

RESOLUTION OF ADOPTION  
SCHLEY COUNTY | ELLAVILLE COMPREHENSIVE PLAN 2022-2026

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 2022-2026 be adopted.

SO RESOLVED, this 8<sup>th</sup> day of June, 2021.

BOARD OF COMMISSIONERS  
SCHLEY COUNTY, GEORGIA

BY: Bill McClellan  
Bill McClellan

ATTEST: Kathy Blue

RESOLUTION OF ADOPTION  
SCHLEY COUNTY | ELLAVILLE COMPREHENSIVE PLAN 2022-2026

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, 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 2022-2026 be adopted.

SO RESOLVED, this 14<sup>th</sup> day of June, 2021.

CITY OF ELLAVILLE



BY:

Leah Ellis Clark  
Leah Ellis Clark

ATTEST:

Wendy Long  
Wendy Long, City Clerk

Schley County | Ellaville  
Comprehensive Plan 2022-2026

Schley County | Ellaville  
Comprehensive Plan 2022-2026

June, 2021



# 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

Bill McClellan, Chairman

Brian Belcher  
Mike Hammock

Dennis Jones  
Thomas Pilcher

Doug Jamieson, County Manager

Ellaville Mayor and Council

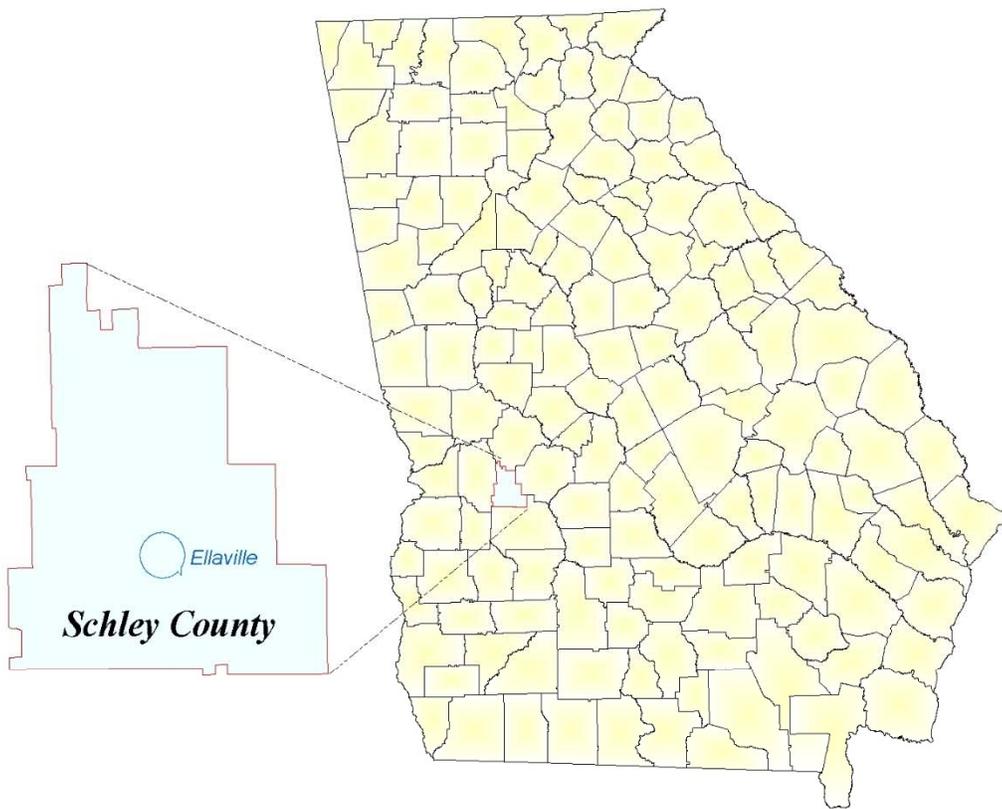
Leah Ellis Clark, Mayor

Greg Dominy  
Connie Hammack  
Leslie Haynes-Minter

Mary Lynn Ornelas  
Charles Sherwood

Lynne McChargue, City Manager

# ***SITE LOCATION MAP***



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## Introduction

This is the update to the third, full comprehensive planning document prepared by Schley County and the City of Ellaville in compliance with the Georgia Planning Act of 1989. The two previous documents were adopted in 1996 and 2006. The original version of this plan was adopted in June, 2016. 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 October 1, 2018.

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

### Needs and Opportunities Element

Reference to needs and opportunities identified in previous planning efforts helped participants recognize lingering needs and untapped opportunities. This included a review of the strengths, weaknesses, opportunities and threats performed five years previous. Review of earlier planning activities performed within the context of 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.

### Broadband Services Element

Incorporated into the Minimum Standards and Procedures by way of amendment in 2018, this is the first plan iteration to address broadband. It consists of the community's plan to facilitate the extension of reasonable and cost-effective broadband internet at a specified minimum level of service to currently unserved and underserved areas of the community. It constitutes the first official declaration that broadband has become as essential to the quality of life and economic well-being of the community as other utilities.

## 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 (2017-2026) planning effort. The unique characteristics which distinguish 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 were addressed.

Attention was also paid to economic development needs of the community distinct from other plan components. At this writing, the community does 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 are design are to be made within the community.

## 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 most 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 chair of the county commission, mayor, county manager, administrator and county public works director. The chamber of commerce represented the economic community, hosting a presentation of the plan update for chamber input. Chamber members were included among the list of forty stakeholders from whom input was also solicited. Some stakeholders who may not hold chamber membership included representatives from law enforcement, emergency medical services, recreation department, the historic preservation commission, tax commissioner and the school superintendent.

A public hearing was held at the initiation of plan development to solicit public input and participation in the planning process. A second hearing was held for public review and comment after the draft plan was available for review and comment. Formal meeting announcements were made via block ads published in the local newspaper and posts on the county web site. At least one newspaper article highlighted plan development. Presentations were made for input from the Schley County Family Collaborative, the planning commission and the full chamber of commerce. An on-line survey was posted soliciting public input.

## 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 with outstanding athletic complex

Strong sense of, and support for, the community

Historically low crime rate

Favorable location at the crossroads of US/Ga highways, surrounded by local airports, one hour commute to three commercial airports, and access to tourist attractions

History of economic stability (notwithstanding 2008 recession)

Vacant and undeveloped properties, residential, commercial and industrial, have utilities on-site

The community has the human and physical assets to facilitate additional economic development (as evidenced in part by earning state designations)

Students and adults must be sensitive to the changing labor demands in the local and larger economies and position themselves to take advantage of new opportunities.

The community is not engaged sufficiently in self-promotion, local and beyond

Ellaville-Schley is a “full service” community: city and county water, municipal electric, natural gas, outstanding EMS, three health clinics, host community of regional E-911 system, easy access to Life Flight.

An assisted living facility is needed in the community

A strategic plan is needed to better link downtown Ellaville with U.S. 19.

## Statement of Issues and Opportunities

Housing is needed for owners and renters of all income levels

The demand for housing provides an opportunity for incentivized speculative housing development

Enhanced code enforcement is needed citywide to resolve lingering blight

Vacant downtown storefronts offer opportunities for increased economic promotion, development

A multi-purpose community center is needed with seating capacity for 250.

