing public facilities and the delivery of public services,
- facilitating improvements in housing, and
- improving community appearance, and...

making the community more attractive to visitors and potential residents by:

- facilitating development of employment opportunities,
- developing local, and capitalizing on surrounding economic assets, and
- promoting the community to the nation.

## Needs and Opportunities Element

### *Plan Requirement*

*Needs and Opportunities is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

### Statement of Strengths and Weaknesses

Great school system

Residents have a strong sense of, and support for, community

Historically low crime rate

Favorable location (on US 19, proximity to tourism trails/tourist attractions, railroad)

The municipal electric utility offers favorable rates

Long-term industrial/economic stability (notwithstanding 2008 recession)

Vacant and undeveloped residential, commercial and industrial parcels have utility services on site

The community has the human and physical assets to facilitate economic development

Has been designated Entrepreneur Friendly and a WorkReady Community

The community does not have an assisted living facility to meet the perceived need

The skill sets of a large portion of the labor force limits the community's attractiveness to industries requiring higher skills and paying higher wages

Available services and desirable quality of life are not being promoted adequately (wayfinding signage on state routes, quality of life in business/industrial recruitment)

## Statement of Issues and Opportunities

Housing opportunities, existing units for both homeowners and renters, are not adequate for either current or potential residents.

There is suspicion among city residents of the type housing developers have proposed in the past.

Enhanced code enforcement is needed citywide to resolve blighting influences of dilapidated structures, mobile home parks, etc.

Vacant downtown storefronts

The community needs a multi-purpose community center for civic use and private party/rentals with a kitchen for meal preparation and seating capacity for 250.

A recreational plan is needed to facilitate:

- an additional playground and playground equipment,
- street paving for improved access and parking around recreation complex,
- lighting on the walking trail
- tennis court renovation

The community does not have overnight accommodations for travelers/visitors

Facilities are needed to better service industrial traffic

The community should develop its strong economic history into a clear image of economic possibility utilizing all available resources.

## Community Work Program

### *Plan Requirement*

*This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:*

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

Schley County Community Work Program FY 2017-2021								
Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Codify county ordinances	X					±\$5K	General Fund	County Manager
Adopt environmental protection ordinances (groundwater recharge and wetlands)	X					Staff Time	Staff Time	County Manager
Merge new zoning ordinance with previously existing code enforcement function	X					Staff Time	General Fund	County Manager
Write subdivision ordinance	X					±\$3K	General Fund	County Manager
Renovate the county gym for recreation		X				±\$150K	SPLOST	County Manager
Seek options to increase service efficiency of the water system	X	X	X	X	X	TBD	Enterprise Fund CDBG	County Manager
Construct soil vapor extraction system at landfill (methane gas)	X					±\$300K	General fund	County Manager
Maintain a planned-use schedule for TSPLOST and LMIG (road paving and resurfacing)	X	X	X	X	X	Staff Time	Staff Time	County Manager
Survey storm drainage system to prioritize enhancement needs	X					Staff Time	Staff Time	County Manager
Incorporate pre-disaster mitigation into governmental administration (budgeting, codes, facilities, etc.)	X	X	X	X	X	Staff Time	Staff Time	County Manager
Construct and equip two fire stations (storm-resistant)			X		X	\$175K	SPLOST	County Manager
Enhance emergency response capabilities (generators/ repeaters, etc.)	X	X		X	X	±\$25K/yr.	General Fund	County Manager
Finalize discussions toward consolidation of select city/county services	X	X				Staff Time	Staff Time	County Manager City Manager
Closely monitor facilities and infrastructure to resolve emergent needs/issues	X	X	X	X	X	TBD	TBD	County Manager

**Schley County  
Economic Development Work Program  
FY 2017-2021**

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Secure property on east city limits for development as an industrial park	X	X				TBD	General Fund SPLOST	County Manager
Loop water system on city's east perimeter to service the proposed industrial park site	X	X				±\$35K	SPLOST	County Manager
Develop comprehensive Business Incentive Package(s) for local start-ups and incoming business	X	X				Staff time	Staff time	C of C , SCIC, DDA
Develop a local business incubator	X	X				Staff time	Staff time	C of C/SCIC County Manager (City Manager)
Continue support of adult education and continuing education classes	X	X	X	X	X	TBD	General Fund	County Manager
Capitalize on any opportunity to attract natural gas service to the community	Long Term					TBD	TBD	TBD



<b>Schley County Short Term Work Program Report of Accomplishments 2011 – 2015</b>	
<b>Project or Activity</b>	<b>Status</b>
<b>2011</b>	
Continue monitoring county landfill	Completed (for the period)
Support English Literacy Program (formerly ESL)	Completed (for the period)
Support expanded SGTC course offerings	Completed (for the period)
Market community to expand and improve employment options	Completed (for the period)
Schedule regular meetings between board of commissioners, city council, appointed boards/authorities, chamber of commerce, Board of Education	Not completed (communication between boards continues but not regular meetings) lost priority
Create revolving loan fund	Completed
Incorporate pre-disaster mitigation into government decision-making	Completed (for the period)
Promote end-destination retail downtown	Completed (for the period)
Promote Ellaville as a development site for overnight lodging	Not completed rescheduled for '17 – '21
<b>2012</b>	
Provide additional space for courthouse offices	Completed
Renovate fire knockers	Completed (substituted acquisition of a new fire apparatus)
Support Senior Citizens program enhancements	Completed (for the period)
<b>2013</b>	
Erect/equip rural fire station	Not completed (due to funding limitations re-scheduled for '19 and '21)
Second referendum on city-county consolidation	Not completed (rather; discussing consolidating select services)
Renovate Schley County historic courthouse	Completed
<b>2014</b>	
Adopt Part V (environmental protection) ordinances	Not completed (rescheduled for '17)
<b>2015</b>	
Capitalize on any opportunity to attract natural gas service to the community	Not completed (no opportunities - rescheduled for '17 – '21)

Ellaville Community Work Program FY 2017-2021								
Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Construct a city gateway at the intersection of US 19/GA 26	X					\$60K	DOT	City Manager
Landscape enhancements along US 19 four lane		X	X			\$25K	DOT/ TSPLOST	City Manager
Pursue National Register Historic District designation	X	X	X			Staff Time	Historic Society	Historic Society
Continue downtown redevelopment activities	X	X	X	X	X	±\$100K	DD RLF (DCA)	DDA City Manager
Develop a plan to guide implementation of recreation facilities enhancements, such as: walking trail, playground(s), tennis court(s), paved roadway access & parking at rec. complex, et al.	X	X	X	X	X	Staff time \$100K	Staff time Corporate donations, SPLOST TSPLOST USDA	Recreation Department City Manager
Update the subdivision ordinance	X					\$2K	General Fund	City Manager
Update the zoning ordinance (to include signage)	X					\$6K	General Fund	Zoning Commission
Pave Gill Street					X	\$90K	TSPLOST LMIG	City Manager
Continue enhanced blight removal program (with consideration given to adopting blight tax)	X	X	X	X	X	Staff	Staff	City Manager
Initiate a clean community campaign	X					Staff Time	Staff Time	C of C Civic Organizations
Pursue housing and/or housing-related assistance (water, sanitary sewer, storm sewer)		X		X		\$500K- \$800K	USDA CDBG CHIP	City Manager
Incentivize new housing development	X	X	X	X	X	TBD	TBD	City of Ellaville
Inventory storm sewers to prioritize enhancement needs		X				Staff time	Staff time	City Manager

