



The University of Georgia

Archway Partnership Project

MEMORANDUM

TO: Hart County Archway Partnership Executive Committee

FROM: Matt Bishop, ^{MB}UGA Archway Coordinator of Operations

DATE: Thursday, August 22, 2008

SUBJECT: Hart County Public Listening Session Report

On Tuesday, May 20, 2008, Hart County community leaders met at the Hart County Adult Literacy Center to discuss community issues and opportunities. Led by representatives from the University of Georgia, a public listening session was conducted whereas community leaders could a) learn about the University of Georgia's Archway Partnership Project; and b) engage in open discussion some of the issues and opportunities that might be addressed as part of the Hart County Archway work program.

The attached report represents the results of the May 20 Public Listening Session. The findings contained in this report are comments representing the opinions of the individuals that attended the Listening Session, not the collective opinion of the Hart County Archway Partnership Executive Committee. It is hoped that the Executive Committee will use the findings of this report to engage a larger Steering Committee representing a broad cross section of the Hart County community. It is further hoped that the Steering Committee will use these findings as one source of information in its deliberations of the issues and opportunities that will be addressed through the University of Georgia's Archway Partnership Program.

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Archway Partnership Project
Hart County Listening Session Report
May 20, 2008



Photos courtesy Bill Powell

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for the
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at the
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Introduction

The Hart County Library hosted Hart County community leaders to discuss issues relevant to their partnership with the University of Georgia. The Archway Partnership is a joint venture between Public Service and Outreach and Cooperative Extension at UGA and the local governments of the counties where Archway is located. Current partnerships exist with Moultrie/Colquitt County, Sandersville/Washington County, Clayton County and Brunswick/Glynn County.

The Archway Partnership Project delivers the full range of university resources to cities and counties facing significant issues, especially those related to growth. Archway provides access to subject matter, programs and resources not traditionally addressed by Cooperative Extension's core program areas or Public Service and Outreach units. It implements priorities identified by communities, in meetings such as this one, by providing a single access point to UGA and other University System of Georgia institutions. Archway also provides an arena for faculty and successful business people to serve as both teachers and learners, and opportunities to engage students in active roles addressing community needs. The Archway partners collaborate with local community entities as well as state government entities on a sustained, long-term basis to create solutions to community problems.

In an attempt to get at issues confronting Hart County, facilitators from across UGA led discussions of 3 questions by small groups of participants. The following report presents the results of the session. The first section presents a summary of the discussion results, and an appendix contains the results captured by facilitators as well as a transcription of individual written comments.

Discussion Summary

1. What are the trends, forces and factors that will impact the community your organization, agency, etc.? Think in terms of increasing, decreasing or cyclical trends.

- Short term (next 12 months)
- Long term (1-3 years)

The economy is changing. Tourism is currently in a slump due to lower lake levels and the real estate market. Textile manufacturers have left, leaving unskilled workers ill-prepared to take the higher skill jobs that are coming in to the area. Those textile firms left have a hard time finding young employees, since they are discouraged from entering the industry. The available jobs are not sufficient to keep talented young people from leaving, and the remaining workforce lacks competence.

As young people are leaving, retirees and Hispanics are moving in. The lake attracts affluent professional people who telecommute from Hart County. The demand for upscale communities and second homes has driven up property values, making affordable housing harder to find.

Access to health care is decreasing. Costs are rising, as is the demand from the increasingly older population. The local hospitals are small, and physicians are harder to recruit.

The quality of the school system is increasing. There is new, strong leadership. Despite decreasing state support, coaches, mentors and the Grad Dog Program are helping to increase the graduation rate.

2. Based on the trends, forces and factors that you identified, what are the specific things that need to be done in order to adapt to the change? (Start with a verb.)

Defragment tourism efforts by developing a master plan, hiring a tourism director, funding tourism development, and increasing marketing. Develop a resort, similar to Reynolds Plantation, or a convention center on the lake. Focus on small business development downtown, and high tech industries and agriculture in the county. Collaborate with others in the region to recruit industry that fits the population. Use retirees to help recruit labor. Develop the skills of the workforce by requiring the unemployed to enroll in the Work Ready Program.

Develop a future workforce by re-establishing vocational education in high school. Start career coaching as early as grade school; students should be able to decide early whether to choose a vocational or college track. Develop year-round co-op programs. Update science and math curricula; challenge students. Consider creating a charter school. Increase post-secondary educational choices by recruiting a satellite campus of a community or technical college.

Develop economic and land use plans for the county to deal the future growth. Take farmers, developers and everyone into account so that agriculture can coexist with other industry. Focus on historic preservation so that Hart County doesn't lose the small-town feel. Adopt countywide zoning that establishes industrial areas served by water and sewer infrastructure and controls growth, for example: residential zoning around the lake and agricultural zoning elsewhere.

Consolidate city and county governments, or at least water service. Get an outside expert to investigate consolidation or other forms of shared governance. Elected officials need to cooperate, and all forms of government need to work together.

Add more health care resources, and support what is available locally: a new hospital and local providers.

3. What are the opportunities, assets, etc. that we need to be aware of that would assist our work in Hart County?

Hart County's economic organizations are assets to the community: Tri-County Development Authority, Downtown Development Authority, and the Chamber of Commerce. Hart County also has taken advantage of state-sponsored programs and is a Work Ready and Entrepreneur Friendly Community with a Main Street Program. There are a number of facilities in the county: the new agricultural center, Gateway Industrial Park, and Catechee Convention Center, along with the Mega-Ramp that is coming.

The school system also has new facilities. Other educational assets include the Communities in Schools, Quick Start, Reading is Fundamental, and Grad Dog programs.

People are an important asset. They are hard working, community-minded volunteers. The large population of retirees brings a wealth of knowledge and experience to Hart County. Volunteers have a large number of organizations to choose from, including Kiwanis and Golden K, Rotary, American Legion, Pilot Club, Women's Club, Junior Service League and Friendship Force.

Hart County is in a good location. It is close to both ocean and mountains, between the major cities of Atlanta and Greenville on I-85. It is midway between Atlanta and Charlotte and also between UGA and Clemson.

Appendix A

Table Responses

What are the trends, forces and factors that will impact the community, your organization, agency, etc. (increasing, decreasing, or cyclical)?

Economy

Industry

- Decreasing professional employment possibilities
- Increasing unemployment—industrial employment is down
- Economy—decreasing but of economic times
- Textile industries have left, as have other industries—2,000 jobs lost in 2-3 years
- Employment—small business increasing but textiles decreasing
- Continuing decline of labor intensive business, increase demand for skilled and semi skilled labor force
- Net loss of manufacturing jobs accompanied by decreasing job opportunities to absorb lost jobs.
- General pace of economy is slowing and new business recruitment is slowing.
- Farming leaving—decreasing
- Because of loss of industry, tax base is down
- Job availability—growth
- Industry bringing higher scale jobs
- Local machine-building / integrators are not bidding on projects due to increased workload inside the community.
- Increased downtown occupancy
- Small business support is increasing—established small business support
- Increasing—industrial development, potential projects coming in; have infrastructure, pro business political climate, Chamber, dynamic full-time industrial developer, committed businesses already here, commissioners, new industrial park; collaborative
- Increased importance of bio-energy and biomedical industry in long term
- Lake level affecting tourism
- Decreasing: tourism—no concentrated unified focus on tourism. Not enough funding, no planning with stated results.
- Downtown retail is cyclical—much business to Athens/Anderson, may not have right mix of businesses, needs identity: historical or business?
- Slow down of home sales has impacted tourism in economy
- Real estate market is stagnant
- Higher land values—increasing
- Lake and farmland values are high—they have trended up
- Home Depot and other increasing retail opportunities that are a regional draw
- Big box stores increasing challenge for small local business
- Increase in big super stores putting mom and pops out of business

Workforce

- Community is becoming a resort town, and younger talent is leaving the area.
- Decreasing—younger generation—leaving due to lack of jobs
- Increasing brain drain—talented kids leave
- Textile talent decreasing due to younger workforce being discouraged from entering the industry, even though textile-related skills are still needed.