A recreational plan is needed to facilitate:

- street paving for improved access and parking around the recreation complex,
- lighting on the walking trail
- neighborhood parks/pocket parks
- gymnasium

The community has limited accommodations for travelers/visitors

Facilities are needed to better service industrial (truck) traffic

## 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 2022-2026								
Project/Activity	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Codify county ordinances	X					±\$5K	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			TBD	Enterprise Fund GEFA	County Manager
Expand water system service area		X	X			≤\$1M	GEFA OneGeorgia	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					Staff Time	Staff Time	County Manager
Construct and equip two fire stations (storm-resistant)	X			X		\$200K	SPLOST	County Manager
Enhance emergency response capabilities (repeaters, backup generators, etc.)	X			X		±\$25K/yr.	General Fund	County Manager
Finalize discussions toward consolidation of select city/county services			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
Design and build a storm-resistant, multi-purpose community center (conferences, civic meetings, social venue, storm/ emergency shelter, gym)				X		TBD	TBD	County Manager City Manager
Replace/add emergency vehicles; EMS-Fire-Police		X		X		\$200K	SPLOST USDA	County Manager
Harden critical facility (Courthouse-Public Works)				X		TBD	FEMA/GEMA Fed/sate stimulus	County Manager

Project/Activity	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Update GIS data base with all water infrastructure	X	X	X			TBD	In-Kind	County Manager
Acquire emergency/backup generators		X		X		\$30K ea	FEMA/GEMA	County Manager

Schley County Economic Development Work Program FY 2022-2026								
	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Secure property on east city limits for development as an industrial park			X			TBD	General Fund SPLOST	Development Authority
Facilitate looping water system on city's east perimeter to service the proposed industrial park site				X		±\$100K	SPLOST	County Manager
Develop comprehensive business incentive package for local startups 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
Continue support of adult education and continuing education classes	X	X	X	X	X	TBD	General Fund	County Manager
<u>Adopt</u> broadband ordinance and <i>otherwise facilitate broadband service</i>	<u>X</u>	X				TBD	In-Kind Fed/State Stimulus	County Manager

**Schley County  
Community Work Program Report of Accomplishments  
2017 – 2021**

Project or Activity	Status			
	Complete <sup>1</sup>	Underway, complete in	Postponed until ...	Not Accomplished
Codify county ordinances		2022		
Adopt environmental protection ordinances (groundwater recharge and wetlands)	X			
Merge new zoning ordinance with previously existing code enforcement function	X			
Write subdivision ordinance				Collecting inputs 2022
Renovate the county gym for recreation		2022		
Seek options to increase service efficiency of the water system				Funding 2023-2024
Construct soil vapor extraction system at landfill (methane gas)	X			
Maintain a planned-use schedule for TSPLOST and LMIG (road paving and resurfacing)	X			
Survey storm drainage system to prioritize enhancement needs			2022 manpower	
Incorporate pre-disaster mitigation into governmental administration (budgeting, codes, facilities, etc.)		2022		
Construct and equip two fire stations (storm-resistant)				Locations not secured 2022-2025
Enhance emergency response capabilities (generators/ repeaters, etc.)	X			
Finalize discussions toward consolidation of select city/county services			2024 lower priority	
Closely monitor facilities and infrastructure to resolve emergent needs/issues	X			
<b>Economic Development Work Program</b>				
Secure property on east city limits for development as an industrial park				Funding 2024
Loop water system on city's east perimeter to service the proposed industrial park site				Funding 2025
Develop comprehensive Business Incentive Package(s) for local start-ups and incoming business				Funding 2022-2023
Develop a local business incubator				Funding 2022-2023
Continue support of adult education and continuing education classes	X			
Capitalize on any opportunity to attract natural gas service to the community	X			

<sup>1</sup> Activity may be completed for the period but part of an ongoing effort.

Ellaville Community Work Program FY 2022-2026								
Project/Activity	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Landscape enhancements along US 19 four lane	X					\$25K	DOT/ TSPLOST	City Manager
Pursue National Register Historic District designation					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, tennis court(s), neighborhood/ pocket park(s), paved roadway access & parking at rec. complex	X	X	X	X	X	Staff time \$150K	Staff time SPLOST DNR-LWCF TSPLOST USDA Corporate donations,	Recreation Department City Manager
Update the subdivision ordinance		X				\$2K	General Fund	Planning Commission
Update the zoning ordinance (to include signage)	X					\$6K	General Fund	Planning Commission
Pave Gill Street					X	\$90K	TSPLOST LMIG	City Manager
Continue blight removal program (consider adopting a blight tax)	X	X	X	X	X	Staff	Staff	City Manager
Pursue housing and/or housing related assistance (water, sanitary sewer, storm sewer)	X		X		X	\$750K-\$1M	USDA CDBG CHIP	City Manager
Incentivize new housing development	X	X				TBD	TBD	City Council
Construct storm sewer improvements prioritized 2017-2021	X			X		\$325K	Local Funds LMIG, CDBG	City Manager
Sanitary sewer lift station renovation/ replacement	X	X	X	X	X>	≤\$30K ea.	Local Funds, USDA, GEFA CDBG	City Manager
Closely monitor facilities and infrastructure to resolve emergent needs/issues	X	X	X	X	X	TBD	Local Funds USDA, GEFA CDBG	City Manager

Project/Activity	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Design and build a storm-resistant, multi-purpose community center (conferences, civic meetings, social venue, storm/ emergency shelter, gym)				X		TBD	TBD	City Manager County Manager
Develop a corridor plan for stronger U.S. 19-Downtown linkage		X				\$2.5K	Local	Planning Commission
Replace/add emergency vehicles; Fire-Police		X			X	\$150K	General Fund USDA Fed/State Stimulus	City Manager
Adopt broadband ordinance and otherwise incentivize broadband service	X					TBD	In-Kind Fed/State Stimulus	City Manager
Make storm-resistant improvements to City Hall-Sr. Center-Public Works, possible others		X				TBD	FE- MA/GEMA	City Manager
Acquire emergency/backup generators	X		X			\$30ea	Local FE- MA/GEMA	City Manager
GPS all utility infrastructure		X	X			TBD	USDA Enterprise Funds	City Manager

Ellaville Economic Development Work Program FY 2022-2026								
Action	Fiscal Year					Funding		Responsible Party
	'22	'23	'24	'25	'26	Amount	Source	
Reinvigorate local economic promotion, internal and external						Staff time	Staff time	City of Ellaville
Continue promotion of leadership development: participation in GAED, maintain DDA, newly elected officials and clerk training, etc.	X	X	X	X	X	Staff time	Staff time	City Manager
Develop a comprehensive Business Incentive Package for local start-ups, incoming business		X				Staff time	Staff time	C of C, DDA, SCIC
Develop a business incubator		X				Staff time	Staff time	C of C SCIC City Council
Design, develop and web post an economic development promotional “brochure” marketing the community and targeting the hospitality industry	X					\$1,500	Staff time	SCIC C of C DDA
Maintain support and promote increased participation in adult education and continuing education classes	X	X	X	X	X	Staff time	Staff time	City Council C of C DDA, SCIC
Loop municipal utilities on the east perimeter of the city to service the proposed industrial park			X			+\$600K	USDA OneGA MEAG	City Manager
Pursue the possibility of attracting a long-term care/assisted living facility	X					TBD	TBD	TBD
Extend the municipal electrical service area					X	TBD	Fed/State Stimulus	City Manager
Capitalize a revolving loan fund		X				TBD	USDA CDBG Local Lender	SCIC
Establish appropriate economic incentive zone(s) (Enterprise, Opportunity, Rural, et. al.)						Staff Time	Staff Time	City Council

**Ellaville  
Community Work Program Report of Accomplishments  
2017 – 2021**

Project or Activity	Status			
	Complete <sup>1</sup>	Underway, complete in ...	Postponed until ...	Not Accom- plished
Construct a city gateway at the intersection of US 19/GA 26	X			
Landscape enhancements along US 19 four lane		2022		
Pursue National Register Historic District designation			2026 lower priority	
Continue downtown redevelopment activities	X			
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.		2022		
Update the subdivision ordinance			2023 lower priority	
Update the zoning ordinance (to include signage)		2022		
Pave Gill Street				Funding 2026
Continue enhanced blight removal program (with consideration given to adopting blight tax)			2023 manpower	
Initiate a clean community campaign		2021		
Pursue housing and/or housing related assistance (water, sanitary sewer, storm sewer)		2021		
Incentivize new housing development		2022-2023		
Inventory storm sewers to prioritize enhancement needs	X			
Closely monitor facilities and infrastructure to resolve emergent needs/issues	X			
Design and build a multi-purpose community center				Funding 2025
<b>Economic Development Work Program</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			
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			