Project/Activity	Fiscal Year					Funding		Responsible Party
	'17	'18	'19	'20	'21	Amount	Source	
Closely monitor facilities and infrastructure to resolve emergent needs/issues	X	X	X	X	X	TBD	TBD	City Manager
Design and build a multi-purpose community center	Long-term					TBD	TBD	City of Ellaville

<b>Ellaville Economic Development Work Program FY 2017-2021</b>								
<b>Project/Activity</b>	<b>Fiscal Year</b>					<b>Funding</b>		<b>Responsible Party</b>
	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Amount</b>	<b>Source</b>	
Designate representatives of the city to attend meetings of local economic development entities in an effort to invigorate economic activity and community promotion	X	X	X	X	X	Staff time	Staff time	City of Ellaville
Promote leadership development: annual attendance at GAED, maintain DDA and newly elected officials and clerk training, participate in (DOL's) Partners Educating Georgia's Future Workforce, et. al	X	X	X	X	X	Staff time	Staff time	City Manager
Develop a comprehensive Business Incentive Package(s) for local start-ups and incoming business	X					Staff time	Staff time	C of C, DDA, SCIC
Develop a business incubator	X	X				Staff time	Staff time	C of C/DDA City Manager (County Manager)
Develop, design, and distribute an economic development promotional brochure marketing the community and targeting the hospitality industry	X	X	X	X	X	Staff time	Staff time	Chamber of Commerce, SCIC, DDA
Maintain support and promote increased participation in adult education and continuing education classes (advertising, etc.)	X	X	X	X	X	Staff time	Staff time	C of C, DDA, SCIC
Loop municipal utilities on the east perimeter of the city to service the proposed industrial park			X	X		+\$600K	USDA MEAG OneGA	City Manager
Pursue the possibility of attracting a long-term care/assisted living facility	Long-term					TBD	TBD	TBD
Capitalize on any opportunity to attract natural gas service to the community	Long-term					TBD	TBD	TBD

<b>Ellaville Short Term Work Program - Report of Accomplishments 2011 - 2015</b>	
<b>Project or Activity</b>	<b>Status</b>
<b>2011</b>	
Develop city gateway at U. S. 19/GA 26 intersection	Underway rescheduled for 2017 due to lengthy DOT delay
Designate historic district(s)	Not completed rescheduled for 2017-2019 - Historic Preservation Society was created
Locate and map valves in water distribution system	Completed
Complete a review of Ellaville land use (zoning and subdivision) ordinances	Not completed difficulty maintaining board - rescheduled for 2017/2018
Pursue funding for housing rehabilitation /development program	Completed FY '11 CDBG housing rehab application unsuccessful
Redevelop downtown	Completed for the period
Eliminate/remove blighted sites from Ellaville	Underway continue 2017/2021
Municipal wastewater treatment repair/upgrade as needs arise	Completed for the period
Promote apartment development	Not completed rescheduled for 2017/2021-as "incentivize new housing development"
<b>2012</b>	
Sidewalk construction	Completed for the period
Landscape improvements along new U. S. 19 route through city	Not completed due to DOT delay with gateway-rescheduled for 2017/2018
Provide support for housing development	Not completed rescheduled for 2017/2021-as "incentivize new housing development"
<b>2013</b>	
Remove potential health hazards (asbestos, lead, etc.) from the rest of the municipal water distribution system	Completed for the period
<b>2014</b>	
Installation of traffic light at 19/26 intersection	Underway DOT implementing alternative to be completed in FY '17
<b>2015</b>	
Pave Gill Street	Not completed rescheduled for 2021
Capitalize on any opportunity to attract natural gas service to the community	Not completed no opportunities - rescheduled for '17 - '21

## Land Use Element

### *Plan Requirement*

*This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:*

*(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:*

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

*(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.*

### Character Area Definition

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers, streams, and seas,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. These may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

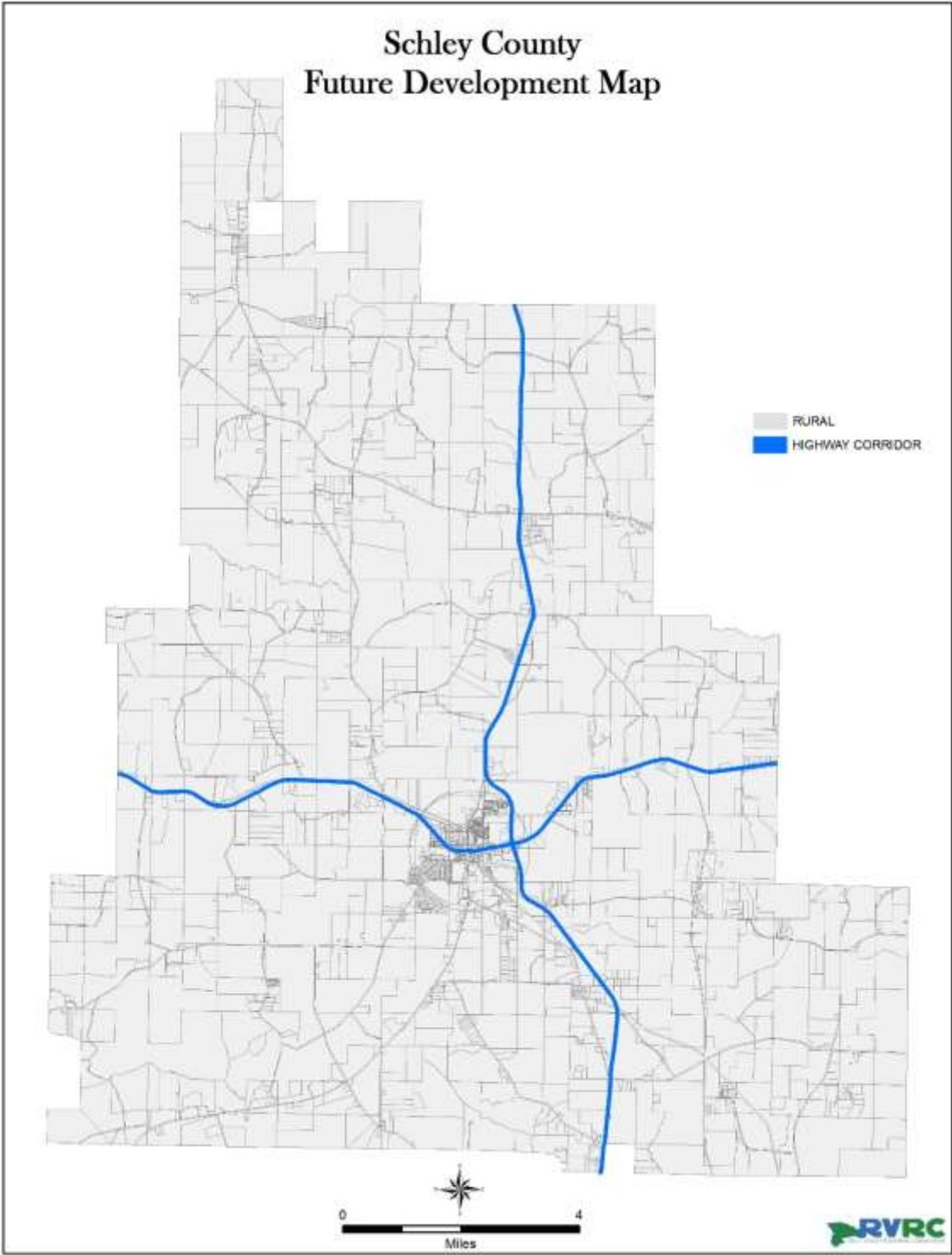
- Agricultural production,
- Open space, or
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land features are identified for each character area, they are intended to be the primary, not exclusive, uses.