- Unable to retain talented people in community because of lack of jobs and basic quality of life amenities
- Increased diversity in the workforce that lack English-speaking abilities.
- Increasing shortage of skilled labor is a concern by manufacturing industry.
- Work Ready Program is helping to increase the local talent pool through retraining to address skill gaps.
- Lack of technical competence coming out of the high schools
- Decreasing workforce of prepared employees
- Unskilled adult workers; manufacturing factories gone away; work-ready program is helping turn around
- Growth is coming. How do we prepare workforce infrastructure/training?
- DRUGS (6 out of 10 can't pass drug test)—prescription, cocaine, meth, and everything in between

Population

- Changing demographics—increase in diversity—growing Hispanic population
- More diversified population (Hispanics)
- Influx of Northerners retiring here and international residents
- Increasing retirees
- Increase in aging population
- Retirement residents increasing
- Increased geriatric/retirement population
- Retirement community—increasing due to lake and lower taxes
- Growing of older population with some change in traditional employment
- Aging, low-income population (impacts health system and service provision to the elderly)
- Growing population that demands social, economic, and governmental services
- Increasing population of more affluent persons
- Increasing number of people moving to the lake, especially retirees, but also professional people
- Lake Hartwell brings outside folks into Hart County (lot of bigger homes)
- Increasing telecommuters living in Hart County
- Increase (or feeling of) encroachment from Atlanta
- Population is growing and no plans for growth
- Increase in growth, infrastructure needs not keeping pace
- Expanded growth, whether we want it or not—without infrastructure. More demand for services; a lot of water but limited water/sewer/gas outside the city.
- Decrease in younger population
- School population has been fluctuating. This past year there was a slight dip, probably as a result of lost jobs—relatively stable student population

Health care

- Health care issue for all concerned—especially retirees. Downsized health department.
- Health care increasing: rising uninsured populations, elderly population increasing
- Rising cost of healthcare
- Increase of insured and under-insured in medical field
- Retirement community, growing demand for healthcare, small rural hospitals (Ty Cobb system)
- Health care—continued decrease in reimbursement and increase in the uninsured
- Decrease in recruiting of physicians
- Increasing trend with physicians is to not do hospital practice

- Increase in for-profit medical stand-alone clinics
- Aging population more pressure on health care

Education

- HS grad rate is in 60s
- Graduation rate on the rise
- Graduation rate is increasing due to graduation coaches, Grad Dog Program, mentoring, etc.
- Not a lot of support for educational attainment in homes
- Decreasing state support for education
- Lack of junior/community college—too reliant upon technical college system and no mid-level to UGA
- Increased accessibility to tech schools
- Increase in quality of local school system
- New strong leadership for school system (Superintendent and HS principal)

Housing

- Stagnant downtown—need more affordable housing: single family and apartment
- Growth in second homes
- Trailer parks increasing
- Affordable housing is decreasing because of property values (high because of the lake); especially hard for first time homebuyers and young people wanting to stay in Hart County
- Upscale gated communities with county water being developed—may be an increasing trend
- Subdivisions increasing

Water

- Demand for water resources from Atlanta, Greenville, which distracts from Lake Hartwell (for tourism and tax revenue)
- Concern about water—lake—decrease affects tourism industry
- Increasing recreational use of lake due to our levels versus Atlanta area lake levels
- Decreasing water resources
- Increasing pressure on lake resources

Other trends

- Electrical service reliability is becoming more of a concern due to increased load due to more demand by a number of businesses.
- Electricity could be a problem in future years
- Increasing need for planned land use issues!!
- Increase in participation of welfare programs
- Child abuse on the rise, which mirrors a segment of our community
- City-county relationships better but can be improved more
- Increasing trend to vote on popularity rather than qualifications in political elections
- Lack of recreational/family opportunities and support—decreasing

Other issues

- HS curriculum is based on textile industry, not adaptable to the new economy
- Level of education

- Educational opportunity
- Technical training
- Difficult to recruit new teachers because of salary, housing costs, and quality of life better suited to families, etc.
- Retirees not interested in funding education
- Jobs and training to meet the needs of a changing population makeup
- Some language barriers in the school system
- Conflict between political entities involving egos and the fact that they are answering to different constituents or in some cases the same
- Lack of zoning in county
- Zoning issues—last county on 1-85 north without zoning and land use or building codes
- Lake users looking for zoning, etc. vs. local folks; agriculture is biggest income; poultry biggest income (5th in state) in Hart County. Clash of the two populations (lake users vs. non-lake users)
- Lack of ordinances on land use, pets, basic governmental regulation
- Health care
- Lack of health services
- Consolidated hospital system could happen
- Infrastructure of county
- Tourism—no tourism professional to lead this. We talk about tourism and nothing gets done.
- Venues for tourism
- Lack of green space outside of the lake
- Infrastructure and utilities are lacking, as well as a viable labor pool, for economic development
- Concern about full gamut of local infrastructure (quality and supply issues such as trucking transportation availability).
- Commercial development (jobs)
- Low millage rate
- Limited tax base and unwillingness to raise taxes
- Limited resources through local government to expand economy
- Lack of financial capital to diversify economy
- Lack of economic development focus (re: other than industrial)
- Very much against bedroom community
- Long term support for Archway Program: is the commitment there in the community?
- Lack of unskilled labor force
- Challenge to find affordable housing—big gap—there's not much middle range housing
- City wants no change
- No plans to handle steady growth
- No plan for tourism—the tourist are here
- No discussion of growth
- No pro-active long-range plan for community
- Split between lake and non-lake folk (different backgrounds)
- Lack of support for growing and expanding existing industry
- Typical (for rural areas) issues with drugs/crime, etc.
- Relatively low investment in recreation, etc.
- Lack of affordable rental apartments/properties beyond subsidized housing
- Lack of green space in city limits
- Lack of vacation type shopping for tourist

Based on the trends, etc. that you identified, what are the specific things that need to be done in order to adapt to the change? (Start with a verb.)