Project or Activity	Status			
	Complete <sup>1</sup>	Underway, complete in ...	Postponed until ...	Not Accom- plished
Develop a comprehensive Business Incentive Package(s) for local start-ups and incoming business				Manpower 2023
Develop a business incubator				Manpower 2023
Develop, design, and distribute an economic development promotional brochure marketing the community and targeting the hospitality industry				Manpower 2022
Maintain support and promote increased participation in adult education and continuing education classes (advertising, etc.)	X			
Loop municipal utilities on the east perimeter of the city to service the proposed industrial park			2024 Funding	
Pursue the possibility of attracting a long-term care/assisted living facility		2022		
Capitalize on any opportunity to attract natural gas service to the community	X			

## 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:

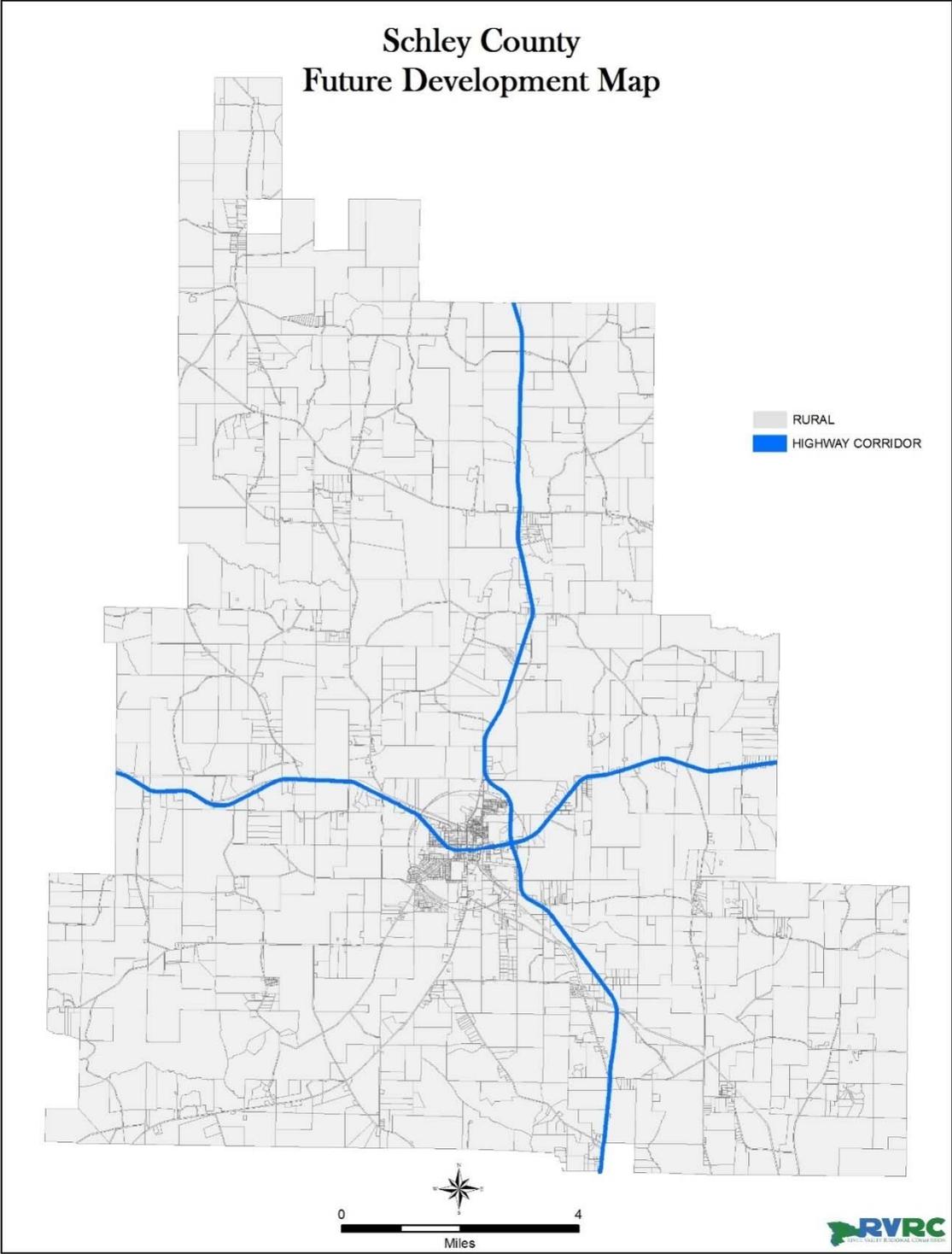
- Agricultural production,
- Open space, or
- Future development areas.

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**

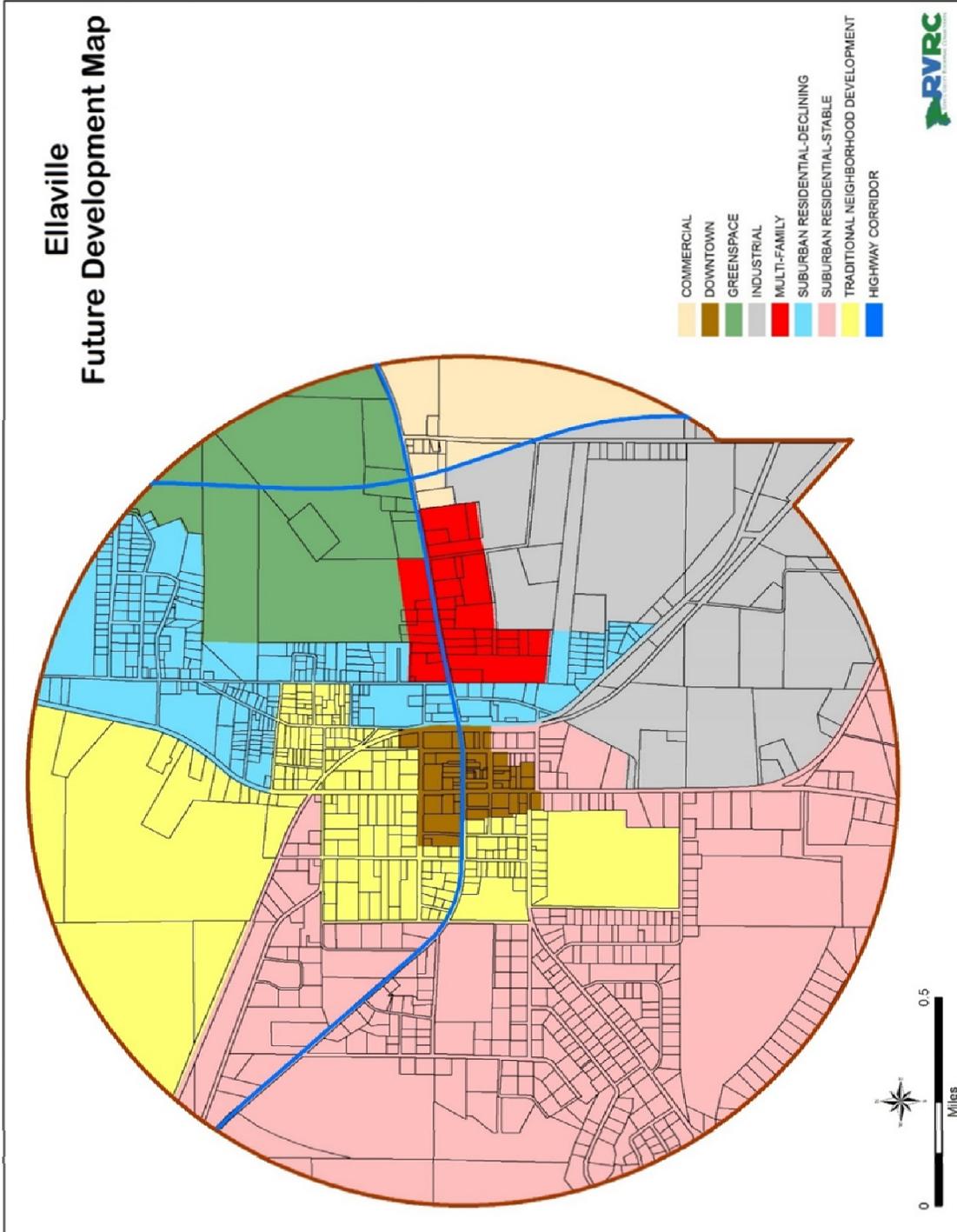
Preservation of the abundance of natural, aesthetic vistas visible from and along the full length of the community’s major North-South (U.S.19) and East-West (GA. 26) corridors.



