

**Hart County  
Comprehensive Land Use Plan  
2006-2015**

**June 2006**



**Written By Jon Caime, Hart County Administrator**

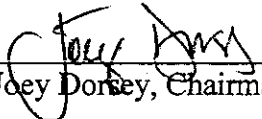
**A RESOLUTION APPROVING THE TRANSMITTAL OF  
THE DRAFT COMPREHENSIVE LAND USE PLAN  
FOR HART COUNTY**


**WHEREAS**, the Hart County Board of Commissioners has completed the draft Community Assessment and Community Participation document as part of the 10-year Comprehensive Plan Update.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 28, 2006.

**BE IT THEREFORE RESOLVED**, that the Hart County Board of Commissioners does hereby transmit the Community Assessment and Community Participation portion of the 10-year Comprehensive Plan Update to the Northeast Georgia Regional Development Center for official review.

Adopted this 14<sup>th</sup> day of March, 2006

BY:   
Joey Dorsey, Chairman Hart County Board of Commissioners

ATTEST: 

# Hart County Comprehensive Land Use Plan 2005-2015

## Table of Contents

---

*Table of Contents*

*List of Tables*

*List of Figures*

*List of Maps*

### **COMMUNITY ASSESSMENT**

### **PAGE**

#### **Chapter 1 INTRODUCTION**

1.1 Directive and Purpose .....	1-1
1.2 Purposes and Uses of the Comprehensive Plan.....	1-1
1.3 Citizen Participation .....	1-2
1.4 Location.....	1-3

#### **Chapter 2 POPULATION ELEMENT**

2.1 Population Trends in Influencing Regions.....	2-1
2.2 Population Trends, Hart County and Adjacent Areas.....	2-4
2.3 Assessment of Growth Trends Surrounding Hart County.....	2-5
2.4 Analysis of Components of Population Change.....	2-6
2.5 Population Projections .....	2-8
2.6 Households .....	2-11
2.7 Age Distribution of the Population .....	2-14
2.8 Racial Composition of the Population .....	2-18
2.9 Educational Attainment of Population .....	2-20
2.10 Income of the Population .....	2-27
2.11 Population Distribution Within Hart County .....	2-31

#### **Chapter 3 HOUSING ELEMENT**

3.1 Types of Housing Units .....	3-1
3.2 Age of Housing Units.....	3-3
3.3 Condition of Housing Units .....	3-4
3.4 Occupancy and Vacancy of Housing Units.....	3-6
3.5 Tenure of Housing Units .....	3-9
3.6 Cost of Housing Units .....	3-10
3.7 Projected Housing Needs .....	3-12
3.8 Summary Assessment .....	3-14

## **Chapter 4 ECONOMIC DEVELOPMENT ELEMENT**

Introduction.....	4-1
Regional Context .....	4-1
4.1 Labor Force Characteristics .....	4-4
4.2 County Labor Force Estimates and Projections.....	4-8
4.3 Employment by Occupation .....	4-9
4.4 Employment by Industry .....	4-11
4.5 Commuting Patterns .....	4-12
4.6 Skill Level of the Labor Force .....	4-14
4.7 Other Assets and Incentives .....	4-15
4.8 Wage Levels and Other Income .....	4-17

## **Chapter 5 NATURAL RESOURCES ELEMENT**

5.1 Physiography and Topography .....	5-1
5.2 Geology and Mineral Resources.....	5-2
5.3 Soils .....	5-2
5.4 Prime Agricultural and Forest Lands.....	5-6
5.5 Wetlands .....	5-6
5.6 Floodplains .....	5-9
5.7 Water Supply Watersheds .....	5-10
5.8 Groundwater Recharge Areas .....	5-12
5.9 Protected River Corridors .....	5-15
5.10 Plant and Animal Habitats .....	5-16
5.11 Major Park, Recreation and Conservation Areas .....	5-17
5.12 Scenic Views and Sites .....	5-18

## **Chapter 6 HISTORICAL RESOURCES ELEMENT**

6.1 Historical Narrative .....	6-1
6.2 Historical Properties .....	6-3
6.3 Residential Resources.....	6-3
6.4 Commercial Resources .....	6-5
6.5 Institutional Resources .....	6-6
6.6 Industrial Resources .....	6-6
6.7 Rural Resources .....	6-6
6.8 Historic, Archaeological, and Cultural Sites .....	6-7
6.9 Impacts on Historic Resources .....	6-7
6.10 Analysis and Recognition of Historic Resources .....	6-8
6.11 Heritage Tourism .....	6-8
6.12 Conclusion .....	6-9

## **Chapter 7: LAND USE ELEMENT**

7.1 Classification of Land Uses .....	7-1
7.2 General Land Use Descriptions (Quadrants) .....	7-2
7.3 Land Use Issues and Future Land Use Speculation .....	7-11
7.4 Future Land Use Speculative Categories .....	7-16

## **Chapter 8: COMMUNITY FACILITIES ELEMENT**

8.1 General Government .....	8-1
8.2 Public Safety .....	8-1
8.3 Fire Protection .....	8-2
8.4 E-911 System .....	8-4
8.5 Water System .....	8-4
8.6 Sewerage System .....	8-6
8.7 Natural Gas System.....	8-7
8.8 Parks and Recreation .....	8-7
8.9 Hospitals and Other Public Health Facilities .....	8-8
8.10 Emergency Medical Services .....	8-9
8.11 Nursing and Personal Care Homes.....	8-9
8.12 Libraries and Other Cultural Facilities.....	8-10
8.13 Educational Facilities .....	8-10
8.14 Transportation .....	8-11
8.15 Solid Waste Collection and Disposal .....	8-15

## **COMMUNITY PARTICIPATION PROGRAM**

### **COMMUNITY AGENDA**

To be developed at appropriate time.