Improve economy

Tourism

- Establish community support to increase tourism efforts
- Plan for tourism venues
- Defragment our tourism efforts
- Establish a professional tourism director as part of industrial development and give funding to work with
- Hire a tourism director under economic development; develop a master tourism plan for county
- Develop a dual strategy (not just industry, but tourism)
- Promote use of lake and community, including downtown
- Separate tourism from Chamber of Commerce to push more strictly tourism activities
- Hire a tourism director and increase PR
- Develop a resort in Hart County (e.g., something like Reynolds Plantation).
- Build a convention center on the lake
- Build a "Reynolds Plantation" on the lake
- Capitalize on location
- Planning for tourism would encourage funding to occur
- Develop more tourism opportunities and develop better means for marketing tourism

Other industry

- Expand small business support program
- Attract small, quality businesses to retain young people
- Need to focus on small business development downtown
- Increase number of better paying jobs to allow more discretionary income
- Identify and recruit specific types of industry to the community
- Establish a Better Business Bureau
- Undertake a market study to identify target markets for economic development.
- Collaborate with others in the region to target and recruit industries that will fit the local demographics; identify employment sectors to target.
- Continue to seek out high tech jobs and companies for Hart County
- Need for more high tech agricultural operations
- Develop information needed to match local business needs with labor and other resources.

Workforce

- Require unemployment beneficiaries to enroll in Work Ready Program
- Tap into retired/former entrepreneurs to engage with existing businesses to help in a number of ways including labor recruitment, using their contacts, expertise, etc.
- Lack of mentoring/apprenticeships for the entering workforce (e.g., need for "soft" skills development)

Educate students

- Re-establish and encourage more vocational training in high school
- Make a "work ready" program available in high school
- Start a career development center in the middle school
- Initiate a career coaching program beginning with grade-school children. Educate students about local opportunities for careers and what it takes to be qualified for different jobs. High school counselors need help from those serving younger grades as a continuum.
- Develop co-op programs with schools, ideally year-round.
- Decide early what track a student is to choose (tech/college) so that the student has more time to prepare
- Build a technical school to keep students here
- Start continuing education/recertification program for technical skills
- Promote resources available to acquire technical skills
- Increase technical education
- Reintroduce technical education in the high schools to keep younger educated / recent graduates in the area. Develop apprenticeships with local businesses and industry.
- There is a need for alternative options to college such as technical schools
- Develop a survey for residents on how they can help the school system
- Increase community involvement in schools (apprenticeships, mentor programs, partnerships, business/student partnerships)
- Continue community discussions about education: graduation rate, low literacy rate, funding for education (so that community understands how it works)
- Update school curriculum—need more science and math—to increase scores
- Continue trend with school system to raise the bar for graduates
- Develop a plan to elevate expectations in school system to constantly challenge students
- Restructure the way we teach children (e.g., alternative methods for teaching core curriculum in our schools)
- Recruit a community college to establish a satellite campus here
- Improve educational opportunities for after high school
- Bring services from the technical colleges or have a satellite campus locally
- Increase opportunity for community college and tech schools in Hart County
- Provide more counseling services at the high school levels as to what resources are available and job markets, etc.
- Give students hard data on what it will mean to them financially, etc. to graduate from high school and then college
- Understand the importance of education as it relates to today's employment base. Examine the benefits of charter schools.
- Investigate getting a charter school.
- Give hope to students to let them know they can be whatever they want to be. They don't have to go to jail because a family member did.
- School systems need to align with employment needs, need to be able to compete with metro areas.
- Need stability in educational leadership at all levels
- Coordinate effort between the literacy center and the education system
- Increase adult literacy programs

Plan

- Adopt land use plans
- Develop a real countywide growth plan
- Build support for, develop, and implement land use plan
- Develop a land use plan
- Develop a land use plan that takes farmers, developers, everyone into account
- Create a land-use plan
- Countywide planning should be implemented
- Little planning for growth—need master plan with better attitude
- Plan to retain small town feel through land-use ordinances
- Develop long range economic development plan
- Develop 5-year vision for what the community would like to become and a marketing plan for implementation.
- Develop a plan that allows agriculture to peacefully coexist with other industry, allowing growth
- Planning a county water system
- Create a plan for the growth that is coming
- Decide what we want the county to look like in 5 years, in 10 years
- Create community improvement strategies based on demands
- Need greater focus on historic preservation
- What is the vision for the community?

Consolidate

- Consolidate city and county government
- Consolidate county-city services where possible
- Investigate various different forms of governance between county-city governments.
- Investigate alternative systems of governmental service delivery with the goal of creating economies of scale.
- Consolidate water services.
- Consolidate local government
- Consolidate certain government services.
- Need outside expertise for consolidate city/county
- City and county need to develop better relationship—maybe consolidate

Zone

- Adopt countywide zoning
- Establish zoning in the county
- ZONE
- Create basic zoning regulations in the county
- Need services for industrial areas—sewer and water—would be part of the zoning
- Controlled growth, zoning, land use, need for countywide water and sewer.
- Have no countywide zoning; could start with a 2-zoned community: residential around lake and the rest agriculture and general. People hesitant to commit resources.

Improve health care

- Consolidate hospitals and increase partnerships
- Concentrate on bringing in critical mass of healthcare services

- Support a new area hospital
- Support local health care providers
- Promote use of local health care, making sure people understand what is available
- Be receptive to a regional health care system
- Add more health care resources—need for expanding health care resources

Communicate

- Establish better community communication
- Promote environmental awareness
- Build community trust and involvement
- Create opportunities to bring community together as one (new-comers & natives)
- Educate public about benefits of having a code enforcement agency (e.g., to condemn dilapidated housing)

Cooperate

- An avenue for all forms of government to work together
- Much more inclusion of ministerial association in decision-making processes
- Coordinate services to be more efficient
- Look for and focus on common areas
- Need cooperation between all elected officials for community.

Change attitudes

- Encourage embracing change
- Change ideal of no new growth
- Understand that education will drive employee base that will drive industrial/commercial growth.
- Change the way children think about children having children
- Encourage people to participate in civic life other than political office, e.g. industrial development authority
- Need more enthusiasm

Recreate

- Provide more activities for aging population
- Provide more upscale activities for retirees, especially those who are single or not involved in a church
- Develop entertainment / attraction for recreation
- Need recreation or park (green area) downtown—need a reason to come downtown

Fund

- Finance or vote on countywide infrastructure
- Raise taxes (bond issue) to cover infrastructure
- Have a low millage rate and low property taxes, could increase taxes to give more resources

Elect

- Elect BOC and BOE at large
- Encourage business people to run for political office
- Elect competent representatives to all governmental boards

Other

- Bring in new people into the community for new ideas
- Increase road access to Anderson, SC, Athens, I-85 (e.g. SR 172, others)
- Plan with focus; Cooperate with enthusiasm; Coordinate with success.
- Research alternative sources of generation of power—use the lake
- Utilize Clemson research and resources in addition to UGA
- Improve technology infrastructure in county.
- Involve new retired residents and use their resources
- Adapt local building codes and hire inspector in county
- Complete county-wide water and sewer infrastructure
- Encourage eco-friendly building codes that distance us from wasteful practices
- Encourage clean, sustainable environmental development
- Need better governance—elected officials with a vision.

What are the opportunities, assets, etc. that we need to be aware of that would assist our work in Hart County?