### **Strategy-Policies**

Maintain the natural beauty and aesthetic vistas of the community by requiring careful placement of outdoor advertising to minimize degradation of the view shed 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 view shed 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 most 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, way finding 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 also 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.

## Broadband Internet Service Element

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,000 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are in predominantly rural communities. Over 30% of Georgia's rural communities do not have access to broadband service.<sup>1</sup>

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated in order to track changes in broadband availability for years to come.

Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

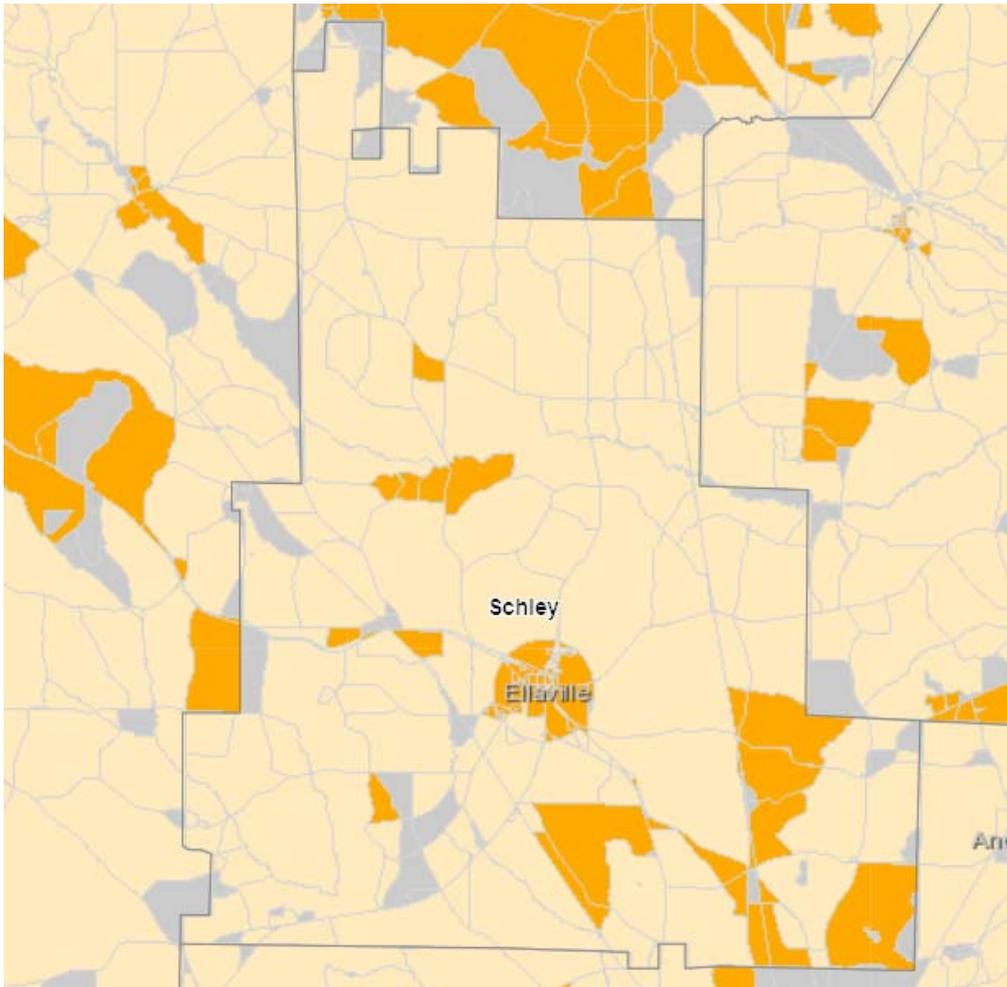
The accompanying graphics represent areas which are and are not served at the Initiatives' threshold speed of 25 Mbps/3 Mbps in yellow. Schley County has 1,055 Census Blocks with no broadband service, and 45% of the population lives in unserved areas. There are 1,290 locations with broadband access at the minimum service level, primarily in the county seat, and small pockets along County Road 34 Georgia Highway 26 East, and several large low-density Census Blocks in the southeastern corner of the county around Andersonville Road, Bumphead Road and Lacrosse Road. Within the Ellaville city limits, there are 800 served locations and 157 unserved locations, most of which are concentrated in the southwestern

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<sup>1</sup> June 2020 data from the Georgia Broadband Initiative's *2020 Broadband Report* and *Unserved Georgia Map* statistics.

edge of the city limits, south of Pine Drive and Callaway Drive, and in a southeastern swath alongside Andersonville Road (GA 228), Old 19 South and the railroad track.

### Broadband Availability in Schley County



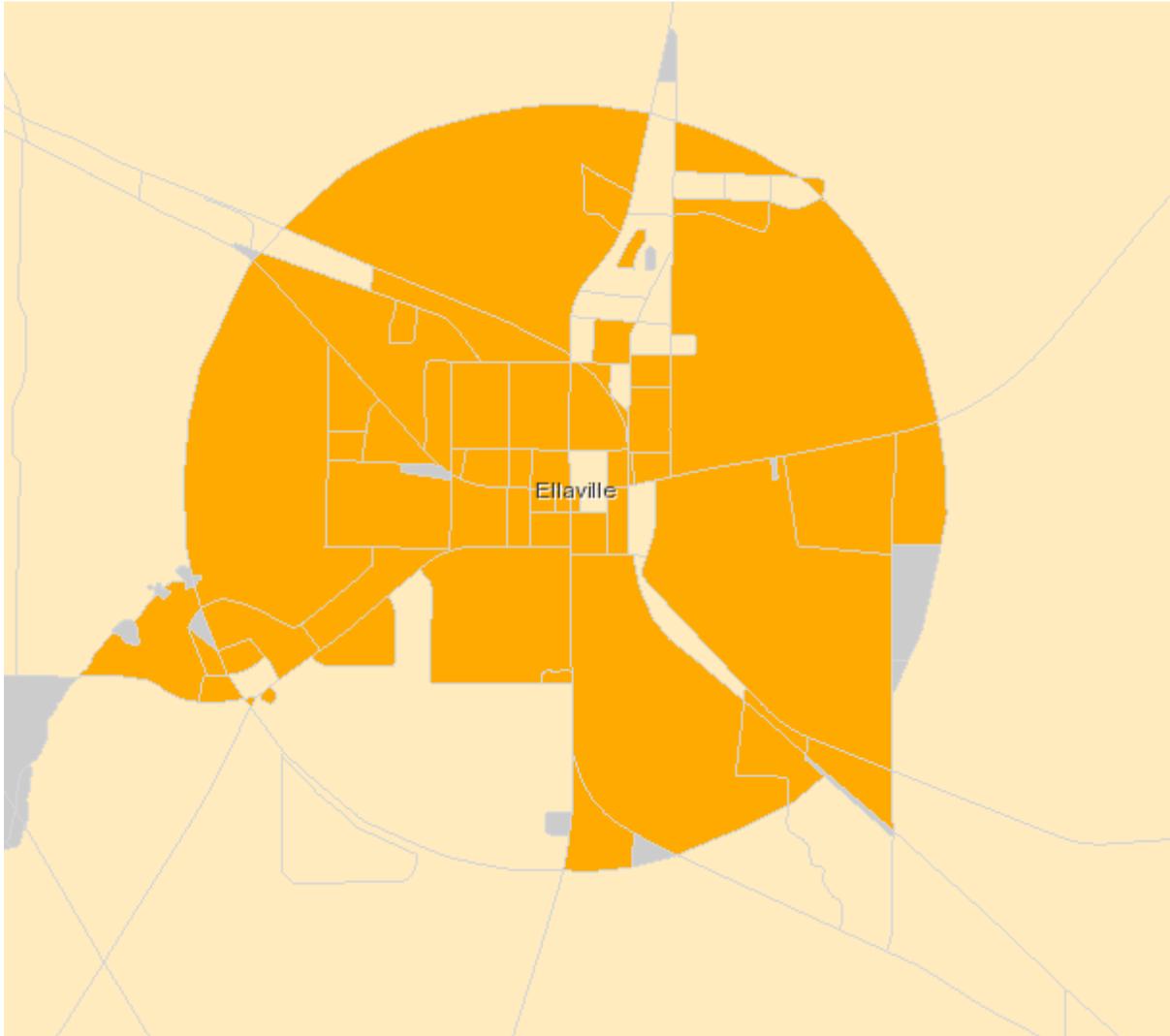
Broadband Availability in Schley County

■ Served   ■ Unserved   ■ No Locations

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.