Current photographs or aerial images follow many of the character areas identified. Review of the text and the accompanying photo/image in conjunction help present a vision of both the desirable and undesirable characteristics of the area.

**Character Areas  
Schley County- Unincorporated**





## Rural

### **Description-Vision**

The community envisions preserving the open, expansive, rural character pervasive across the unincorporated area. Residential development should be concentrated around a community focal point characterized by a road intersection, commercial establishment, a clustering of residences, or other condition or circumstance that concentrates limited development in a small area to distinguish it from the surrounding rural countryside. For historical context, past examples of such rural communities include: Andrew Chapel, Concord, County Line, Ebenezer/Licksillet, Fellowship/Lowe, Hopewell, LaCrosse/Bumphead, Midway, Murray's Crossroads, Poplar Ridge, Quebec, Seller's Store, Stewart's Corner, and Wall's Crossing. To maintain the rural character land uses which do not serve the immediate commercial/retail need of the adjoining residential concentration should be discouraged.



### **Strategy-Policies**

Cluster future development to minimize sporadic intrusion into the rural aesthetics of the unincorporated area. Maintain rural atmosphere by accommodating limited retail and commercial uses within a community center; residential development should generally surround the community center. Compatible architectural design characteristics should be encouraged for all new development, thus excluding “franchise” or “corporate” architecture. The intent is to protect existing development, maintain the rural character with similar ratios of land uses, and encourage the concentration of higher intensity land uses, commercial and industrial, etc., in, and on the periphery of, the City of Ellaville.

### **Highway Corridor**

#### **Description-Vision**

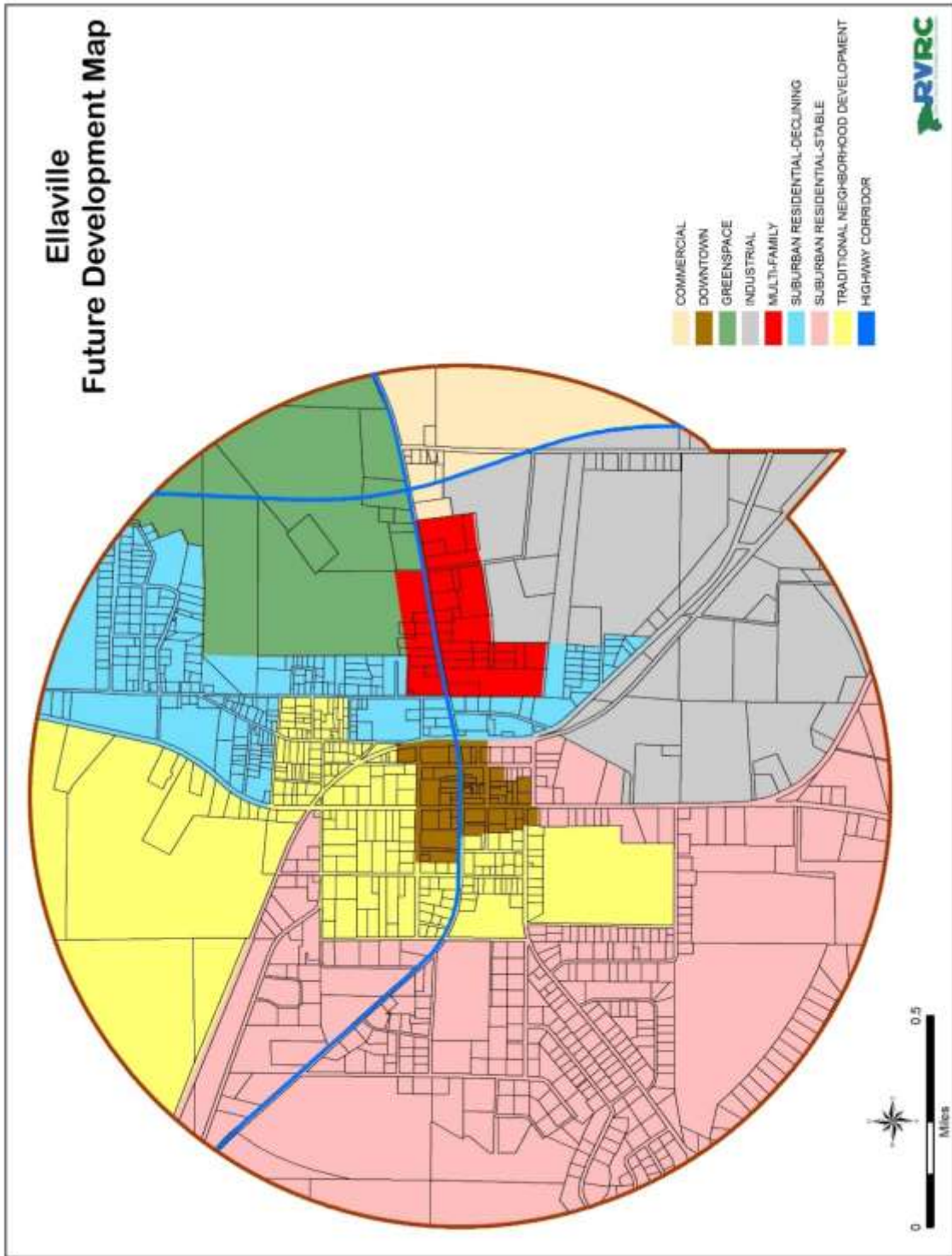
Preservation of the abundance of natural, aesthetic vistas visible from and along the full length of the community’s major North-South (U.S. 19) and East-West (GA. 26) corridors.