## **List of Tables**

### **Chapter 2 POPULATION ELEMENT**

Table 2-1 Regional Population Trends 1980-2000.....	2-2
Table 2-2 Regional Population Trends, Hart County & Surrounding Counties.....	2-4
Table 2-3 Community Population Trends Within Hart County.....	2-5
Table 2-4 Vital Statistics, 1997-2003 Hart County.....	2-7
Table 2-5 Comp. of Pop. Change, 1980-03 Hart County & Surrounding GA Counties..	2-8
Table 2-6 Total Population Projections Hart County for 2005-2025.....	2-10
Table 2-7 Census Block Populations.....	2-10
Table 2-8 Household Characteristics 1970-2000 Hart County .....	2-12
Table 2-9 Households By Type in Hart County .....	2-12
Table 2-10 Population Projections For Hart County .....	2-13
Table 2-11 Number of Households Hart County (if HH size remains static).....	2-14
Table 2-12 Number of Households Hart County (if HH decreases at current rate) .....	2-14
Table 2-13 Hart County Population by Age .....	2-15
Table 2-14 Population by Age Category: Projections through 2025.....	2-16
Table 2-15 Population by Race 1980-2000 Hart County .....	2-18
Table 2-16 Hispanic Ethnic Composition; Current and Projected .....	2-19
Table 2-17 Composition by Race, Projections .....	2-20
Table 2-18 Regional Educational Attainment, 1990- 2000 .....	2-21

Table 2-19 Educational Attainment of Persons over 25 years in 2000 .....	2-22
Table 2-20 Educational Attainment Projections .....	2-23
Table 2-21 First Grade CRT Scores .....	2-24
Table 2-22 Eighth Grade CRT Scores .....	2-25
Table 2-23 SAT Scores 2001-2004 Hart County, Georgia, USA .....	2-26
Table 2-24 Hart County High School Graduation Specialization .....	2-26
Table 2-25 Follow up of Hart County High School Graduates 1998-2003 .....	2-27
Table 2-26 Median Household Income- Regional Context 1990-2000 .....	2-28
Table 2-27 Median Household Income- Community Level 1990-2000 .....	2-29
Table 2-28 Per Capita Income 1980-2002 Hart County and Georgia .....	2-29
Table 2-29 2000 Household Income by Income Grouping (Hart and Surr. Ctys.) .....	2-30
Table 2-30 Comparison of Household Income: Hart County Communities .....	2-31
Table 2-31 1990 Population and Density by Census Division .....	2-32
Table 2-32 2000 Population and Density by Census Division .....	2-32
Table 2-33 Change in Density, Census Divisions 1990-2000 .....	2-33

### **Chapter 3 HOUSING ELEMENT**

Table 3-1 Total Housing Units by Type 1980-2000 .....	3-1
Table 3-2 Percent Change in Number of Units, 1990-2000 .....	3-2
Table 3-3 Age of Housing Units 1990-2000 (by percentage).....	3-3
Table 3-4 Age of Housing Units (by number of units) .....	3-4
Table 3-5 Units lacking complete Plumbing .....	3-5
Table 3-6 Change in Housing Condition in Hart County 1990-2000 .....	3-6
Table 3-7 Housing Units with 1.01 Persons or more per room .....	3-6
Table 3-8 Occupied Housing Data .....	3-7
Table 3-9 Vacant Housing Data .....	3-8
Table 3-10 Vacancy Status .....	3-9
Table 3-11 Occupancy Data .....	3-10
Table 3-12 Median Value of Housing Units .....	3-11
Table 3-13 Rental Data .....	3-12
Table 3-14 Projected Housing Needs .....	3-13
Table 3-15 Projected Housing Needs by Type .....	3-13

### **Chapter 4 ECONOMIC DEVELOPMENT ELEMENT**

Table 4-1 Regional Comparison of Industries .....	4-3
Table 4-2 Education of the Labor Force .....	4-5
Table 4-3 Unemployment Rates .....	4-6
Table 4-4 Labor Force of Hart and Surrounding Counties .....	4-8
Table 4-5 Georgia Employment Trends by Industry .....	4-9
Table 4-6 Hart County Employment Trends by Industry .....	4-10
Table 4-7 2000 Commuting Patterns of Hart County Residents .....	4-12
Table 4-8 Historical Commuting Patterns .....	4-13
Table 4-9 Commuting Patterns of Hart County Workers .....	4-13
Table 4-10 Historical Commuting Patterns of Hart County Workers .....	4-14
Table 4-11 Overall Wage Data .....	4-17
Table 4-12 Industrial Distribution of Jobs .....	4-18

**Chapter 5 NATURAL RESOURCES ELEMENT**

Table 5-1 Soil Types .....	5-3
Table 5-2 Major Wetland Values .....	5-7
Table 5-3 Vegetation of Wetlands .....	5-8
Table 5-4 Hydric Soils .....	5-8
Table 5-5 Protection Criteria .....	5-15