## Broadband Availability in Ellaville



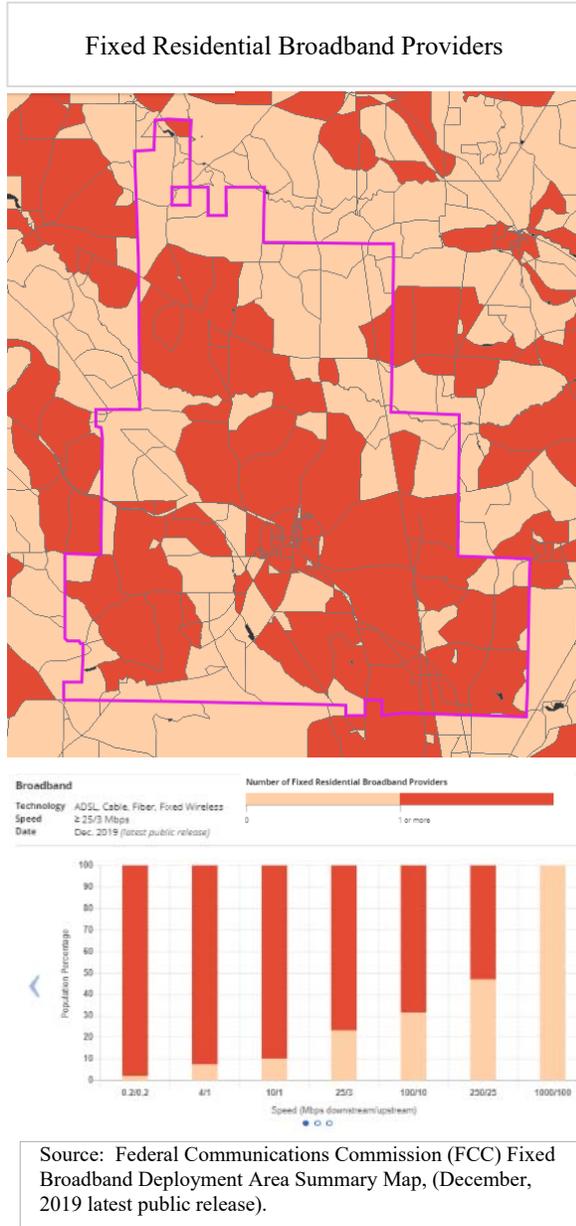
### Broadband Availability in the City of Ellaville

■ Served ■ Unserved ■ No Locations

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.

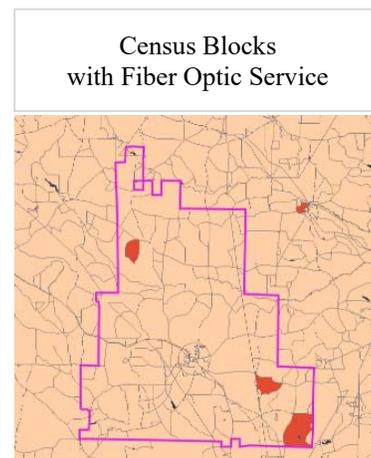
The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2019) shows three satellite providers offer 25 Mbps/3 Mbps residential service to 100% of Schley County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 77% from a single provider, leaving 23% of the population with no fixed residential broadband service at the threshold level.



Asymmetric digital subscriber line (ADSL) broadband service is only available at the 25 Mbps/3 Mbps level to 64 % of the population from a single provider. Even at slower, below-threshold speeds, ADSL is only offered by one provider. A single provider offers 100 Mbps/10 Mbps to 39% of the population and none offer 250 Mbps/25 Mbps service. ADSL is a type of digital subscriber line technology that enables faster data transmission over copper telephone lines than a conventional voiceband modem can provide.

One cable provider offers service to 53% of the population at all speeds below 1000/100 Mbps. Cable internet service is provided over cable television infrastructure.

One provider offers fiber service at 100 Mbps/10 Mbps and below to 2% of the population, and none offer 250 Mbps/25 Mbps service or better. Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.



No providers offer fixed wireless service at 25 Mbps/3 Mbps or faster. A single provider 4 Mbps/1 Mbps and 0.2 Mbps/0.2 Mbps service to 16% of the population. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

The chart shows the fraction of the population that has access to different numbers of residential broadband providers (the vertical axis) depending on the broadband speed (the horizontal axis) for fixed terrestrial broadband service. Most of the county is rural and 79% of the rural area has at least one provider offering 25 Mbps/3 Mbps fixed terrestrial broadband service, nearly a quarter of the county is not served by

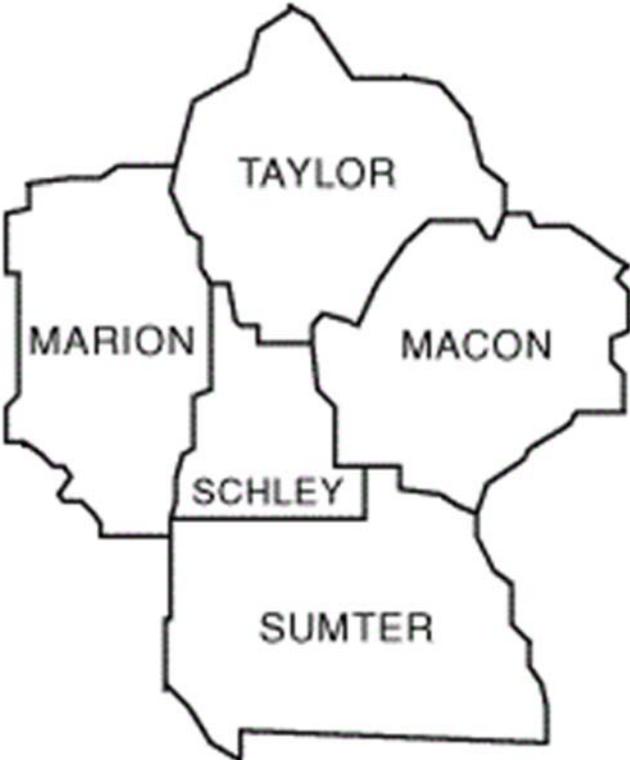
any provider, other than satellite. Three providers offer satellite service throughout the county, two at or above the threshold.

<b>Broadband Providers Reporting Service in one or more Census Tracts</b>			
<b>Provider</b>	<b>Tech</b>	<b>Down (Mbps)</b>	<b>Up (Mbps)</b>
Mediacom Communications Corp.	Cable	1000	50
Mediacom Communications Corp.	Cable	100	10
Windstream Holdings, Inc.	ADSL	200	200
Windstream Holdings, Inc.	ADSL	200	8
ViaSat, Inc.	Satellite	35	3
Hughes Network Systems, LLC	Satellite	25	3
Windstream Holdings, Inc.	ADSL	12	1
Public Service Communications	Fixed Wireless	8	5
Windstream Holdings, Inc.	ADSL	6	1.5
Windstream Holdings, Inc.	ADSL	6	0.768
Windstream Holdings, Inc.	ADSL	3	0.768
VSAT Systems, LLC	Satellite	2	1.3
Windstream Holdings, Inc.	ADSL	2	0.384
Windstream Holdings, Inc.	ADSL	1.5	0.384

Source: Federal Communications Commission Fixed Broadband Deployment Location Summary Map, (December, 2019 latest public release). Note: Services not available from all providers at all in every Census Tract.