### **Strategy-Policies**

Maintain the natural beauty and aesthetic vistas of the community by requiring careful placement of outdoor advertising to minimize degradation of the viewshed along the highway corridors. Implementation will require adoption of appropriate ordinances by the county and supported by construction of gateways at the jurisdictional boundary. Scenic Highway designation would provide additional regulatory control over viewshed intrusion along these thoroughfares.

# Character Areas City of Ellaville



## Commercial

### **Description-Vision**

The community envisions this area catering to the economic needs of the transient, motoring public, i.e. food, fuel, overnight accommodations. While the majority of traffic along this four lane U.S. route (where it intersects a two lane state highway) will not have need of other local goods or services, wayfinding signage will nevertheless serve to welcome travelers to the community and direct them to local offerings than can make travel more enjoyable.



### **Strategy-Policies**

The city will review the current zoning ordinance with sensitivity to the transient needs of the motoring public and trucking industry, and the economic potential a four lane U.S highway offers the community. This review may result in creation of a Highway-Commercial zoning district with land uses directed to needs of the motoring public without diverting commercial and retail activity from the city's central business district or competing with local economic activity in the central business district. Appropriate signage should also be designed and strategically placed to inform and direct motorists to the retail opportunities and services available in the city.

## Downtown

### **Description-Vision**

Ellaville's traditional central business district is located at the geographical center of the city, typical of Georgia's small towns. The dominant feature in the core of the area is closely-arranged historic, brick buildings. The architecture of this core is clearly distinguished from contemporary/modern commercial buildings located in the outer ring of the area. Both the age and distinctive architecture of these structures contribute to the potential for historic district designation. The outer ring of the area is dotted with parcels ripe for development/redevelopment. The vision for the area is one of preservation and continued restoration of the historic fabric, and renovation/expansion of the commercial and retail core.





### **Strategy-Policies**

Downtown should continue to be the heart of the community’s high-density mix of office, retail, and service establishments. Design should include pedestrian-friendly features connecting Downtown with adjoining areas. The pedestrian-friendly environment should be enhanced by adding sidewalk and creating other pedestrian-friendly trail/bike routes linking major destinations, such as health facilities, recreation sites, and parks. New development in the central business district should be located on infill sites or on non-historic properties and be compatible with the surrounding architectural character. Historic buildings in this area should be protected from demolition and/or incompatible alteration that would diminish their historic appearance. Rehabilitation of historic buildings should be completed in general accordance with “The Secretary of the Interior’s Standards for the Treatment of Historic Properties.” The city can facilitate this vision by designating much of the area a historic district and implementing development guidelines as an objective standard of reference for future physical alteration/development. Economic stimulation of this area can be facilitated by an active Downtown Development Authority, development of a small business incubator and courting/developing end-destination retail activity for Downtown.

### **Greenspace**

#### **Description-Vision**

Much of the natural topography in this character area is so unique in the city (gorge-like) that by local standards it is not attractive for development. Some limited acreage with appropriate lot depth fronts Ga. 26, and the few other attractive “interior” sites lack access. Otherwise, the community envisions maintaining this as a natural growth area or Greenspace.



### **Strategy-Policies**

The city will review the current zoning ordinance with sensitivity to protecting most of this area from development, including placement of outdoor advertising. Only two portions of this area are developable; highway frontage along E. Oglethorpe Street (Ga. 26), and on the west side a plateau, adjacent to a residential neighborhood but surrounded on three sides by gullies. This plateau has neither local street access nor access to the four lane despite abutting U.S. 19.

## **Industrial**

### **Description-Vision**

The community envisions maintaining and expanding upon the current concentration of industrial activity in the southeast quadrant of the city. The area will continue to be characterized by large, metal industrial buildings with significant employee parking. This land, needed for manufacturing, assembly, processing, wholesale trade, and/or distribution activities that could potentially produce excessive traffic, noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics is generally downwind of other, less intensive land uses, yet with attractive frontage and ease of access to the four lane highway.



### **Strategy-Policies**

The city will review the current zoning ordinance with sensitivity to the need to preserve, for industrial development, the significant, available, infill acreage, some of which fronts the four lane route of U. S. 19 through Ellaville. This site is adjacent to the designated industrial district in Schley County's recently adopted zoning ordinance.

## **Multi-Family**

### **Description-Vision**

This area is envisioned as an extension of large parcel, high density, residential development focused on the conventional housing market. The area has sites for development and redevelopment.



**Strategy-Policies**

The zoning ordinance will be reviewed with sensitivity for the local need for apartment development. The city will take an initiative to generate investor interest by inquiring into incentives which may be needed to stimulate private sector investment. The area is already served by sidewalk.

**Suburban Residential - Declining**

**Description-Vision**

The community envisions elimination of substandard housing common throughout the area and restoration of housing conditions comparable to the rest of the city. A portion of N. Thompson Street has potential for designation as/inclusion in a historic district.





**Strategy-Policies**

The city will maintain an aggressive program of code enforcement in its effort to eliminate the blighting influences serving as a disincentive for neighborhood preservation. Success in this effort will lay the foundation for more extensive neighborhood stabilization activities with funding assistance through Community Development Block Grants (CDBG) and the Rural Development Administration of the U. S. Department of Agriculture. Housing code enforcement will be implemented not only to address physical condition of housing, but surrounding influences of blight and environmental issues. Wherever practical, traditional neighborhood design (TND) practices will serve as the development and design guideline.

**Suburban Residential - Stable**

**Description-Vision**

The vision for this area is one of housing choice for residents who prefer more contemporary housing development characterized by a moderate to high level of open space, moderate to high degree of building separation and low pedestrian orientation. The trend for this housing type began after mid-century and does not have a “historic” character.





**Strategy-Policies**

The city will review the existing zoning ordinance with sensitivity for larger (one acre and larger) residential lot sizes. However; some traditional neighborhood design (TND) principles should be incorporated into the subdivision ordinance; namely, sidewalks, street trees, street interconnectivity and traffic calming features to improve pedestrian accessibility within and between existing neighborhoods. Limited, carefully located, small scale, multifamily development may also be considered to provide income diversity and housing choice.

**Traditional Neighborhood Development (TND)**

**Description-Vision**

Residential construction and site development common to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries give this area its distinguishing character. The combination of age and architectural features make portions of this area (Stevens Street and a portion of N. Broad Street) a potential residential historic district. Neighborhood characteristics include sidewalks, street trees, small regular lots, buildings close to the front property line, and a relatively low degree of building separation. The vision for this area is to preserve the predominant historic character and expand into adjoining, undeveloped areas to the north and south.