**Chapter 7: LAND USE ELEMENT**

Table 7-1 Existing Land Use Regulations .....	7-18
---	------

**Chapter 8: COMMUNITY FACILITIES ELEMENT**

Table 8-1 Fire Calls .....	8-3
Table 8-2 Hospital and Nursing Home Beds.....	8-8
Table 8-3 Projected School Age Population 1990-2015.....	8-11
Table 8-4 Roadway Mileage .....	8-12
Table 8-5 Motor Vehicle Registrations .....	8-12
Table 8-6 Traffic Counts .....	8-13

**List of Figures**

**Chapter 4 ECONOMIC DEVELOPMENT ELEMENT**

Figure 4.1 Historical Unemployment Rate .....	4-7
Figure 4.3 Top Five Industries In Hart County .....	4-11

**Chapter 5 NATURAL RESOURCES ELEMENT**

Figure 5.1 Groundwater Recharge Area Criteria .....	5-14
---	------

**List of Maps**

**Chapter 2 POPULATION ELEMENT**

Map 2-1 Hart County in Relation to the Athens MSA.....	2-2
Map 2-2 Location of Hart County in Relation to RDCs.....	2-3
Map 2-3 Percent Population Change in Census Tracts 1990-2000.....	2-11

**Chapter 4 ECONOMIC DEVELOPMENT ELEMENT**

Map 4-1 Regional Context Map .....	4-2
Map 4-2 Developed Industrial Sites .....	4-4
Map 4-3 Gateway Industrial Park .....	4-15
Map 4-4 Empowerment Zones .....	4-16

**Chapter 5 NATURAL RESOURCES ELEMENT**

Map 5-2 Floodplains .....	5-9
Map 5-4 Water Supply Watersheds .....	5-11
Map 5-5 Groundwater Recharge Areas .....	5-13
Map 5-6 State Parks and Recreation Areas .....	5-17

**Chapter 6 HISTORICAL RESOURCES ELEMENT**

Map 6-1 Historical Resources .....	6-4
------------------------------------	-----

**Chapter 8: COMMUNITY FACILITIES ELEMENT**

Map 8-1 Fire Stations .....	8-2
Map 8-2N North Water System.....	8-4
Map 8-2S Suoth Water System.....	8-5



# HART COUNTY COMPREHENSIVE PLAN INTRODUCTION

## CHAPTER ONE: INTRODUCTION

### 1.1. Directive and Purpose of Study.

In 1992, the Hart County Board of Commissioners contracted with the Georgia Mountains Regional Development Center (GMRDC) for preparation of a Comprehensive Plan. Aside from the basic need for a plan to guide growth and development, the requirement of a plan by the Georgia General Assembly (pursuant to the Georgia Planning Act of 1989) to receive certain future state grants provided a major impetus for the local governments to embark on a comprehensive planning process.

The Comprehensive Plan is intended to provide the basic data and analysis required in the "minimum planning standards" and the maintenance of "qualified local government" status as established by the Georgia Department of Community Affairs (DCA). The minimum planning standards include the following elements: population, housing, economic development, natural and historic resources, community facilities and services, and land use. In addition, the state standards require an implementation segment to the plan. The format of the Comprehensive Plan text parallels the minimum planning standards by devoting a chapter to each required plan element.

The 1995 comprehensive land use plan was required to be updated in 2005. The existing 1995 comprehensive land use plan may not have served its intended purpose locally. This plan was too cumbersome by local users primarily due to the excessive amount of extraneous information relating to the "inventory" of existing conditions. This 1995 plan was not utilized locally as the important tool it needs to be. In addition, the overly documented existing inventory conditions were intermingled with the very important "planning" or "goals" verbiage making utilization of the plan on the local level even less convenient.

In 2005 the GA DCA proposed a revision to the planning standards segregating the "inventory" aspects of the comprehensive plan with the "planning or goals" section of the plan. This format revision was supported by Hart County and has been used in this updated 2005 plan. In addition this plan has attempted to refine the "inventory" section to provide the core data needed for the more critical goals and planning section.

The Hart County Board of Commissioners did not allocate consultant funding for the revision of this plan. Therefore the County Administrator has rewritten the enclosed plan with research assistance by a university graduate student. It has been written with the intention of meeting the minimum standards set by the DCA while providing a very important local tool that will be utilized by the County to provide the direction it is intended to provide.

### 1.2. Purposes and Uses of the Comprehensive Plan.

A "Comprehensive Plan," is intended to guide the development of a community by describing the existing conditions ("inventory") and using those existing conditions as a basis for determining the goals for the future of the County. The plan is long range, in that it considers a

horizon of twenty years. It is utopian in the sense that it is a picture of what the community desires to become, but it is also realistic with regard to anticipated social, economic and political constraints.

The plan is considered "comprehensive" because it covers the entire County geographically, encompassing all the functions that make a community work, and considers the interrelationships of those functions. The plan is a "road map" that covers future directions desired by the community in each plan element, and should provide guidance to the decision makers of the County.

Comprehensive planning should be a continuous process. Formulation of this text and maps is not the ultimate objective but rather a tool to guide the County's future. The plan is expected to be a flexible, continuous and changing document that is periodically updated based on changing conditions, the shifting of resources, and the alteration of goals.

In addition to providing a general organization of the local community interests, the Comprehensive plan also serves as a means to focus thought, effort and resources. This plan update is a more condensed realistic appraisal of what the community is now, a futuristic blueprint of the community's goals, and a set of proposed programs for achieving those community goals.