Economy

- Tri-county Development Authority
- Strong economic development group
- Pro-active DDA: active Mainstreet Community for 11 years
- County economic developer position
- Expert full time regional development officer
- Active industrial authority
- Active and progressive downtown program
- DDA
- Full time economic development
- Industrial Development Authority
- Chamber and DDA have positive working relationship
- Opportunity with Chamber
- Strong Downtown Development Authority
- Active Chamber
- Dedicated Chamber of Commerce
- Work-Ready Certification
- Entrepreneur Friendly designation
- Main Street Program
- Large agriculture/agribusiness base and increasing
- Agriculture is an asset with green space and economically
- Opportunities in agriculture
- New agricultural center
- Mega-Ramp
- Mega-ramp facility is on the way
- \$900K mega ramp coming to community
- Gateway Industrial Park
- Industrial park
- Gateway Industrial Park
- Athens Tech works with existing and expanding industry.
- Good work ethic in work force
- Work is being done on historic walking tour
- Available real estate and buildings that would house new business
- Liquor by the drink
- Catechee Convention center
- City has aggressive economic development fund
- Opportunity to improve access to Savannah Port for transporting raw materials

Education

- New education facilities
- New school buildings
- School facilities are recently been updated
- Great school facilities

- Quick Start
- Reading is Fundamental Program in school
- Adult literacy center
- Literacy center
- Literacy Center
- GRAD Dog mascot to promote staying in school and graduating
- Grad Dog initiative
- Tutoring center to be open next year HS and middle driven by volunteers
- Mentor program in the school system
- Overall quality school recognized, school mentoring
- Communities and schools community involvement to encourage improvement in schools
- Progress being made in the graduation rate—supported by entire community: "Finish what you start"
- Positive attitude toward education improvement
- Good library
- Library
- New strong leadership in school district
- Proximity to Emanuel College

People

- PEOPLE OF HART COUNTY
- Quality of people that live here: character of small town
- Community minded people
- Community is community oriented (beyond lake vs. non lake)
- Hard working people who want to work
- Multiple community outreach programs because of our caring citizenry
- Large population of retired executives who want to be involved in the community
- Retiree volunteer opportunity
- Wealth of knowledge and experience of retirees in community (an untapped resource)
- Big pool of personal skills through our retiree population
- Deep pool of talent in retirees
- Strong volunteer networks
- Enthusiastic volunteer force
- Group of young adults that are active in the community
- Families are exceptionally strong in Hart County
- Good County Extension Agent
- Nancy Hart
- Interested and motivated community leaders

Location

- Location: I-85, Clemson, Athens, Greenville airport, local airport
- Interstate highway proximity with opportunity to enhance access to the City of Hartwell and Royston
- Good location close to big cities, mountains, coast
- Location
- Great location, just off 85 between Atlanta and Greenville
- 15th in southeast in Progressive Farmer's rural places to live
- In the center between UGA and Clemson
- Center between Atlanta and Charlotte

- Midpoint between Charlotte and Atlanta
- Location is good
- Close to ocean and mountains

Infrastructure and facilities

- Have almost countywide TV, DSL fiber optics
- Accessibility of roads
- Streetscape projects
- Abundance of facilities: new school buildings, fine arts center, and new surgical center
- Local utilities with a local presence
- Land and utilities at exit 177 on 85
- I-85: access to market
- Airport: Hart/Franklin International Airport
- Recycling centers
- Streetscape is a asset
- Hailey building

Service organizations

- Kiwanis
- Pilot Club
- Women's Club
- Junior Service League
- Rotary
- American Legion
- Friendship Force
- Golden K
- Good services organizations

Arts and Culture

- Community theater
- Community theater
- Community theater
- Hart County High School Performing Arts Center
- New fine arts center on the high school campus
- Fine arts center
- Regional arts center
- Last remaining roundabout
- Museum

Health

- Current State grant to study consolidation of area hospitals
- Consideration of regional hospital
- Health care
- Assets of existing hospitals
- Cobb Healthcare is working toward combining hospital in Royston and hospital in Hartwell and building regional medical center
- Have a hospital

- Forward thinking healthcare system
- Seven family doctors in Hartwell

Natural resources

- The lake
- Beautiful lake (under-utilized resource)
- Lake Hartwell
- Lake
- Recreation on the Lake Hartwell, climate, and generally good quality of life
- Lake Hartwell is most visited ACOE site; big retirement community
- Water resources are here/positive—seen as asset and drives tourism
- Mica mines

Government

- Positive work of county law enforcement
- Corp of Engineers
- City of Hartwell is certified local government
- Regional Development Center (NEGA)
- Good cooperation between components of local government
- Great Sheriff's Department
- County water authority
- Outstanding fire department

Attitude

- A willingness and openness to move forward to better our community
- Strong churches, small town, traditional values
- Welcoming community: ideas of newcomers are respected, easy to make friends
- Strong religious culture
- Political climate
- Ecumenical spirit among churches

Recreation

- Hart County Botanical Garden
- Local botanical gardens
- Two golf courses
- Two public golf courses
- Multiple use lake recreation facility is in progress
- YMCA recreational facility

Other

- Community oriented newspaper
- Whitworth Detention Center
- Have new social service programs—child advocacy
- Back Talk Live
- Low crime rate

Appendix B

Individual Written Responses

What are the trends, forces and factors that will impact the community, your organization, agency, etc. (increasing, decreasing, or cyclical)?

- Aging community—growing older—increasing. Younger folks don't stay—decreasing
- Drought—cyclical
- Tourism—agriculture affected
- Healthcare problems are increasing. Community hospitals future is in jeopardy
- Unemployment increasing an industry is going off shore
- Tourism is questionable as lake levels. Gas prices impact the lake usage
- Dropout rate decreasing
- We are far from being a RESORT town. Downtown is NOT stagnant
- Retirement population up
- Growth in immigrant population up
- Small business support up
- Tourism lack of community support
- Growth in southeast Asian population
- Employment down
- Industry agriculture
- Age up
- Economy—cyclical
- Population up
- Weekend population up (lake only)
- Family activities
- Tourism—cyclical
- Economy—cyclical/decreasing
- Aging population—increasing
- Economic development—agency (needs to increase) and county/city
- Small business support—increasing
- Stagnant downtown
- Decreasing jobs. Hopeless negative attitudes of displaced workers
- Increases in larger retail establishments
- Technical schooling extending accessibility
- Decreasing unemployment—manufacturing moving overseas
- Rising cost of healthcare—rising uninsured population
- Rising gas prices causing decrease in demand for other services
- Lack of planned land use
- New residents—increasing
- Use of lake facilities—increasing
- Economic pressures—gas, food, prices hopefully temporary
- More upscale demands
- Population complexion—textiles gone, downtown, education
- Employment
 - Increase in small businesses
 - Decrease in large manufactures/textiles
 - Seasonal jobs due to tourism
 - Via lake levels, events/fishing tournaments, growth (population), services—due to aging population