### **Strategy-Policies**

Ellaville’s TND area should be encouraged by allowing only compatible infill development. Historic buildings in this area should be protected from demolition and/or incompatible alteration that diminishes their historic appearance or significantly alters historic materials. Rehabilitation of historic buildings should be completed in accordance with “The Secretary of the Interior’s Standards for the Treatment of Historic Properties.” Preservation of neighborhood character will be facilitated with historic district designation and review of the city’s zoning ordinance with sensitivity to character area preservation. Pedestrian and bicycle connections should be maintained and expanded to encourage residents to walk/bike to work and other destinations in the city.

### **Highway Corridor**

#### **Description-Vision**

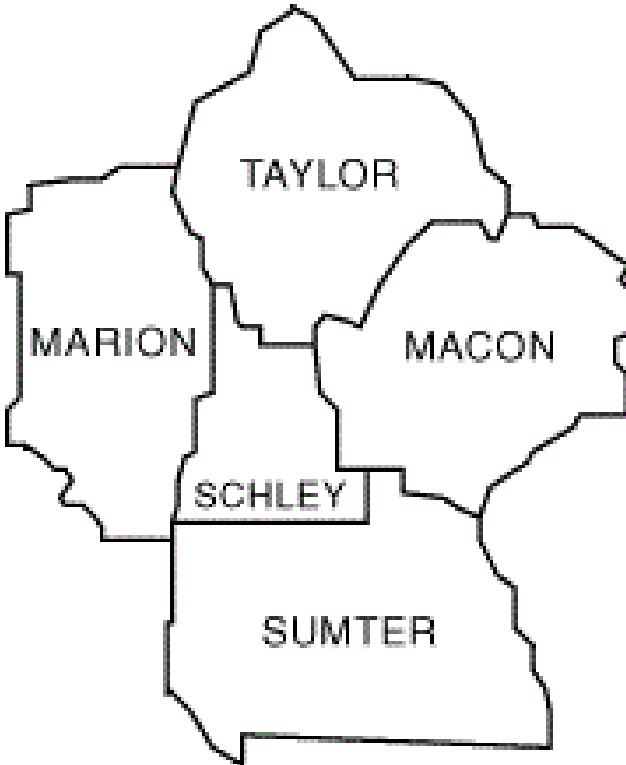
Transportation corridors protected from the visual intrusion of unregulated outdoor advertising.



#### **Strategy-Policies**

Implementation will require development, adoption and enforcement of an outdoor advertising ordinance.

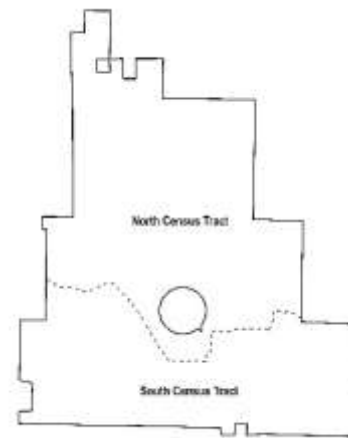
Supplemental Data Tables



Schley County’s 5% population loss during the 1960s marked the end of a period of decline dating to 1900. The loss was not unique to the community; rather, it was the norm throughout much of rural Georgia where communities with agriculturally-based economies rebounded later than urban areas from devastation wrought by the Boll Weevil and the Great Depression. Ellaville benefitted from being the only city in the county, experiencing little in the way of population loss during the larger community’s period of decline.

In the 1970s, neighboring Sumter County became the hub of Georgia’s mobile home industry. The employment opportunities it created helped reverse Schley’s negative population trend. The industry stimulated local entrepreneurs to establish spin-off production facilities in Schley County which, in the aftermath of the local mobile home industry’s demise, provided a more stable local economy than existed in nearby counties, even into the recession of 2008.

The 33% spike in population that occurred 2000-2010 was driven by reestablishment of local schools. Schley was party to the state’s first tri-county high school, the campus of which was located out-of-county. With expiration of the twenty-five year agreement local high school students “came home”. Construction of new elementary and high school facilities with small enrollments enticed families to relocate from surrounding counties, primarily into the county’s southern Census tract. This area, accounting for little more than 40% of total county land area, was credited with a 123% (+1,190) increase in population and 122% (+490) increase in housing units. Ellaville was credited with increases of 13% (+200) in population and 27% (+185) in housing units during the same period. The balance of the northern Census tract, the unincorporated area around the city, reportedly decreased by 150 (-13%) residents and 80 (-15%) housing units.



Population Schley County - City of Ellaville Surrounding Counties							
Jurisdiction	1960	1970	1980	1990	2000	2010	2014 <sup>1</sup>
Schley	3,256	3,097	3,433	3,590	3,766	5,010	5,163
Ellaville	905	1,391	1,684	1,724	1,609	1,812	1,880
Macon	13,170	12,933	14,003	13,114	14,074	14,740	14,009
Marion	5,477	5,099	5,297	5,590	7,144	8,742	8,797
Sumter	24,652	26,931	29,360	30,232	33,200	32,819	31,232
Taylor	8,311	7,865	7,902	7,642	8,815	8,906	8,442
Five-county total	54,866	55,925	59,995	60,168	66,999	70,217	67,643
Schley's proportion	5.9%	5.5%	5.7%	6.0%	5.6%	7.1%	7.6%
Georgia	3.9M	4.6M	5.5M	6.5M	8.2M	9.7M	10.1M

<sup>1</sup> US Census estimate as of 7-1-14; latest available at this writing  
source: US Census

The first decade of the new century was a period of a major population shift in the community, as the proportion of residents in the southern Census tract increased from 25% to almost 45% of the community total. This area of the county is nearest the sub-regional population and economic center.

Ellaville’s largest population change (+54%) occurred during the 1960s with the advent of the mobile home industry in the state. With an additional 21% increase during the 70’s half of the community lived in the city (1980). This proportion began to decrease gradually, and after the school-driven population surge of 2000-2010 the city share of total population had dropped to 36%.

The fifty-year population trend (1960-2010) for Schley and the four adjoining counties was positive. The highest growth rates were recorded by Marion, at 60%, and Schley at 54%. Even so, Schley’s 2010 population was 500 residents below that recorded in 1900.<sup>1</sup> Sumter grew by 33%, Macon 12% and Taylor 7%. Current (2014), official (US Census Bureau) population estimates suggest less favorable and diverging area trends. Marion and Schley estimates (2010-2014) are positive, estimated to be 1% and 3%, respectively, while estimates for the three other adjoining counties are -5% each.

The downturn suggested in the current estimates are echoed in the twenty-five year projections presented in the following table. All four adjoining counties are projected to lose population 2010-2035. Two marginal increases projected for Marion (2020 and 2025) are erased by 2035 for a 1% net loss for the period. The twenty-five year decline for each of the other counties is uninterrupted, ranging between 18%-21%. For comparison across the century, the aggregate population for the four adjoining counties in 2010 was only 1,100 more than in 1910. Their recorded loss 1910-1935 was -7%; the projected loss for the same four counties 2010-2035 is -17%.