Through the planning process creative thought and public input are combined to let Hart County think about how it wants to develop in the future. From this planning process, goals are then proposed on how to move towards the future community desired. By having the plan and goals Hart County has a better prospect of achieving those goals and objectives.

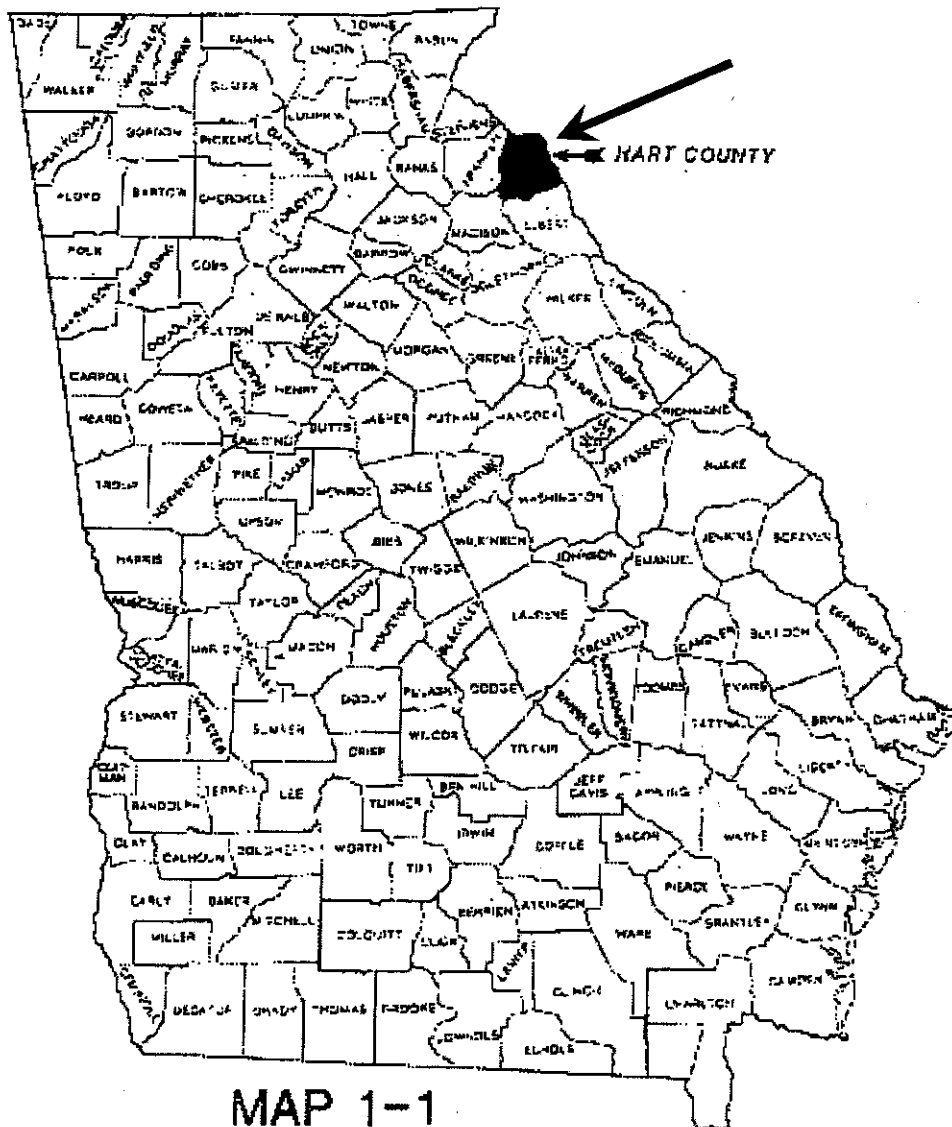
The plan is intended to provide the essential background and perspective for decision-making in respect to regulations, land subdivision, public investments, and capital improvement programs. The comprehensive plan also provides guidance to businessmen, investors and developers regarding the development of policies and the future direction and intensity of growth. For the community at large, the plan (if properly implemented) assures that land use conflicts will be resolved if not avoided, that misuses of land will be minimized or averted, that community facilities will be located in areas where people can best use them, and that the community's growth will take place in an orderly, rational manner.