- Economy
 - Gas prices increased greatly
 - Less money to spend elsewhere
 - Less jobs
- Hospital/healthcare: decreasing access
- Planned land use
- Loss of industry/trends
- High unemployment—forces
- Increasing cost of medical care
- Up influx of new citizens and aging
- Up land use
- Up ATL—Greenville
- Up I-85
- Up tourism 10 mill/year
- Cyclical education
- Down government working together
- Cyclical government help
- Cyclical water
- Increasing: tourism, immigration (both domestic and international), attention on the lake, and industrial development near 85.
- Need better zoning laws
- Evaluate the concerns of domestic immigrants
- Evaluate taxes (property)
- Decreasing: attention on Hartwell's small town personality, we are bringing in national franchises that homogenize our personality to that of the rest of the US
- Cyclical: education
- Population growth (retirees)
- Technology
- I-85 corridor for industry. Increased zoning
- Lake development trends increase
- Employment
- Downtown (housing, apartments)
- Health care—aging
- The type of residing being built on the lake and lake homes and land being more expensive. This brings those with more resources (\$) to the area. They have higher expectations and a variety of experiences. Expectations for services, involvement in decision making in politics and government. They have experiences and education, which need to be addressed and taken advantage of by involving people in education. We need to offer more programs and involvement in schools to have the feeling of more support of schools. Take a survey of residents as to what they would like to have schools offer and what they can offer schools with their experiences.
- Job development—need to fully utilize job training programs
- Economic opportunities—need to give hope to young people (and encourage return after college)
- Land use regulation: none. Need increase. Start with the zones: residential around lake and agriculture and general everywhere else.
- Digital communications: better than some areas. Need to create municipal/government sponsored wireless network open to all residents
- Environment—need to preserve natural areas
- Population growth. Increasing location excellent

- Job availability-decreasing?
- Health care—costs—increasing?
- Infrastructure—keeping up with growth
- Commercial development
- Educational opportunities
- Geographic location between Atlanta and Charlotte
 - Atlanta moving this way
 - Industry and population increase is coming—must be ready
- Desire for more leisure time: retirees; “second Home” owners; desire to be “out of Atlanta”
- Fastest growth occurring along I-85 corridor. Lavonia will benefit first and best. How do we deal with them?
- Education improving→increasing. State education
- Economic growth→increasing slowly
- Employment decreasing but cyclical
- Population growth→increasing→no plan for it. Spot infrastructure. No control over how it happens
- City issues→this isn’t Mayberry
- Retirement population→increasing
- Uninsured/underinsured increasing
- Retirement population—aging population increasing
- Drought increasing
- Economy increasing
- Health care cost increasing
- Real estate (growth)
- Job availability decrease
- Health care cost increase
- Infrastructure
- Commercial development (jobs)
- Educational opportunities (retirement)
- Tourism (no plan to hurdle steady growth)
- High tech jobs
- Tourism—lower industry higher lake growth
- Concern me
- Venues for tourism (no resort)
- Very much against bedroom community
- Lake and I-85—industrial development
- Industry bring in higher scale jobs
- Lower textile higher technical training
- Losing High school seniors to jobs/careers
- Health care—increased uninsured and underinsured
- City wants to stay small
- Schools
- Inevitable growth due to our location between Atlanta and Charlotte—whether planned for or not. Both commercial and residential
- Lake Hartwell becoming a resort destination. Already seen as 2nd home and retirement
- Unskilled adults coming from Textile industry need to retrain
- Demands for services (lack of infrastructure)
- Demands for health care
- Tourism development

- Industry growth
- Utilize our location
- Population growth—increasing
- Aging of that population increasing (demographics)
- Increased cultural diversity
- Decreasing manufacturing employment
- Impact of “big box” retailers on traditional small business orientation
- Teach ESOL to Yankees?
- Tourism—cyclical
- Employment—decreasing
- Blight-to-Greenspace/parks—nonexistent\small business recruitment—increase
- Education system “city wants no change”
- Population up—infrastructure
- Aging population growing
- Second home growing→service
- Decrease in traditional employment
- Growth—how do we prepare?
- Quality of life issues
- City parks
- Child abuse increasing due to lack of parenting skills, drug use, deterioration of family units=120 + children in protective custody or foster care.
- Decrease in industrial base
- Education of children—both up and down (new super AP classes; teaching to a test, lower levels not challenged)
- Skilled young workforce down—lot of applicants, skills lacking
- High end jobs to support housing
- County/city working in unity
- Advertising/community
- Utilizing resources
- Economic development—decreasing—zoning—education
- Healthcare—decreasing competition reimbursements
- Education—increasing—new leadership
- Growth—increasing. I-85 corridor Atlanta—Charlotte
- Economic downtown—decreasing—tourism, new home development
- Teen pregnancy—increasing.
- Healthcare for elderly—needy, cyclical
- Water (utilities) for needy
- Gas prices for work related driving
- Skill level of employees
- Growth
- County involvement
- Changing demographics
- Aging
- Health care
- Drop outs
- Lake levels down
- Retain unskilled workers in school system
- Water—county

- Zoning
- Gain certification—"work ready" in high school
- Employment opportunities (decreasing)
- Rising taxes
- Fuel costs
- Healthcare costs increasing
- Lots of exciting manufacturing jobs
- Graduation rate
- Increased diversity among residents
- Growth of water system
- Drought—cyclical
- Growth on lake
- Manufacturing jobs lost and agriculture conflicts with tourism
- Re-education for service economy and jobs
- Tourism dependent on strong economy generally
- Changes in the delivery and availability of healthcare
- Increase in fuel costs limiting travel
 - To and from jobs
 - To area for tourism
 - To other areas for shopping
- Expenses associated with growth for infrastructure
- Population changes—more Latinos—African Americans—more wealth
- Atlanta takes water from lake
- Health/growth of downtown (increase)
- Lake level decreasing
- City/county partial consolidation will increase
- Atlanta is coming/how to grow as a city but retain identity
- City/county water
- Higher unemployment
- Loss of textiles and related industry
- Can we reuse suitable jobs
- Can we retain a magnet into other jobs
- How does this come about?
- Under educated work force.
- Increased test scores; GHS GT, CRCT, etc
- Increased graduation rate 69.4→78.6
- Increased rigor. More honors classes (8) in ninth grade at HCHS. 6 new AP classes at HCHS
- Increased number of k-12 mentors with CIS
- City manager. Unemployment is up. Textile industry closings.
- Brain drain of young minds
- State decrease in school funding
- Employment down due to below average education and graduation rates; high illiteracy rate in county; now high skilled workforce
- Tourism up—lake Hartwell; under utilized asset
- Education—up new superintendent; improved graduation rate
- Real estate
- SPLOST
- Retirees

- Economic development
- Water supply
- Lack of zoning
- Increasing graduation rates
- Decreasing employment and disposable income
- Cyclical water levels affect SPLOST revenue, tourism, etc.
- Increasing community interest in education
- Decreasing state support of local public schools through funding
- Increasing work ready numbers of people
- Our community is experiencing change in industry. The textile industry, which was predominant in the past, has gone.
- We need to prepare our workforce for newer and higher technology jobs and recruit to this higher paying business and industry
- We have a brain drain in our area. We are sending our children to have them educated then they are moving away to find jobs.
- Industrial development increase
- Education increase
- Employment decrease
- Tourism cyclical
- Infrastructure decrease
- Health care decrease
- Job stability increase
- Land use plan
- Location: halfway between Atlanta and Charlotte. Beautiful land and lake, mild seasons
- People skills—great local folks
- In-migration of “retirees”
- Poor education system to meet the demands of future industries down
- Immigration of new people who seek systems familiar with up
- Lack of infrastructure to attract industry (utilities/labor) up
- Low economic/tax base to draw upon for instruments to attract industry and people
- Water resources potential major industry
- Predictable evolutionary cycle of business type to be developed
- Fragmented small business
- Technology division (low, medium, high skill)
- Technical education on business technologies
- Economic stability
- Regulatory requirements to business in state and US. Competing against world wide
- Talent must stay in community
- Drugs
- No way to introduce kids to a job force
- Increase high school graduation rate
- Better communication—perception vs. facts
- Increase involvement of community in schools—needed (mentors, partnership, etc)
- Increasing diversity of population
- Graduation rate
- Lake level—tourism turning dollars around
- Manufacturing plants—outsourcing decreases employment, workforce ready
- Funding and appropriations—health department, literacy (city, county, state, federal)