Population Projections Schley County - City of Ellaville Surrounding Counties						
Jurisdiction	2010	2015	2020	2025	2030	2035
Schley	5,010	5,231	5,600	5,988	6,358	6,697
Ellaville	1,812	2,197	2,352	2,514	2,670	2,812
Macon	14,740	13,832	13,366	12,835	12,234	11,580
Marion	8,742	8,680	8,759	8,778	8,726	8,615
Sumter	32,819	31,110	30,389	29,463	28,345	27,057
Taylor	8,906	8,371	8,129	7,848	7,509	7,128
Five-county area	70,227	67,224	66,243	64,912	63,172	61,077
Schley's proportion	7.1%	7.8%	8.5%	9.2%	10.1%	11%
Georgia	9.7M	10.2M	10.9M	11.5M	12.2M	12.8M

Source: Governor’s Office of Planning and Budget using county (and Georgia) populations from the 2010 Census.

<sup>1</sup> Ellaville projections by River Valley Regional Commission using the average proportion methodology, the highest of five reviewed.

<sup>1</sup> Any changes that might have been made to the county boundary after 1900 were territorially insignificant with respect to population.

The projections for Schley are in stark contrast to the surrounding area. Local growth is projected to be uninterrupted across the projection period, resulting in a 34% increase; 1,687 additional residents, averaging +67 per year. For reference, the county grew by 1,577 residents during the thirty-year period 1980-2010; 80% of which occurred the last ten years. The source of these projections, the Governor’s Office of Planning Budget, does not generate population projections below the county level. City officials opted for the highest results of the five projection methodologies reviewed.

The community’s housing occupancy rate (84% - countywide, 88% - Ellaville) is higher than the surrounding area (81%). Consequently, the community has a lower vacancy rate. Statewide the occupancy/vacancy rate at this time was 86%/14%. While the owner/renter percentages are almost identical at the community and area levels, Ellaville has a significantly higher renter-occupancy rate. This latter fact is not unusual because multi-family rental housing is most often developed proximate to public utility infrastructure concentrated in municipalities.

As just stated, Census estimates for 2013 credit the community with a vacancy rate lower than the area. The data presented in the table does not reveal a more important point. The simple arithmetic total (4.7%) of homeowner (1.9%) and rental (2.8%) vacancy rates at the county level was five points lower than the comparable area total. Such low rates in both tenures indicate a very tight local housing market where there are few opportunities for residents to upgrade and a limited opportunity for the community to attract new residents. The sustained frequency of housing inquiries at local government offices suggests many of the vacant units that are available are either not available for occupancy or not desirable/suitable for occupancy.

Housing - 2013 <sup>1</sup>							
Tenure	Schley	Ellaville	Area	Value	Schley	Ellaville	Area
Total Units	2,189	898	28,565	Owner-occupied	1,178	465	15,818
Occupied	84%	88%	81%	< \$100K	53%	64%	62%
Owner	64%	59%	63%	\$100K-\$199,999	34%	27%	25%
Renter	36%	41%	37%	≥ \$200,000	13%	9%	13%
Vacant	16%	12%	19%	Median	\$87,000	\$83,400	-
No Vehicle	12%	25%	12%	Gross Rent	Schley	Ellaville	Area
Year Unit Built	Schley	Ellaville	Area	< \$300	13%	23%	12%
≥ 2000	13%	6%	11%	\$300-\$499	29%	31%	25%
1980-1999	43%	39%	40%	\$500-\$749	32%	33%	43%
1960-1979	29%	37%	29%	≥ \$750	27%	12%	20%
< 1960	15%	18%	20%	Median	\$570	\$463	-

<sup>1</sup> latest census data available at this writing

Area - four surrounding counties

Source: raw data from US Census 2009-2013 American Community Survey, 5-year survey

compilations of surrounding county data and conversions to percentages by River Valley Regional Commission

Ellaville has a high proportion of households without a vehicle available for discretionary use of the residents. The county rate is five percentage points higher than the state, but the city’s rate is



3.5 times higher. Deletion of Ellaville’s statistics from the county total indicates only 4% of unincorporated area households do not have a vehicle for discretionary use.

The Census reported a 13% increase in the local housing inventory 2000-2013 (Year Unit Built), two percentage points higher than the surrounding area. Ellaville’s growth rate was half the countywide total. As stated in the population narrative earlier, the vast majority of this growth took place in the southern portion of the County. The same source reported almost one-quarter (24%) of the state housing inventory has been constructed since the 2000 Census. Half of housing in the community has been constructed since 1982; in Ellaville, since 1976. In 2013, the median value of the community’s owner-occupied housing was 58% of the state level; Ellaville’s median was reportedly 55% of the state. The gross rent of renter-occupied housing countywide was 66% of the state level; Ellaville-54%.

Two segments of the community are credited with significant income improvement between 2000 and 2013. The county’s median family income (MFI), the mid-point at which half of family incomes are less and half are more than the median, reportedly increased 45% during the period. This rate of growth was nine percentage points higher than the national inflation rate (34%) for the same period, meaning most families experienced real growth in income. Two-thirds of this growth

Changes in Income Schley County - City of Ellaville Surrounding Counties						
Income Measure		2000 <sup>1</sup>	2010 <sup>2</sup>	2013 <sup>3</sup>	% Change 2000- 2013	% Inflation 2000- 2013 <sup>4</sup>
Median Family†	Schley	\$36,215	\$47,234	\$52,391	45%	34%
	Ellaville	\$33,409	\$32,857	\$39,931	20%	
	Ave. of Surrounding County Medians	\$32,584	\$42,528	\$43,489	33%	
Median Household††	Schley	\$32,035	\$35,096	\$38,425	20%	
	Ellaville	\$25,724	\$22,635	\$27,917	9%	
	Ave. of Surrounding County Medians	\$28,291	\$30,459	\$32,643	15%	
Per Capita†††	Schley	\$14,981	\$16,122	\$19,037	27%	
	Ellaville	\$13,320	\$12,464	\$19,026	43%	
	Ave. of Surrounding County Medians	\$14,066	\$16,079	\$17,004	21%	

† Family - two or more people who reside together and who are related by birth, marriage, or adoption

†† Household - all the people who occupy a housing unit as their usual place of residence

††† Per Capita - the average obtained by dividing aggregate income by total population of an area

<sup>1</sup> US Census

<sup>2</sup> US Census, 2006-2010 American Community Survey 5-year estimates

<sup>3</sup> US Census, 2009-2013 American Community Survey 5-year estimates

<sup>4</sup> The Inflation Calculator <http://www.westegg.com/inflation/> using national Consumer Price Index statistics published annually in the *Statistical Abstract of the United States*

in family income occurred 2000-2010, coinciding with the spike in population growth stimulated by the re-establishment of local schools. Despite the improvement, in 2013 local MFI was \$6,400 below the state level. Family income among city residents reportedly did not keep pace with national inflation, but was marginally better than the 19% growth reported at the state level.