### **1.3 Citizen Participation.**

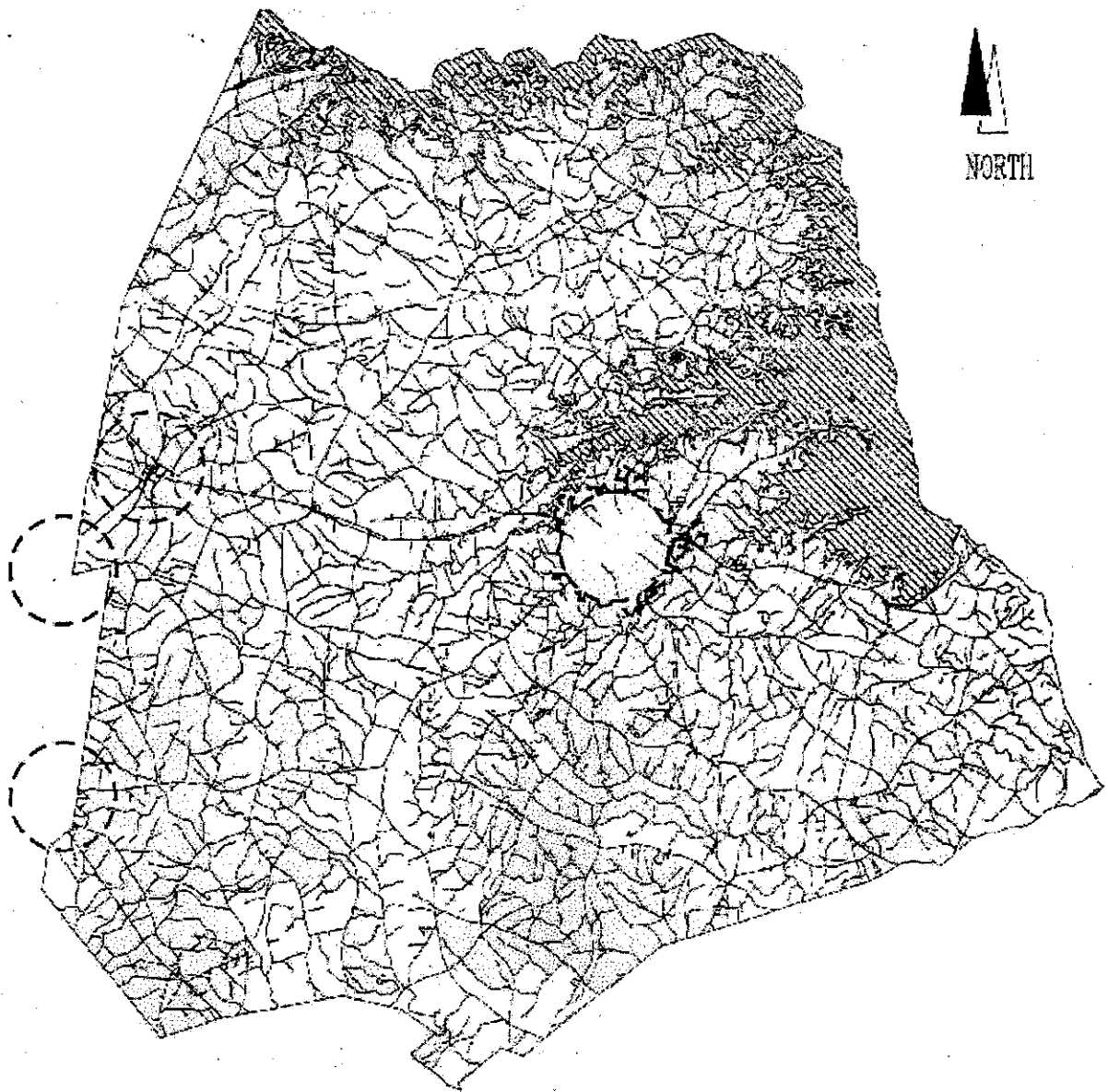
In accordance with the desire to achieve a broad base of citizen support for the Comprehensive Plan and a goal oriented planning approach citizen input has been continuously solicited from the public. The Community Participation program outlines the citizen participation program.

#### 1.4. Location.

Hart County is located in northeast Georgia adjacent to South Carolina. Hartwell, the county seat, is located approximately 115 miles from Atlanta. The County enjoys several hundred miles of lakeshore on Lake Hartwell. Map 1-1 shows the location of Hart County in relation to other counties in the state. Map 1-2 shows a more detailed map of the County.



HART COUNTY LOCATION



**Map 1-2: Hart County More Detailed Map**

## **HART COUNTY COMPREHENSIVE PLAN POPULATION ELEMENT**

### ***CHAPTER TWO: POPULATION ELEMENT***

The population element of the comprehensive plan is the most logical starting point in planning for the future of a community. The population element provides Hart County with an inventory and assessment of trends in population growth or decline and the demographic characteristics of the population. The population element forms a foundation for the economic development, community facilities, housing and land use elements of the plan.

#### **2.1. Population Trends in Influencing Regions.**

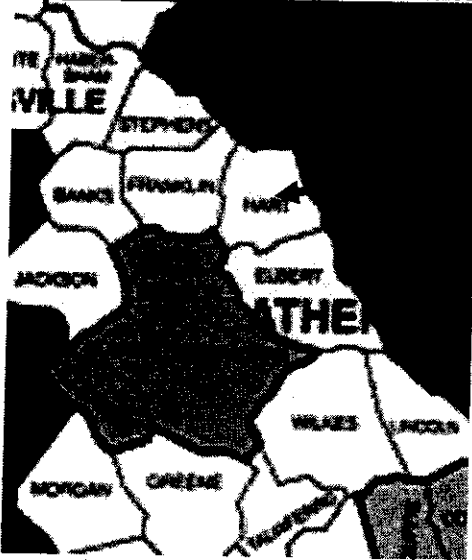
Hart County's population should be, and is, considered within the context of population trends in the regions which may influence growth in the County. Table 2.1 provides population figures for regions which may have an influence on population growth in the county. The figures are for the years 1980, 1990, and 2000, reflecting the percent growth rates for the past two decades.

Hart County is located in close proximity to the Anderson, South Carolina Metropolitan Statistical Area (MSA), which increased in population by approximately 12,000 persons (9 percent) between 1980 and 1990. Anderson County is the only county within this MSA. The distance between Hartwell and Anderson, South Carolina is approximately 25 miles. Between 1990 and 2000, the Anderson MSA increased by an additional 20,544 people. This figure indicates an increase of over 14%.