- Zoning/land use
- Health care
- Increasing—employment, age, subdivisions, industry
- Decreasing: employment, college age moving out, health care
- Cyclical: tourism, lake
- Education up
- Health care down
- Work ready force cyclical
- Tourism up
- Employment down
- New industry up
- Aging population up
- Farming industry up
- Travel, water, gas, cable, gas, phone infrastructure up
- Loss jobs—loss employers down
- Entertainment
- Retail
- Lack of zoning
- Health care—continued decrease in reimbursement from Medicare/Medicaid and insurance carriers.
Increase in uninsured
- Conflict between and within government (county, city, BOE)
- Land use plan—that works to promote farming, etc. yet promotes neighborhood development
- Decreasing industrial growth
- Increasing county utilities (infrastructure for county)
- Water and transit
- Demand for water resources (increasing_
- Growth south and north of use
- Need for land use ordinance (increasing) economic development
- Strength school system economic development graduation rates; AP courses; technical subjects
- Recruitment of wealthy northerners. Need facilities, recreation, medical etc. economic development
- Location: I-85 corridor. Water front community. Increase
- Lack of building codes and zoning/decrease
- Less manufacturing which means less jobs
- More rural development which starts to take out agriculture
- Water transfer
- Continuing decline of labor intensive industry
- Increasing demand for skilled, semi-skilled, and technically literate workforce
- Increasing competitiveness between states and communities to backfill job losses associated with outsourcing/globalization
- Increasing need for sustainable competitive advantages to attract and maintain desire business
- Increasing importance of bio energy and biomedical
- Increasing change in workforce—from textile to diversity
- Farming—moving to more poultry
- Retirement
- Employment is decreasing—rates going up
- Education is getting better—graduation rate up BUT system needs to work to employ local teachers who need help (highly qualified)
- Education system and educational development working together

- Tourism cyclical BUT tourism professional needs to come in to guide county to develop tourism that includes lake but is not limited to lake
- Health care—health department in need; hospital in need; housing problems.
- Increased growth—population; land use
- Cyclical employment
- Increased education
- Healthcare
- Tourism
- Biotech
- Employment, retirement—flux—increase
- Value of property increasing, but lower taxes than other areas
- Land use not increasing or decreasing
- Health care
- Downtown revitalization decreasing
- Water, sewer
- Decreasing—employment opportunities (plant closures)—technical skills training in high school
- Cyclical—tourism and unemployment
- Tourism high during summer due to lake. Employment also high during summer
- Increasing—diversity
- Skilled employment down
- High school grad rates—trend unknown
- Students at Athens tech/No. GA Tech higher skill sets but #4
- Those students leaving the area going to larger metro areas. This decreases the workforce
- Work ready program, increased number who take it→leads to more people increasing skill base to increase scores
- Community—becoming a resort/retiree population; young adults do not stay here because of lack of employment opportunities *Increasing social shift
- Organization: as we grow, there is going to be more competition for a dwindling supply of highly skilled labor *Decreasing skill level
- Employment up, decreasing availability of skilled labor
- Localization of OEM's to area will increase business opportunity.
- Increasing business, decreasing availability/reliability of electricity. "Increasing" cost.
- Integrator workload increase
- Availability of TRAINED WORKFORCE decrease
- Small community isolation—kids moving away
- Textile industry decrease
- Fuel costs
 - Decrease the tourists to the area
 - Reduce business revenue
 - Job loss potential
 - Input on utility costs
 - Availability of service costs

Based on the trends, etc. that you identified, what are the specific things that need to be done in order to adapt to the change? (Start with a verb.)

- Educate general population on all entities/groups on what is going on and overview of programs
- Adopt land use planning
- Develop recreation/tourist venues
- Focus on local business
- Work with school system
- Tourism
- Economic development
- County/city cooperation/planning
- Education
- Land use/infrastructure
- Health care—regional
- Create a land use plan
- Establish better community communication
- Develop long range economic development plan
- Expand small business support program
- Develop community support for parks in Hartwell
- Can we support (financially) new venues when we cannot support what we have
- Career coaches
- Elect qualified elected officials
- Establish community support to increase efforts
- Adopt a land use plan
- Encourage more vocational training
- Establish land use plan
- Implement long range plan for county
- Develop land use plan (do not use Z word)
- Develop pedestrian friendly town
- Encourage clean, sustainable environmental development. Distance ourselves from wasteful practices; we recycle on a volunteer basis. Create a welcoming eco-friendly environment for our community.
- Countywide growth plan. Zoning.
- Adopt county wide zoning (start with 2 zones—residential and agricultural)
- Develop more one day recreational opportunities (water park)
- Consolidate city and county governments
- Encourage PUDs through incentives to developers (with diverse focusing opportunities)
- Establish collaborative for health care (need to retain hospital)
- Start a plan for growth in re: agriculture, tourism, retail, and manufacturing. Hire a qualified tourism director and give he/she resources. Begin a land use (zoning) plan for city. Have county and city work together.
- Develop an instrument to identify resident attitude toward schools (needs as well as offerings)
- Establish a zoning plan
- Develop a continuing education program based on the Mott foundation medal
- Develop a zoning planning
- Advertise lake Hartwell
- Promote our community

- Consolidate city/county government
- Build technical college extension
- Establish zoning in county
- Planning/zoning—develop a countywide growth plan. A TRUE one with land use “districts” (ag, industry, professional, etc.). Encourage plan with appropriate infrastructure. Enforce plan with zoning
- Growth—build a BYPASS or TRUCK ROUTE around Hartwell
- Land use planning idea to community from elected officials
- Begin plans for county wide water
- Developing a more pedestrian friendly downtown—traffic FLIES through—hard to park because of traffic flow—have by-pass
- Develop land use plan
- Establish a dual growth strategy/retirement and industry
- Consolidate—city/county
- Develop a growth/change plan
- Establish zoning—land use i.e. commercial, residential, farming
- Educate the public—get the blessing and acceptance of the population. We must accept change
 - Land use
 - Industrial growth
 - Lake recreation facilities
- Consolidate health care facilities
 - Improve and build new
 - Attract more medical professionals
- Plan—with focus
- Cooperate—with enthusiasm
- Coordinate—for success
- Finance county wide infrastructure—water, sewer, gas
- Support new area hospital
- Have the courage to start land use process
- Consolidate city/county government
- Increase technical education
- Plan for infrastructure in county
- Be aggressive
- Develop a county wide land use and infrastructure plan of the entire county (water, sewer, gas)
- Study education needs of the future for high school (technical development skills)
- Identify what resources are available to support industry and job growth
- Match those up with industry needs to expand
- Things to be done—for trends
- Increase community involvement in schools (mentors, partnerships, class room speaking, etc)
- Encourage
- Improve
- Zoning
- Healthcare/hospital
- Transportation/road access
- Consolidate services
- Governmental representation
- Land use
- Health care
- Employment/technical training