The other significant improvement income was recorded by Ellaville where per capita income reportedly increased 43%, also outpacing inflation. This income measure is computed by dividing aggregate income of all city residents by the number of residents.

Ellaville has experienced significant volatility recently in poverty rates. City rates in 2000 and 2013 were similar, but during the intervening period spiked well above the other dates. Such sharp variations can give reason to question accuracy of the data. The margins of error are such that they could explain much or most of the differential for both categories, that is, Families and Individuals. However, 2010 was the third year of a prolonged recession felt nationwide and increased unemployment could have contributed to a spike in poverty. This possibility is not reflected in the county level poverty rates, however.

Percent in Poverty				
Category		2000 <sup>1</sup>	2010 <sup>2</sup>	2013 <sup>3</sup>
Families	Schley	15.8%	12.4%	15.5%
	Ellaville	22.2%	33.6%	22.8%
Individuals	Schley	19.9%	19.2%	22.3%
	Ellaville	26.3%	42.8%	29.2%

<sup>1</sup> US Census

<sup>2</sup> US Census, 2006-2010 American Community Survey 5-year estimates

<sup>3</sup> US Census, 2009-2013 American Community Survey 5-year estimates

While the statewide rates were lower than the community, across this span of time poverty across Georgia increased at a faster rate than it did locally. The county's family poverty rate was reportedly six points higher than the state in 2000, in 2013 it was less than two points higher. The county individual poverty rate was seven points higher than the state in 2000, in 2013 it was four points higher. Statewide family rates were reportedly 10%-12%-14%; individual rates 13%-16%-18%. Schley compared very favorably with the surrounding area. Marion is the only county with poverty rates similar to Schley; the three other counties averaged six to seven points higher than Schley.

As of 2010, the highest level of educational attainment for almost two-thirds (63%) of the community's adult population was high school graduation or equivalent. Fully one-quarter (27%), however, did not have a high school diploma, but fully one-third (36%) had at least some college level studies, including almost 10% with at least a Bachelor's degree. Only one area county was credited with better performance, Sumter; 59% with a high school diploma or less and 42% with at least some college studies. Sumter's attainment level is very favorably influenced by the presence of a college, a university and a regional hospital. Statewide, the relevant performances are 46% (16% and 30%) and 54% (27% and 27%).



Educational Attainment 2010 Schley County - City of Ellaville Surrounding Counties						
Attainment*	Schley	Ellaville	Macon	Marion	Sumter	Taylor
Less than HS diploma	27%	34%	33%	20%	25%	37%
HS diploma	36%	30%	37%	51%	34%	36%
Some college and Associate's Degree	27%	27%	20%	23%	23%	20%
Bachelor's degree or higher	9%	9%	11%	7%	19%	7%

Resident population 25 years of age and older

\* Highest level of attainment achieved

Source: US Census 2006-2010 American Community Survey, 5-year survey

During the three most recent years for which data are available, the community consistently recorded the area's highest rate of on-time<sup>2</sup> high school graduation. A comparison of the three-year averages places Schley 9, 10, 12 and 19 points above Marion, Sumter, Taylor and Macon, respectively. The local system also scored a dozen points higher than the state for the two recent years comparable data could be located. This is one of the performance measures which have made the local system so attractive to parents of school-age children residing in neighboring counties. Schley County schools maintain a waiting list of prospective tuition students, and as this plan nears completion the school system is undertaking a school expansion to replace temporary structures used for years.

Four-Year Cohort Graduation Rates Schley and Surrounding Counties			
Jurisdiction	2012	2013	2014
Schley	84.4	77.8	84.7
Macon	56.3	61	73.4
Marion	72.6	68.4	80.2
Sumter	67.2	65.9	83.7
Taylor	68.9	68.5	74.8

Source: Georgia Department of Education

The local unemployment rate has historically been favorable compared to area counties. During the period presented in the following table, Schley's unemployment rate averaged 1.3 points below the four surrounding counties' aggregate rates. The local rate does not compare as well against the state rate, averaging .6 point higher across the same period.

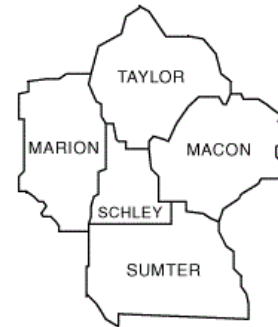
Annual Unemployment Rates								
Jurisdiction	2000	2002	2004	2006	2008	2010	2012	2014
Schley	4.1%	4.6%	5.8%	5.6%	6.7%	12.1%	10.4%	7.7%
Surrounding Counties	4.7%	6.1%	6.3%	6.3%	7.6%	13.0%	12.1%	9.9%
Georgia	3.5%	4.8%	4.7%	4.7%	6.3%	10.5%	9.2%	7.2%

source: Georgia Department of Labor

Surrounding Counties - individual county data were aggregated for conversion to area rates; computations by River Valley Regional Commission

<sup>2</sup> proportion of the graduating class which earned a regular high school diploma, completing grades 9, 10, 11 and 12 in four years

Dating as far back as the 1970 Census, increasing numbers of the resident labor force have commuted to places of work out-of-county. The trend has been so strong that percentages have inverted. The 1970 Census reported 71% of the local resident labor force worked in Schley County; according to the 2013 Census five-year estimate that same percentage now works out-of-county. In 1990-2000-2010, 80%-85% of these commutes were to one of the four surrounding counties, and approximately three-quarters of those jobs were in Sumter. At the statewide level 40%-41% of workers are employed outside their county of residence.



Increasing percentages of the resident population are not in the labor force. This rising dependency ratio<sup>3</sup> increased an estimated six percentage points between 2000 and 2013. Statewide data reflects the same trend, but at significantly lower rates; 34%-35%-36%, respectively.