Hart County may also be influenced by the growth of the Athens, Georgia MSA, (see map 2.1) which as of 1990 included Athens-Clarke County, Madison County and Oconee County. Hartwell is approximately 40 miles from downtown Athens. As Table 2.1 indicates, the Athens MSA increased by 31,353 persons and had a growth rate of 30 percent between 1980 and 1990. The growth rate reduced slightly to 22.1 percent between 1990 and 2000 when the MSA added 30,054 persons.

Hart County is located within the Georgia Mountains RDC region ("3" as shown on Map 2.2), which encompasses thirteen counties: Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White. The Georgia Mountains Region increased by 60,452 persons during the 1980s. Most of this growth, however, occurred in suburban Forsyth and Hall Counties, which are heavily influenced by the population growth of the Lake Lanier area by in-migration from metropolitan Atlanta, whereas counties in the more outlying portions of the region witnessed smaller growth rates during the same time period. Between 1990 and 2000, the Georgia Mountains region increased by an additional 150,880 persons, measuring a population increase of nearly 50 percent.

**MAP 2.1- Hart County in Relationship to the Athens MSA.**



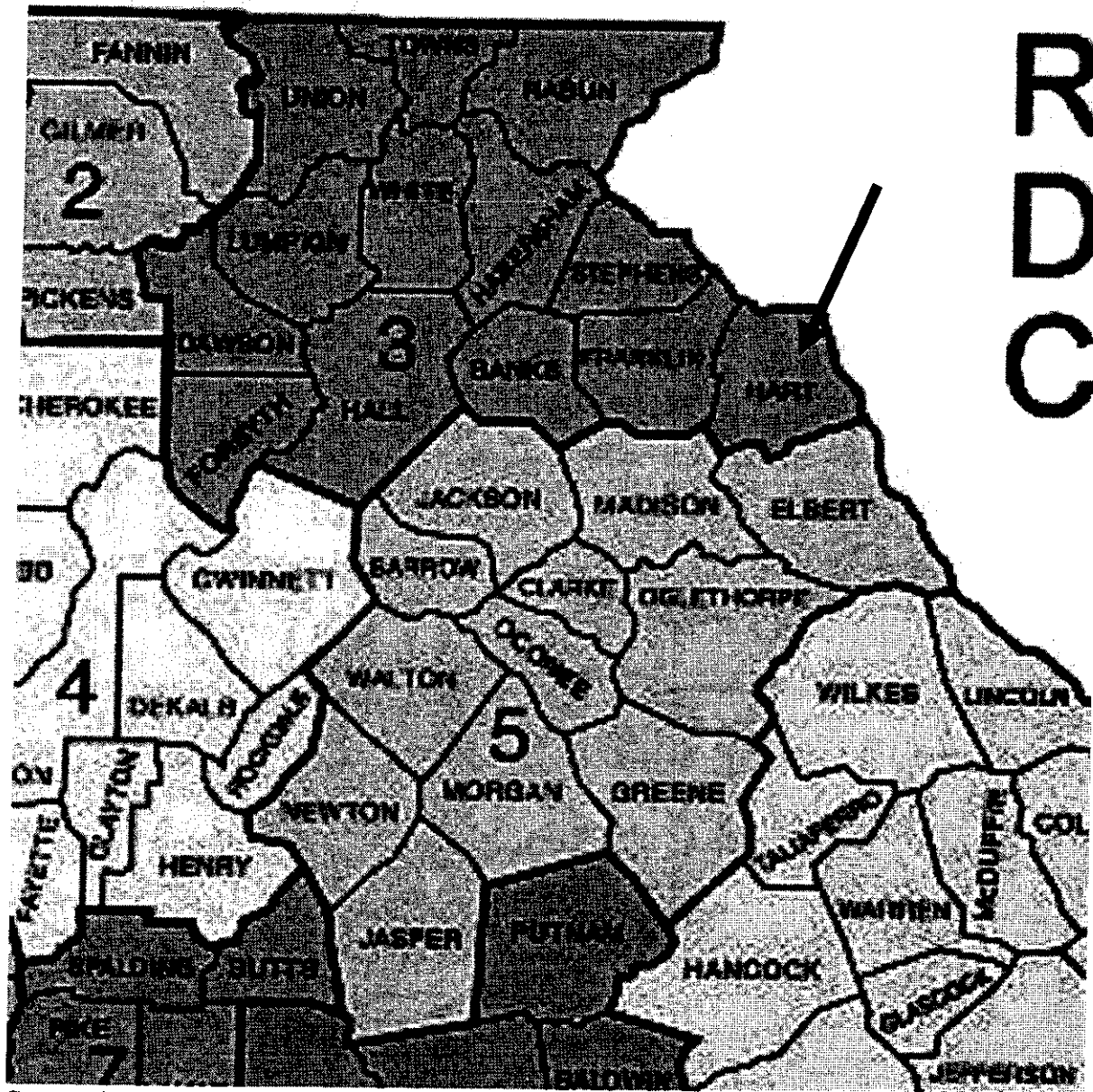
source: <http://www.cviog.uga.edu/Projects/gainfo/msa.htm>

**TABLE 2-1 REGIONAL POPULATION TRENDS 1980 - 2000**

Area	1980	1990	1980-1990 % Change	2000	1990-2000 % Change
Anderson, SC MSA	133,235	145,196	9.00%	165,740	14.10%
Athens, GA MSA	104,672	136,025	30.00%	166,079	22.10%
Georgia Mountains RDC	244,010	304,462	24.80%	455,342	49.60%
Northeast Georgia RDC	233,230	328,223	40.70%	438,300	33.50%

NOTES: M.S.A. is Metropolitan Statistical Area. RDC is Regional Development Center.