With so many residents not served by the Initiative’s minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

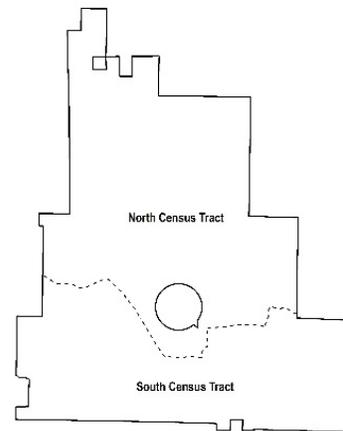
Supplemental Data Tables



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.

By 1970, neighboring Sumter County had become 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, with the campus located in neighboring Marion County. Upon 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 (excluding Ellaville) 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	2019
Schley	3,256	3,097	3,433	3,590	3,766	5,010	5,221
Ellaville	905	1,391	1,684	1,724	1,609	1,812	1,585
Macon	13,170	12,933	14,003	13,114	14,074	14,740	13,305
Marion	5,477	5,099	5,297	5,590	7,144	8,742	8,432
Sumter	24,652	26,931	29,360	30,232	33,200	32,819	30,064
Taylor	8,311	7,865	7,902	7,642	8,815	8,906	8,116
Five-county total	54,866	55,925	59,995	60,168	66,999	70,217	65,108
Schley's proportion	5.9%	5.5%	5.7%	6.0%	5.6%	7.1%	8.0%
Georgia	3.9M	4.6M	5.5M	6.5M	8.2M	9.7M	10.4M

Source: Decennial US Census 1960-2010 (2010-Table P1);  
US Census American Community Survey 5-Year Estimates 2015-2019, Table B01003

Hence, the first decade of the new century was a period of a major population shift locally. The proportion of residents in the southern census tract increased from 25% to almost 45% of the community total. This area is nearest the new school complex and the sub-regional population and economic center in neighboring Sumter County.

Ellaville’s largest decennial population change (+54%) occurred during the 1960s with the advent of the mobile home industry concentrated in Sumter County. An additional 21% growth during the 70’s increased the city population to half of the county total (1980). This proportion decreased gradually, and after the new school generated population surge of 2000-2010 and inadequate housing to accommodate prospective residents, city shares of total population decreased to 36% (2010) and 30% (2019).

The fifty-year (1960-2010) population trend for Schley and the four adjoining counties was positive. The highest growth rates were recorded by Marion (60%) and Schley (54%). Yet, Schley’s 2010 population was 500 residents below the census of 1900.<sup>2</sup> Sumter grew by 33%, Macon 12% and Taylor 7%. After the school induced surge, Schley continued to experience population growth, but at numerical levels like those of earlier decennial increases. The 2019 estimate was only 210 residents higher than the 2010 Census.

All four surrounding counties reportedly lost population during the period 2010-2019; losses ranged between -3% and -10%. This population loss was not limited to the immediate area but affected most of the south half of Georgia. Of the fifty counties comprising the state’s southwest quadrant, only eight recorded any numerical increase 2010-2019, Schley being one of the eight.

Of greater significance are the long-term projections for most counties in south Georgia, even to mid-century. Presented in the following table are the official state projections for the immediate, five county area. Twenty-five-year projections for the four surrounding counties suggest losses ranging between -17% and -37%. Schley is the anomaly for the immediate area with consistent decennial growth projected for the period amounting to a 12% increase by 2045.

Population Projections Schley County - City of Ellaville Surrounding Counties						
Jurisdiction	2020	2025	2030	2035	2040	2045
Schley	5,269	5,354	5,494	5,612	5,744	5,848
Ellaville	1,812	2,142	2,198	2,245	2,298	2,339
Macon	12,733	11,930	11,122	10,236	9,318	8,442
Marion	8,270	7,989	7,677	7,285	6,928	6,569
Sumter	29,110	27,767	26,633	25,364	24,154	23,161
Taylor	7,947	7,802	7,611	7,377	7,071	6,706
Five-county area	63,329	60,842	58,537	55,874	53,215	50,726
Schley's proportion	8.3%	8.8%	9.4%	10%	10.8%	11.5%
Georgia	10.7M	11.3M	12M	12.5M	13M	13.5M

Source: Governor’s Office of Planning and Budget, 2020 Session.

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

The state does not generate official population projections below the county level. The city’s projections were derived from averaging Ellaville’s proportional share of the county’s decennial populations 1960-2010 and applying the average to each individual county projection.

<sup>2</sup>Any changes that might have been made to the county boundary after 1900 were territorially insignificant with respect to population.

Current housing data available at this writing places the community's housing occupancy rate (84%) squarely between the aggregated area (80%) and state (88%) rates. Ellaville's rate is significantly lower, at 76%. Deducting Ellaville from the community data yields an occupancy rate of 89% outside the city.

The inverse of occupancy is the vacancy rate; Schley-16%, Ellaville-24%. Deducting city data from the county total indicates an unincorporated area vacancy rate of 11%, one point lower than the state. The 11% rate is a misleading measure of housing options and choices in the local market. Annual census estimates are derived from surveys, not door-to-door as is the decennial census, and the smaller the data set the larger the margin of error. In this instance, the margin affects the vacancy rate by 2-3 points. Not all vacant units are for sale or rent, and others are not marketable for any number of reasons; location, condition, et.al. Taken together, these and other factors can reduce the effective vacancy rate to a (possibly low) single digit. This same narrative applies to the reportedly high vacancy rate in Ellaville. 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 indicated in the census are either not available for occupancy or not desirable/suitable for occupancy. The demand for housing among residents and prospects is public knowledge, yet marketable housing is virtually non-existent. The recent cost of building materials has stymied new construction to the degree that any public incentives could do little to mitigate the current negative market pressure, despite the demand.

The census data suggests all local housing units with no vehicle available were in the city. Residents without access to transportation typically seek housing nearer essential services.

The community has a history of comparatively high homeownership rates, the most recent reported to be 72%, nine points higher than state and area rates. In 1980, the city and county reportedly shared a 74% homeowner-occupied rate, but the municipal rate has decreased consistently since. 2019 Census estimates credited the city with a 50/50 owner/renter occupancy rate. Code enforcement and blight tend to become increasingly problematic when rental occupancy rates reach the 50% range. Such conditions in and outside residential neighborhoods are a local issue.

Housing - 2019 <sup>1</sup>							
Tenure	Schley	Ellaville	Area	Value	Schley	Ellaville	Area
Total Units	2,206	803	28,800	Owner-occupied	1,333	307	14,515
Occupied	84%	76%	80%	< \$100K	40%	48%	57%
Owner	72%	50%	63%	\$100K-\$199,999	37%	47%	27%
Renter	28%	50%	37%	≥\$200K	23%	6%	16%
Vacant	16%	24%	20%	Median	\$125,300	\$103,500	\$88,275 <sup>2</sup>
No Vehicle	6%	14%	10%	Gross Rent	Schley	Ellaville	Area
Year Unit Built	Schley	Ellaville	Area	< \$500	25%	35%	25%
≥ 2000	29%	15%	13%	\$500-\$999	67%	61%	63%
1980-1999	31%	25%	42%	\$1K-\$1,499	8%	4%	10%
1960-1979	26%	41%	29%	≥ \$1,500	0%	0%	2%
< 1960	14%	19%	16%	Median	\$626	\$582	\$621 <sup>3</sup>

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

<sup>2</sup> numerical average of four medians with range of \$63,800 - \$95,700.

<sup>3</sup> numerical average of four medians with range of \$536 - \$736.

Area - four surrounding counties

Source: raw data from US Census 2015-2019 American Community Survey, 5-year survey, Table ID: DP04  
 compilations of surrounding county data and conversions to percentages by River Valley Regional Commission

The largest proportion of local homeowner-occupied housing is valued in the lowest of the three categories presented in the accompanying table. While the same is true for the surrounding area, the percentage there is significantly larger. The community's school-induced population surge after 2000 is credited with the community's higher rates of units built ≥2000 and valued at ≥\$200K.