- Aging population
- Tourism
- Truck & team. Cooping team? Technical college prep
- Start career development at middle school level
- Provide a zoning plan for all (forms and developers)
- Plan on being industry in for good career jobs (keep kids here)
- Plan tourism
- Zone county
- Plan tourism
- Work with education system to include technical training and/or expose those interested to resources
- Develop land use plan
- Consolidate city/county government
- Establish professional tourism director/committee as a part of industrial development
- Recruit community college to establish satellite in county
- Tourism—institute workable plan for development and funding
- Education—continue efforts to increase grad rate
- Land use—develop workable land use plan
- Employment—continue to seek technical jobs
- Continue education programs
 - Grad dog
 - Vocational training
 - Mentoring
 - More community involvement in curriculum
 - JROTC
 - Encourage work programs for credit
 - Integrate work ready in high school
- Build new infrastructure—consolidate services
- Get technical training into high school
- Continue efforts to graduate more high school students
- Develop more training programs for the population that is not receiving employment
- Start “work ready” program in high school. Certification for “work ready” could be part of high school credits.
- County water funding referendum
- Evaluate H/case options
- Proactive approach to developing workforce
- Develop city/county entity to provide water throughout county
- Establish zoning in county
- Establish zoning
- Complete county water system
- Consolidate city/county service where passable as a beginning
- Improve graduation rate
- Improve educational opportunities
- Identify and recruit specific industry and business which we would like in our community and would be compatible
- Develop affordable housing—affordable housing initiative
- Develop more tourism opportunities
- Develop better means for promoting our area and the quality of life issues.
- Increase funding from state to keep pace with increase on local demands of school boards

- Develop more affordable housing subdivisions for young and first time buyers
- Continue working on work-ready (keys) committee to bring jobs to HC (Industrial Development Authority, HBOE, county government, city government, Chamber of Commerce)
- Develop tourism opportunities (lake restaurants, water park?, recreational seadoos, boating, kayaking, canoeing, fishing)
- Elect competent representatives to all governmental boards
- Pass limited zoning laws
- Improve the educational levels of all citizens
- Consolidate water resources
- Continue community discussion about education
- Listen, listen, listen!
- Develop specific goals, decide how to get there, and monitor frequently
- Continue involvement in 85 corridor plan
- Promote tourism through all aspects of community
- Build up tech side of school system
- Economic development!!! Draw/recruit
- Vision for city/county business zone/plan
- Consolidate local government into small metro system
- Promote water based recreational opportunities
- Recognize needs of retirement community and recruit businesses to meet them
- County wide planning (land use, infrastructure, etc)
- Create full-time tourism director and board of CVB separate from chamber of commerce
- Recruit small businesses in-town using existing economic development fund
- Use condemnation and Main St. sol © 3 to acquire blighted properties for Green space and parks
- Not lose small town identity or ability to reach out to needy—know your neighbor. Help—volunteer
- Begin/develop a plan to elevate expectations in each grade, not to just pass a test. Maximize days within school.
- Develop different levels/classes for training. Design, develop, operate
- Integrate with work community bill or ready to work program
- Develop a tourism plan/small business opportunity—theme park, bass town, agriculture/hunting
- Develop land use plan
- Improve educational venues by diversifying programs (college prep, technical)
- Improve governmental coordination of resources. Water, etc.
- Increase economic development activities to include technical, agri-business and low skilled opportunities
- Improve quality of life by addressing the lack of recreational opportunities
- Pass an enforceable land use ordinance (zoning) based on keeping agriculture and protecting lake values
- Pass a bond issue to build county wide water distribution
- Employ UGA to study city/county consolidation
- Establish geriatric hospital specialty
- Develop plan for land use regulations
- Collaborate with Hart County school system, North Georgia Tech, and Athens Tech to upgrade workforce training
- Promote city of Hartwell along I-85
- Develop a vision for the community area
- Develop zoning program
- Develop marketing program for the community—values to business

- Develop apprenticeship programs for the local community business infrastructure. Partnership with colleges/business
- Do we understand the local infrastructure within the community?
- Develop plan for attracting more industry and implement plan
- More technical training in HS to develop skills needed for industry
- Find and promote funding opportunities for education
- Work (with technical colleges and possibly high schools) to develop internship programs
- Training programs
- Develop a comprehensive counseling program/training program that would begin as early as grade school to help young adults make better informed decisions about career opportunities that are available in the local community
- Further develop a program with mix of a work training (practical) and in class (theoretical) training (automotive technical manufacturing process)
- Create bridge between manufacturing facilities and technical service providers (automotive)
- Cooperative education programs
 - High school
 - Tech college
 - university
- Continue trend with school system to raise the bar—technical education, grad rates; etc...HIGH QUALITY GRADS
- Complete county-wide water infrastructure
- Hire tourism director under economic development
- Consolidate hospitals
- Bring in more doctors
- Adopt building codes and hire inspector
- Build county animal shelter or work with the one in Franklin
- Provide out of school activities for children
- Tourism
- Zoning
- Develop stronger zoning
- Move tourism under economic development
- Develop tourism
- Implement land use
- Adopt building code in county
- Plan for employment people that employ 50 or less
- Initiate work group on countywide zoning.

What are the opportunities, assets, etc. that we need to be aware of that would assist our work in Hart County?

- I am a recent graduate from Valdosta State. I was born and raised in Hartwell and plan to return here after medical college. I am deeply concerned with the future of Hartwell and its relationship with UGA. I would like UGA to be aware of a golden opportunity here in Hart County. We could be Northeast Georgia's leader for environmental stewardship. Georgia in general is NOT an environmental friendly state and the change to sustainability must come from small towns with the aid of creative thinkers. We have a small population that can easily be manipulated to "go green" before we take a wasteful route of economic development that will block Hartwell from becoming a leader in building "green" economic stability can be achieved through "green" development. It will be the future of energy for the entire US. We must think ahead and build green NOW! We are the perfect candidates to invest in eco-friendly development. We have a small manageable population. We are located on a beautiful lake that must be protected for the sake of future tourism. UGA is close enough to help us, but also experiment with new eco-friendly development methods, but most importantly, environmental sustainability is the future. We must not continue our ignorant and wasteful practices but build eco-friendly so that Hartwell with the help of UGA will become the leader in NE Georgia for a clean future.
- Gateway industrial park
- Schools
- Lake
- TI Automotive
 - Facility looking to support a co-op program for an automotive technology related curriculum.
 - Facility looking to "develop" an automotive related machine integrator
 - Automation
 - Machine build
 - Fabrication
- Local school system strengths needs to be advertised to potential immigrants through internet
- Opportunity—class proximity to I-85; need infrastructure improvement to provide easier access to/from downtown
- Asset—the lake; the climate. It's a very nice place to live, we just need to convince young adults to stay here by providing employment opportunities
- Infrastructure—roadways, open up access to Savannah or Charleston
- Utility resources—environmental; gas
- Development of educational programs
- Health service structure
- Lake Hartwell Coalition—economic impact study with Clemson
- Work Ready Team—Development authority and school system
- Franklin/Hart/Stephens JDA
- Grad dog
- Types of industry
- What county assets are available for expansion
- Continued expansion of services in the school system
- With a forward-looking school system, can we develop night/weekend classes for skill building across our population? Could Athens Tech or North Georgia Tech teach in local schools?
- Will a 2-year community college lead to more students pursuing college?
- RIF program—books for all children in Hart County provided on a monthly basis
- EMS