SOURCES: U.S. Department of Commerce, Bureau of Census. State and Metropolitan Area Data Book 1991. 1990 Census of Population and Housing. Northeast Georgia RDC, 1992. Comprehensive Plan, Jackson County, Georgia.

R  
D  
C

The Northeast Georgia RDC (“5” on map 2.2) is adjacent to Hart County and encompasses twelve counties including adjacent Elbert and Madison Counties. Between 1980 and 1990, the region gained more than 94,000 persons and had a higher growth rate of 40 percent. However, between 1990 and 2000, while nearly 110,000 new persons were added, the growth rate slowed to less than 34%.

## 2.2. Population Trends, Hart County, ~~Waynesville~~ and Adjacent Areas.

Table 2-2 provides historic population for all of Hart County including the municipalities. Between 1930 and 1970, Hart County's population remained relatively constant, at around 15,500 persons. The growth rate in Hart County was quite significant from 1970 to 1980, at 17.5 percent. Population growth slowed in the 1980s to 6 percent, as indicated in Table 2.2. The population growth rate picked up again from 1990-2000 to 17%.

**TABLE 2.2 REGIONAL POPULATION TRENDS, HART COUNTY AND SURROUNDING COUNTIES**

	YEAR				PERCENT CHANGE		
	1970	1980	1990	2000	1970-1980	1980-1990	1990-2000
Elbert County	17,262	18,758	18,949	20,511	8.7	1	8.2%
Franklin County	12,784	15,185	16,650	20,285	18.8	9.6	21.8%
<b>Hart County</b>	<b>15,814</b>	<b>18,585</b>	<b>19,712</b>	<b>22,997</b>	<b>17.5</b>	<b>6.1</b>	<b>16.7%</b>
Madison County	13,517	17,747	21,050	25,730	31.3	18.6	22.2%
Georgia	4,589,575	5,463,000	6,478,000	8,186,453	19	18.6	26.4%
South Carolina	2,590,516	3,122,000	3,487,000	4,012,012	20.5	11.7	15.1%

NOTES: The City of Canon is located in Hart and Franklin Counties. The City of Royston is located in Hart, Franklin and Madison Counties.

SOURCE: U.S. Bureau of Census, Census of Population and Housing; State and Metropolitan Area Data Book 1991; and The Georgia County Guide, 11th Edition, 1992 (University of Georgia, Cooperative Extension Service).

### ***Population Change 1980-1990***

As indicated in Table 2.2, all Georgia counties surrounding Hart County witnessed population growth during the 1980s. The rate of growth, however, varied significantly depending on location. Madison County, part of the Athens MSA, had a growth rate consistent with the State of Georgia. Madison County's growth between 1980 and 1990 was also quite comparable to the Athens MSA growth, by which it is heavily influenced. Franklin County's population growth rate between 1980 and 1990 was 9.6 percent, due in large measure to access to Interstate 85 and significant residential development along Lake Hartwell. Hart County's 1980-1990 growth rate was less than Franklin County



(6.1%), perhaps because it witnessed residential growth around Lake Hartwell but is not quite as accessible via Interstate 85. Elbert County, without Interstate access but with substantial lake shoreline on Lake Russell, had only a slightly positive growth rate in the 1980s (one percent) however the restrictions on Lake Russell are prohibitive to residential development.

#### ***Population Change 1990-2000***

Between 1990 and 2000, the population of Georgia increased by 26.4 percent, while South Carolina increased by 15.1 percent. During the same time period, Hart County and surrounding counties all experienced an increase in population. The cities of Hart County experienced a decline in population, with the exception of Bowersville and Canon.

Hart County's population growth rate increased to 16.7 percent from 1990-2000, up from 6.1 percent in the previous decade. Franklin County increased by 21.8 percent, while Madison County increased by 22.2 percent. Even Elbert County, which had only increased by 1 percent during the 1980s, increased by 8.2 percent from 1990 to 2000.

While the population of the counties increased, the cities lost population. Elberton's population declined by 16.5 percent. Royston's population declined by 9.6 percent. The City of Hartwell's population declined by 8.1 percent.

***TABLE 2.3 COMMUNITY POPULATION TRENDS WITHIN HART COUNTY***

	1980	1990	% Change 1980-1990	2000	% Change, 1990-2000
<b>Georgia</b>	5,457,566	6,478,216	18.70%	8,186,453	26.4%
<b>Hart County</b>	18,585	19,712	6.10%	22,997	16.7%
<b>Bowersville</b>	318	311	-2.20%	334	7.4%
<b>Canon</b>	704	737	4.70%	755	2.4%
<b>Hartwell</b>	4,855	4,555	-6.20%	4,188	-8.1%
<b>Royston</b>	2,404	2,758	14.70%	2,493	-9.6%

Source: U.S. Census (SF1).