Schley compares very favorably with area incomes, as highlighted in the following table. Local incomes exceeded those of the area by 2%-25%, and most often in the 20s. The median values presented in the following table represent the mid-point of an income range; half of the values lower and half larger than the median. Medians have come to be used more often in such analyses because they are not skewed by extreme high and low values. Although the incomes are not presented in a table here, the same analyses were performed for mean family and mean household incomes and the community had the highest incomes in all six direct comparisons (Schley v. Area in all three measures), ranging from 1% to 22%. Per Capita is sometimes analyzed as the average income for a community; computed by aggregating all personal incomes of an area and dividing by the total population of the same area, thus yielding a significantly lower income than the family and household measures.

Changes in Income Schley County - City of Ellaville Surrounding Counties						
Income Measure		2010	2015	2019	% Change 2010-2019	Inflation Rate 2010-2019 <sup>1</sup>
Median Family*	Schley	<b>\$47,234</b>	<b>\$49,010</b>	<b>\$50,417</b>	7%	20%
	Ellaville	\$32,857	\$36,111	\$36,538	11%	
	Area <sup>2</sup>	\$41,352	\$39,487	\$48,851	18%	
Median Household**	Schley	<b>\$35,096</b>	<b>\$39,375</b>	<b>\$44,448</b>	27%	
	Ellaville	\$22,635	\$26,204	\$27,639	22%	
	Area <sup>2</sup>	\$29,300	\$31,457	\$36,829	26%	
Per Capita***	Schley	<b>\$16,122</b>	<b>\$19,858</b>	<b>\$20,965</b>	30%	
	Ellaville	\$12,464	\$18,115	\$16,212	30%	
	Area <sup>2</sup>	\$15,690	\$16,692	\$20,594	31%	

\* 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 the aggregate personal income of an area by total population of that same area

<sup>1</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

<sup>2</sup> the simple arithmetic average of the medians of the four surrounding counties

sources: U.S. Census 2006-2010, 2011-2015 and 2015-2019 American Community Survey 5-year estimates: S1901(family and household), B19301 (per capita).

Ellaville accounts for approximately one-third of the community's total population, and lower income residents are most heavily concentrated here, proximate to more of the community's essential services.

The community's income comparison with the state is not nearly as favorable. Local family and household incomes range from 64%-82% of the state levels, and were reported at 77% (2010), 91% (2015) and 77% (2019) of state per capita. Even so, the improvement in per capita income outpaced the national inflation rate 2010-2019, by ten points.

The 2000 Census credited Ellaville with a poverty rate six points higher than the community total, among both families and individuals. Almost two decades later the difference in rates had increased to twenty points, again in both categories, with the rate increasing from one-

Percent in Poverty					
Category	Jurisdiction	2000	2010	2015	2019
Families	Schley	16%	12%	19%	19%
	Ellaville	22%	34%	31%	37%
Individuals	Schley	20%	22%*	23%	17%
	Ellaville	26%	35%*	36%	37%

\* 2012 data-nearest date to the 2010 Census data for "Individuals"

Sources: US Census, 2006-2010, 2008-2012, 2011-2015, 2015-2019 American Community Survey 5-year estimates: Tables S1702 (Families), S1701 (Individuals)

quarter to well over one-third of the population. During this timeframe, the community grew by ±1,500 residents, the city reportedly decreased by approximately 25. Calculations using census data indicate the number of municipal residents living in poverty increased ±170 to a total of ±575, while the number living outside the city decreased ±30 to a total of ±300.

Schley compared very favorably with the surrounding counties. Marion recorded some lower rates among both Families and Individuals, but among the other counties Schley averaged seven points and as much as twelve points lower. The state continues to maintain lower poverty rates: family rates of 10%-12%-14%-11%, respectively, and individual rates of 13%-16%-18%-17%, respectively.

Fully one-third of the local and area adult populations have achieved a high school diploma, but, for that same one-third high school graduation marks the end of their formal education. Census data reveals an additional one-third plus, locally, that receive some post-secondary education credits or as much as a two-year degree/diploma. This achievement is ten points higher than area counties. Among local adults lacking a high school diploma or its equivalent, the local proportion is significantly lower than area counties, and among those with at least a four-year degree, the only area county with higher performance is home to college and university campuses.

Educational Attainment 2019 Schley County - City of Ellaville Surrounding Counties						
Attainment*	Schley	Ellaville	Macon	Marion	Sumter	Taylor
Less than HS diploma	13%	16%	26%	22%	19%	22%
HS diploma	35%	36%	35%	36%	35%	38%
Some college and Associate Degree	39%	37%	30%	29%	29%	28%
Bachelor's degree or higher	13%	12%	9%	13%	18%	13%

Resident population 25 years of age and older

\* Highest level of attainment achieved.

Source: US Census 2015-2019 American Community Survey, 5-year survey, S1501

During the three most recent school years, the local high school ranked first or second among area counties in on-time<sup>3</sup> high school graduation. Schley is the only one of the group (including Georgia) to break 90% all three years. Comparing the three-year averages of the five systems, which is a measure of consistent performance, Schley is a full three points above the second highest performer. During this period Schley outperformed the state by rates ranging between eight and sixteen points. This is one of the factors contributing to the school maintenance of a waiting list of prospective tuition students. Among other attractive features are school successes in state academic and athletic competitions.

Four-Year Cohort Graduation Rates Schley and Surrounding Counties			
Jurisdiction	2018	2019	2020
Schley	<b>97.3</b>	<b>90.4</b>	92.5
Macon	86.9	84.8	77.4
Marion	92.8	85.0	91.5
Sumter	88.6	87.0	<b>94.7</b>
Taylor	85.7	76.9	86.2
Georgia	81.6	82.0	83.8

Source: Georgia Department of Education 4-year Cohort Graduation Rate

Schley County maintains a comparatively favorable unemployment rate. While the technical conditions for what was to become the Great Recession of 2008 were first evident in the fourth quarter of 2007, the economic impacts became increasingly painful as unemployment rates rose

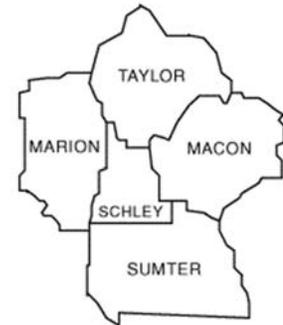
<sup>3</sup> proportion of the graduating class which earned a regular high school diploma, completing grades 9, 10, 11 and 12 in four years

across the nation throughout the next three years. During the even numbered years before the recession, 2000 – 2008, unemployment in Schley County averaged 0.8 of a point lower than the area average, and never rose to the area average. Local, state and national unemployment rates peaked in 2010, marking the official “end” of the recession. Across the even numbered years 2010 - 2020 the community unemployment rate averaged 1.6 points below the area average, again, never rising to the area average. The local rate has tracked closer to the state level than the surrounding area. Across the even-numbered years 2000 – 2020, inclusive, Schley’s unemployment level averaged .5 point higher than the state. There is a very marginal rate difference pre- and post-recession, and two years the local rate was lower than the state.

Annual Unemployment Rates						
Jurisdiction	2010	2012	2014	2016	2018	2020
Schley	12%	10%	8%	6%	5%	4%
Area	13%	12%	10%	8%	6%	7%
Georgia	11%	9%	7%	5%	4%	7%

Source: Georgia Department of Labor, rates are rounded to the nearest whole percentage. Area, Macon, Marion, Sumter and Taylor County data were aggregated for conversion to area rates; computations by River Valley Regional Commission

As far back as the 1970 Census, increasing numbers of the resident labor force have commuted to work out-of-county. The trend has been so strong commuting percentages have inverted. The 1970 Census reported 71% of the local resident labor force worked in Schley County. The census estimates of 2013 indicated that same percentage was working out-of-county and peaked at 75% in 2015. In 1990-2000-2010, 80%-85% of these commutes were to one of the four surrounding counties, approximately three-quarters of them to Sumter. At the statewide level 42% of workers are employed outside their county of residence (2019).