Place of Work – Schley County Residents			
Labor Force	2000 <sup>1</sup>	2010 <sup>2</sup>	2013 <sup>3</sup>
Workers 16 Years Of Age and Older <sup>4</sup>	1,691	1,974	1,908
Lived in Schley Co... and worked in Schley but worked elsewhere <sup>5</sup>	41%	45%	29%
	59%	55%	71%
Working Age Population <sup>6</sup> Not In Labor Force	39%	40%	45%

<sup>1</sup> US Census

<sup>2</sup> U.S. Census, 2006-2010 American Community Survey 5-year estimates

<sup>3</sup> U.S. Census, 2009-2013 American Community Survey 5-year estimates

<sup>4</sup> includes military

<sup>5</sup> anywhere beyond Schley County

<sup>6</sup> persons 15-64 years of age

Employment and wage information reported to the Georgia Department of Labor reveals a significant loss in the number of jobs in the community since the turn of the century; 23% as of 2014. This is among the better performances in the area, however. Taylor County (-23%) and Sumter (-24%) were credited with similar losses, while Macon (-34%) and Marion (-45%) were more severe. The impacts of job losses on the local economies were mitigated somewhat by reported significant increases in wages. The local increase (+51%) was second only to Marion (+54%), while the three others ranged from +30% to +47%. Even with almost three hundred fewer jobs in the community, the higher wages were sufficient to inject 17% more in wages into the economy than in

Jobs in Schley County <sup>1</sup>		
Year	Average Monthly Employment	Average Weekly Wages
2000	1,250	\$439
2005	1,321	\$560
2010	1,103	\$629
2013	947	\$694
2014	963	\$664

<sup>1</sup> Jobs covered by unemployment insurance laws, or approximately 96% of wage and salary civilian jobs.

source: Georgia Department of Labor, Employment and Wages

<sup>3</sup> An economics and demographic term referring to the proportion of residents of a defined area who are not working compared to the proportion who are.

2000. Both trends were positive at the state level where employment increased 4% and average weekly wages were reported to have increased 41%.

The highlighted rows in the following table reveal strong similarities in the largest industrial sectors in the local and surrounding economies. Educational Services, Health Care... and Manufacturing are the **two largest** employment sectors. A shift of only four jobs in 2010 and one in 2013 between these two sectors in Ellaville would have made Educational Services, Health Care... the **largest employer** across the table. Statewide, Educational Services, Health... (21%) and Retail Trade (12%) are the largest sectors, followed by Manufacturing (in 2010). Employment in the community's central business district is strong enough to make Retail Trade Ellaville's third largest sector, and Sumter County's position as a retail trade center at the sub-regional level is strong enough to rank Retail Trade as the Area's third largest sector.

Employment by Industry Rank in Median Earnings <sup>1 2 3 4 5</sup>						
Industrial Category	Schley County		Ellaville		Area*	
	2010	2013	2010	2013	2010	2013
Agriculture, Forestry, Fishing, Hunting and Mining	<sup>5</sup> 6%	<sup>4</sup> 3%	<sup>2</sup> 8%	<sup>3</sup> 4%	6%	6%
Construction	13%	15%	5%	9%	9%	7%
<b>Manufacturing</b>	<b>20%</b>	<b>18%</b>	<sup>3</sup> <b>23%</b>	<sup>5</sup> <b>20%</b>	<b>15%</b>	<b>14%</b>
Wholesale Trade	0%	2%	0%	2%	3%	2%
Retail Trade	4%	6%	16%	11%	10%	11%
Transportation and Warehousing and Utilities	<sup>4</sup> 9%	<sup>1</sup> 7%	<sup>4</sup> 11%	<sup>4</sup> 7%	3%	4%
Information	<sup>1</sup> 3%	1%	0%	<1%	2%	2%
Finance and Insurance, Real Estate, Rental and Leasing	1%	<sup>2</sup> 2%	4%	3%	3%	3%
Professional, Scientific, Management, and Administrative and Waste Management Services	7%	9%	0%	10%	5%	6%
<b><u>Educational Services, Health Care, Social Assistance</u></b>	<sup>3</sup> <b>24%</b>	<sup>5</sup> <b>20%</b>	<sup>1</sup> <b>22%</b>	<sup>1</sup> <b>19%</b>	<b>25%</b>	<b>25%</b>
Arts, Entertainment, Recreation, Accommodation and Food Services	4%	4%	<1%	4%	6%	7%
Other Services, except Public Administration	5%	4%	8%	3%	5%	5%
Public Administration	<sup>2</sup> 6%	<sup>3</sup> 9%	<sup>5</sup> 4%	<sup>2</sup> 8%	7%	9%
Civilian Employment	2,007	1,950	492	714	24,430	23,762
Median Earnings	27,681	26,600	30,093	27,406	-	-

\* four surrounding counties

**largest employment sector; second largest sector**

<sup>1 2 3 4 5</sup> five sectors paying the highest median wage in that year; <sup>1</sup> -highest

source: U.S. Census, 2006-2010 American Community Survey 5-year estimates; 2009-2013 American Community Survey 5-year estimates

It is worth noting that Ellaville’s second largest employment sector (Educational Services, Health Care...) is credited with the city’s estimated highest median earnings,<sup>4</sup> and median earnings in the city’s second largest sector (Manufacturing) is reported to be among the top five in employment. Largest employment sectors among the highest paying sectors; this is a very favorable characteristics for an economy at any level. The closest local correlation is the county’s largest sector is among the top five in median earnings. Median industrial earnings for Schley varied from 87% (2010) to 62% (2013) of the state level, and Ellaville from 95% to 64%, respectively.

Management, Business... is the community’s **largest occupational sector** and this is especially significant because it is credited with the highest median earnings. At the state level Management, Business... was the largest sector (35%/36%) and also credited with the highest median earnings. Median occupational earnings for Schley were 87% (2010) and 83% (2013) of state earnings, and Ellaville 95% and 86%, respectively.

Employment Distribution by Occupation Rank in Median Earnings <sup>1 2 3 4 5</sup>						
Occupational Category	Schley County		Ellaville		Area*	
	2010	2013	2010	2013	2010	2013
<b>Management, Business, Science, and Arts</b>	<sup>1</sup> <b>29%</b>	<sup>1</sup> <b>27%</b>	<sup>1</sup> <b>25%</b>	<sup>1</sup> <b>27%</b>	<b>26%</b>	<b>28%</b>
Service	<sup>5</sup> 16%	<sup>5</sup> 14%	<sup>2</sup> 10%	<sup>5</sup> 16%	19%	20%
Sales and Office	<sup>4</sup> 14%	<sup>4</sup> 19%	<sup>5</sup> <b>29%</b>	<sup>4</sup> <b>25%</b>	19%	<b>21%</b>
Natural Resources, Construction, and Maintenance	<sup>2</sup> 14%	<sup>2</sup> 16%	<sup>3</sup> 14%	<sup>2</sup> 10%	14%	13%
<b>Production, Transportation, and Material Moving</b>	<sup>3</sup> <b>27%</b>	<sup>3</sup> <b>24%</b>	<sup>4</sup> 22%	<sup>3</sup> 22%	<b>22%</b>	18%
Civilian Employment	2,007	1,950	492	714	24,430	23,762
Median Earnings	27,681	26,600	30,093	27,406	-	-

\* four surrounding counties

**largest employment sector; second largest employment sector**

<sup>1 2 3 4 5</sup> rank in median earnings by sector, by jurisdiction, by year; <sup>1</sup> highest and <sup>5</sup> lowest. Area not ranked.

Source: US Census American Community Survey, 5-yr. estimates 2006-2010 and 2009-2013

<sup>4</sup> It must also be noted the margin of error is large enough to question the accuracy of the estimate.