- Hospital consolidation
- Retired professionals
- Lake
- Literacy center
- Hart partners
- New cultural center at high school
- Gateway industrial park area
- School facilities
- Strong church programs
- Governmental facilities
- Water treatment system
- Waste water treatment
- City/county cooperation
- Good, kind, giving people
- County services
- City services
- Community involvement
- Small town involvement
- Literacy center
- Emergency services—EMS substations
- Economic development
- Low crime rates
- Retiree
- Civic clubs
- AARP—tax program
- Lake
- School based: RIF program, mentor program
- Pool of retired professionals
- School district has applied for 2 QZAB loans for an agricultural academy and an alternative school academy
- School district has applied for implementation of Pre-K program
- Lake Hartwell
- New fine Arts center
- Significant progress is being made in the graduation rate
- Good work ethic in our workforce
- A beautiful and underutilized lake
- Location—just off I-85 between Atlanta and Greenville
- There is more cooperation between the local governments
- Community minded people
- Retirement population
- Welcoming community
- Lake
- Accessibility (I-85)
- Utilities
- Ability to grow
- School system improvements
- Opportunity for kids
- Lake

- Ag Center
- Opportunities: Industrial park
- Assets: health care, location, lake
- New educational building/facilities
- Strong economic development group
- New energetic education system leadership
- Interested and motivated community leadership
- Work with current industries to encourage/support their staying here or growth
- Literacy
- Library
- YMCA lake
- Political climate (good)
- Leadership—USFR—archway—education infrastructure (industries), water, sewer, gas
- Vision of development authority
- Lake
- Enthusiastic volunteer force
- Dedicated industrial development committee
- Ty Cobb Healthcare is working toward combining hospital in Royston and hospital in Hartwell and building regional medical center
- Available real estate and buildings to house new business
- Active/progressive downtown development committee
- In-migration of retirees
- New school buildings and local adult learning center
- Mega-ramp (coming)
- Work force ready
- Georgia quick start
- People of Hart County
- Local technical schools
- UGA
- Local building available
- Active industrial authority
- Athens Tech willing to help existing and growing industry
- Residents—good, honest, hardworking
- Relocated people with new ideas and contacts
- The literacy center for training
- Proximity of the lake and large blocks of open land for targeted development
- Lake
- Location
- People
- Cateechee
- Great community
- Schools
- Opportunities: land use, tourism, access to a lot of resources, the paper can help if willing to commercialize the community
- New economic development website coming in June '08
- Continue developing I-85 industrial ties—growth corridor
- Utilize education system/Archway Partnership
- Newspapers

- Lake
- Full time economic development director
- DDA/main street
- Schools—mentors through CIS/Hart Partners—farmland—experimental and traditional chamber that COULD do a better job
- Mega ramp
- New county campus to free up county space
- Recreation
- Airport
- Lake
- I-85
- 1 hour from Athens, Clemson, Mountains
- Industrial park space and land
- Improve recreation
- Location—85 corridor
- Green space
- Lake
- Opportunities
- Agricultural
- Education
- Community oriented
- Great for lake development for recreation
- Continued development of Gateway industrial park
- Ramp—development? How best to utilize
- Support, restaurants, hotels that support tournaments
- Consolidation of area hospitals
- Mega ramp
- Talent of retirees
- Only one main town in the county
- Available retiree expertise
- Hart county Botanical Garden
- New high school performing arts center
- City of Hartwell is certified local government with active historic preservation commission
- Work is being done on a historical walking tour of Hartwell
- Chamber of Commerce and DDA have good relations
- City of Hartwell has been active main street community for about 10 years
- Outstanding EMS
- Downtown development program
- Outstanding EMS
- Grow tourism; DDA program
- Mega ramp opportunity
- Retirees
- Downtown development
- YMCA
- Lake
- EF designation
- Hart County Economic Development director
- Proactive downtown development authority

- YMCA recreational facility
- Support groups/resources
 - Chamber
 - DDA
 - Industrial development
 - County water authority
- Lake
- Churches
- Backtalk live
- Catechee/Hart golf club (2 PUBLIC golf courses)
- Modern school buildings
- Downtown development authority/main street program—11 years; entrepreneur friendly designation
- Lake Harwell
- Active volunteer community
- Small town atmosphere
- Great community of volunteers
- Variety of backgrounds and skills tap into those talents
- Lake Hartwell
- People are friendly and welcoming!
- Hardworking people—want to work!
- Lake
- Small town feel
- Enthusiastic leaders
- Good geographic location I-85 corridor
- Diverse/talented population
- Creative arts doing pretty good
- Local banks support businesses
- Church spirit
- Farmers/business/tourism
- City has aggressive economic development fund
- Lake with fishing, boating, swimming
- Fishing tournament Mega-ramp is being build
- Streetscape is finished
- Main Street program is 501 © 3—
- Agribusiness
- Lake
- Community support
- Forward thinking health care system
- Location
- New education leadership facilities
- Multiple use recreational facility on Lake Hartwell in progress
- Deep pool of talent, particularly among retirees
- Slow but steady improvement in infrastructure
- Positive attitude toward improvements in education
- Community enthusiasm
- Archway community ties
- Industrial park
- Mentor program

- Inter-religious work and ties
- Work in community on count law enforcement
- County law enforcement works well with all social agencies—
- Lake
- Mega ramp
- Community involvement/support
- Solid supportive law enforcement
- New leadership in education
- Agri-extended business
- A willingness and openness for better our community
- Lake Hartwell an asset
- Excellent medical care
- Low insurance prime rate because of outstanding fire and police departments
- Almost county wide telephone, CATV, DSL plant
- State of the art golf course
- Great presence—equal distance between UGA and Clemson—we can use both resources
- YMCA
- In regard to tourism—a mega ramp is being developed
- We have land and utilities at exit 177 on I-85
- We have some excellent buildings available
- The retired population is very large and talented
- Lake is also very popular now
- 4 seasons a year
- Involvement of “outsiders” in establishing boards for 1. protect child house 2. child advocacy 3. domestic violence house
- Active AARP group
- Active tax group
- Service organizations involvement
- Local school system
- Hart partners community collaborative
- Zoning (land use planning) through UGA CVIIOG
- Local library (and related research resources)
- State DCA
- Need to knit together arts opportunities
- Mix of available resources
- DDA
- Lake
- School fac.
- Library
- Hospital
- Close to larger cities location
- HS/MS student success center
- On campus tutoring center for HS/MS driven by community volunteers beginning next school year
- Formed action teams for each school
- These are community member teams that work towards providing good ideas for our schools
- Communities in schools programs increasing
- Certified work ready program
- Regional hospital plans

- Downtown streetscape projects—on going
- Liquor by the drink in the city→restaurants
- Regional hospital consideration
- Tri county industrial authority
- Work ready program
- Airport authority
- Strong economic development program in place
- Regional consolidated hospital being studied
- Work ready program in process
- NEW school facilities
- The LAKE
- Hospital/medical—need regional hospital
- Active, energetic population
- Access to I-85
- Near universities
- Consolidation of city/county possible?
- New school facilities
- Downtown development
- A great group of folks—it's people that make the difference
- We have a great opportunity—its up to ALL of us to achieve a “better tomorrow”