Gradually increasing percentages of the resident population are not in the labor force. State data reflects the same trend, but at significantly lower rates; 34%-35%-37%, respectively.

Place of Work – Schley County Residents				
Labor Force		2000 <sup>1</sup>	2010 <sup>2</sup>	2019 <sup>3</sup>
Workers 16 Years of Age and Older <sup>1</sup>		1,691	1,974	2,142
Lived in Schley Co...	and worked in Schley	41%	45%	31%
	but worked elsewhere <sup>2</sup>	59%	55%	69%
Working Age Population <sup>3</sup> not in Labor Force		39%	40%	41%

<sup>1</sup> includes military

<sup>2</sup> anywhere beyond Schley County

<sup>3</sup> persons 16 years and over

Sources: Decennial US Census 2000; U.S. Census, 2006-2010, 2015-2019 American Community Survey 5-year estimates, Tables B08130, DP03

Employment and wage information reported to the Georgia Department of Labor reveals a significant job loss in all area economies since the turn of the century; for Schley, 20% as of 2019. Among surrounding counties Taylor fared best with a -12% loss. Sumter reportedly lost one quarter of the job base (-24%), Macon one-third (32%) and Marion over half (58%). Across the state the loss equated to -14%.

Employment <sup>1</sup> and Wages Local, Area and State				
Year	Average Monthly Employment	Average Weekly Wages		
	Schley	Schley	Area*	State
2019	996	\$715	\$734	\$1,063
2015	990	\$650	\$653	\$953
2010	1,103	\$629	\$562	\$844
2005	1,321	\$560	\$517	\$752
2000	1,250	\$439	\$444	\$658

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

\* The average of average weekly wages for Macon, Marion, Sumter and Taylor Counties  
Source: Georgia Department of Labor, Employment and Wages

For years 2015 and 2019 the local weekly wage lagged the area average by less than \$20, in 2005 and 2010 it exceeded the area average by \$40 and \$70, respectively. For the five time periods presented the local average was equivalent to only 70% of the state average (ranging 67%-74%). The local average wage increase 2000-2019 (+63%) exceeded the national inflation rate for the period (51%) by \$53.

The strongest feature about local and area employment over the past decade has been the concentration of jobs in two sectors. Approximately one quarter have been in the Educational Services, Health Services and Social Assistance sector with Manufacturing averaging ten points lower. With the switch of less than five jobs from Manufacturing to the Educational and Health Services sector in Ellaville, 2010, the latter would have consistently been the largest employer for the period. This concentration is so dominant that with addition of the third largest sector the three account for over half (up to 61% in Ellaville, 2010) of jobs.

Job concentration in the same sectors is evident at the state level. Employment in the Educational Services and Health Services sector was the largest with 20% of workers. Manufacturing was not the second largest sector, but at 11% was one point below Retail Trade (2010) and Professional, Scientific, Management.... (2019). With smaller dominant sectors and a more diversified economy it takes four industrial sectors to account for half of the job base; 54%-2010, 55%-2019.

The most significant changes during the 2010-2019 period are the steep decrease in local Manufacturing employment and even steeper increase in Educational Services, Health Care and Social Assistance in Ellaville. The decrease in Manufacturing employment is a long-term trend dating from 1980 (37%), though the recent eight point drop is the sharpest decennial decrease to date. The increase in the city's Educational Services, Health Care and Social Assistance sector is attributed primarily to the addition of health clinics. Although these jobs are included in the county total, they are more noticeable in the city's smaller job base. The area recorded an overall 8% job loss during the period. Only Taylor recorded any increase, but Sumter alone accounted for 85% of the decrease with significant losses in Construction, Retail Trade, Educational Services,

Health Care and Social Assistance and Other Services. The local small increases in median earnings were not enough to keep up with inflation. Schley’s \$3,900 increase fell \$1,750 short of national inflation, Ellaville \$1,000 short. Area and state increases were larger and exceeded inflation; area -\$1,640, and state \$2,000.

Employment by Industry						
Rank in Median Earnings <sup>1 2 3</sup>						
Industrial Category	Schley County		Ellaville		Area*	
	2010	2019	2010	2019	2010	2019
Agriculture, Forestry, Fishing, Hunting and Mining	6%	8%	8%	3%	6%	5%
Construction	13%	11%	5%	7%	9%	6%
<b>Manufacturing</b>	<b>20%</b>	<b>12%</b>	<b>23%</b>	12%	<b>15%</b>	<b>17%</b>
Wholesale Trade	0%	2%	0%	1%	3%	<sup>3</sup> 3%
Retail Trade	4%	11%	16%	<b>16%</b>	10%	10%
Transportation and Warehousing and Utilities	9%	<sup>1</sup> 5%	11%	<sup>3</sup> 3%	3%	<sup>1</sup> 6%
Information	3%	0%	0%	2%	2%	<sup>2</sup> 1%
Finance and Insurance, Real Estate, Rental and Leasing	1%	<sup>3</sup> 3%	4%	4%	3%	4%
Professional, Scientific, Management, and Administrative and Waste Management Services	7%	3%	0%	7%	5%	7%
<b><u>Educational Services, Health Care, Social Assistance</u></b>	<b>24%</b>	<b>27%</b>	<b>22%</b>	<b>36%</b>	<b>25%</b>	<b>24%</b>
Arts, Entertainment, Recreation, Accommodation and Food Services	4%	4%	<1%	<sup>1</sup> 2%	6%	5%
Other Services, except Public Administration	5%	<sup>2</sup> 3%	8%	<sup>2</sup> 3%	5%	4%
Public Administration	6%	12%	4%	8%	7%	7%
Civilian Employment	2,007	2,245	492	527	24,430	22,537
Median Earnings	27,681	31,538	30,093	35,179	24,510	31,120

\* four surrounding counties

**largest sector; second largest sector**

<sup>1 2 3</sup> sectors paying the highest median wages in that year; <sup>1</sup> -highest

Sources: U.S. Census, 2006-2010, 2015-2019 American Community Survey 5-year estimates S2405; Earnings - Table B24031

The following table represents the various types of work performed by residents of the jurisdictions identified. According to worker commuting statistics from the 2019 Census, approximately 70% of the Schley County work force performed these work duties out of county. The largest proportion of the labor force is employed in Management, Business, Science, and Arts at the local, area and state levels. This accounts for almost of the local labor force, but perhaps of greatest significance is the highest worker earnings are credited to this sector. At the county level this is \$20,000 higher than the next largest employment sector, in Ellaville \$16,500 higher. The

Census reported the community lost a \$3,200 median earnings advantage it had over surrounding counties 2010-2019,

Employment Distribution by Occupation						
Rank in Median Earnings <sup>1 2 3</sup>						
Occupational Category	Schley County		Ellaville		Area*	
	2010	2019	2010	2019	2010	2019
Management, Business, Science, and Arts	<b><u>29%</u></b>	<sup>1</sup> <b><u>32%</u></b>	<b>25%</b>	<sup>1</sup> <b><u>35%</u></b>	<b><u>26%</u></b>	<sup>1</sup> <b><u>26%</u></b>
Service	16%	<sup>5</sup> <b>19%</b>	10%	<sup>5</sup> <b>19%</b>	19%	17%
Sales and Office	14%	<sup>4</sup> 18%	<b><u>29%</u></b>	<sup>4</sup> 17%	19%	20%
Natural Resources, Construction, and Maintenance	14%	<sup>2</sup> 14%	14%	<sup>2</sup> 11%	14%	13%
Production, Transportation, and Material Moving	<b>27%</b>	<sup>3</sup> 17%	22%	<sup>3</sup> 19%	<b>22%</b>	<b>24%</b>
Civilian Employment	2,007	2,245	492	527	24,430	22,537
Median Earnings	27,681	31,538	30,093	35,179	24,510	31,120

\* four surrounding counties

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

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

Sources: US Census 2006-2010 and 2009-2019 American Community Survey, 5-yr. estimates; Earnings - Table S2401