#### **2.3 Assessment of Growth Trends Surrounding Hart County.**

The population of Hart County has increased more rapidly than projected when the last plan was written. The population projected for 2000 was 21,544, an increase of 9.3

percent. However, by 2000, the population had already increased to 22,997, an increase of 16.7 percent. Based on the past analysis of population trends prior to 1990, some generalizations can be made.

Population change in Hart County does not appear to be significantly influenced by the exurban growth from the Athens MSA yet. Hart County is within commuting distance to Athens, however, and is expected to be influenced by metropolitan Athens growth in the near future. In fact, planned road improvements are likely to increase accessibility, thereby reducing commute times to Athens and enabling more potential for growth in Hart County.

Hart County is likely to also be influenced by population growth in Anderson County, South Carolina. The facts that Anderson is in another state, and that Lake Hartwell must be crossed to reach Anderson, are potential psychological barriers to the growth of this MSA influencing Hart County.

Another positive growth influence is Interstate 85, as evidenced by population increases in counties where it is located, while Elbert County (without interstate access) has not witnessed as significant population growth. Due to the growth stemming from the Atlanta metro area, it is anticipated that I-85 will have more influence on population growth and development in Hart County, especially since road and infrastructure improvements have been made along the Georgia Highway 51 corridor between Hartwell and the New Gateway Industrial Park, located near the intersection of Highway 51 and I-85.

Another positive growth influence is the amenity of having 215 miles of Lake Hartwell shoreline in Hart County. The lake has influenced population growth in adjacent Franklin County, as well as Hart County, because of its desirable location for permanent residential and second home developments.

Lake areas in Hart County are expected to receive more residential growth because the limited availability and higher price of lots on other nearby lakes such as Lake Keowee (South Carolina), Lake Lanier and Lake Oconee (Georgia). In addition to the simple one lot per half acre development, there has been an increase in more intense multifamily developments on Lake Hartwell in Hart County.

The last comprehensive land use plan identified seasonal increases in population, when retired, semi-retired and other persons spend warmer months engaging in recreation on Lake Hartwell. Many of these "second" or seasonal homes are now becoming permanent as these homeowners retire in Hart County resulting in an increase in the Hart County population.

#### **2.4 Analysis of Components of Population Change**

There are essentially two major components of population change: natural increase (the number of births minus the number of deaths), and net in-migration (the number of persons migrating into the area minus the number of persons moving out of the

community). Municipalities have a third possible component of population change - the annexation of additional property and population into the city.

Hart County's vital statistics for recent years indicate significant fluctuations in the annual amount of natural population increase. The number of births over deaths (natural increase) ranged from 29 persons in 1997 to (-31) persons in 2000. For the last five years data has been available, natural increase added 94 persons to Hart County's population.

**TABLE 2.4 VITAL STATISTICS, 1997-2003 HART COUNTY**

	<b>TOTAL BIRTHS</b>	<b>TOTAL DEATHS</b>	<b>NATURAL INCREASE</b>
<b>1997-2003 Total</b>	<b>1,934</b>	<b>1,840</b>	<b>94</b>
<b>Annual Average</b>	276	263	13
<b>2003</b>	329	260	69
<b>2002</b>	280	284	-4
<b>2001</b>	282	268	14
<b>2000</b>	262	293	-31
<b>1999</b>	295	285	10
<b>1998</b>	246	239	7
<b>1997</b>	240	211	29

Source: Georgia Department of Human Resources, Vital Statistics Report. 2003.

Table 2-5 compares Hart County's components of population change from the 1980's through 2003 with surrounding counties. Hart County's total population increase from 1980 to 1990 attributed to net-migration was an increase of 701.

Net Migration in the 1990's was 2,189 a 3 fold increase over the prior decade. Net migration composed nearly 90 percent of the population increase in Hart County, while natural increase composed less than 11 percent of the population increase in Hart County. This indicates that the population increase in Hart County observed in the 1990's was primarily due to people moving into the county. The net migrations are offset by those individuals that left the county.

In the period from 2000 to 2003 the natural increase was negative, at -0.1 percent, indicating there were actually more deaths than births in the county, while net migration increased by 451 persons.

Hart County had smaller increases in population due to natural increase than all surrounding counties. Regarding net in-migration, Hart County's net in-migration was less than adjacent Franklin and Madison Counties. Elbert County had a loss of population due to out-migration.

**TABLE 2.5: Components of population change 1980-1990 Hart County and Surrounding Georgia Counties**

<b>2000-2003 Population Change Components</b>				
	<b>Natural Increase</b>	<b>% Natural Increase</b>	<b>Net Migration</b>	<b>PERCENT NET MIGRATION</b>
<b>Elbert</b>	105	1.60%	40	0.60%
<b>Franklin</b>	79	1.20%	787	11.70%
<b>Hart</b>	-6	-0.10%	451	6.00%
<b>Madison</b>	374	4.40%	965	11.30%
<b>1990-1999 Population Change Components</b>				
	<b>Natural Increase</b>	<b>% Natural Increase</b>	<b>Net Migration</b>	<b>PERCENT NET MIGRATION</b>
<b>Elbert</b>	517	2.70%	-38	-0.20%
<b>Franklin</b>	454	2.70%	2254	13.50%
<b>Hart</b>	265	1.30%	2189	11.10%
<b>Madison</b>	1366	6.50%	2820	13.40%
<b>1980-1990 Population Change Components</b>				
	<b>Natural Increase</b>	<b>% Natural Increase</b>	<b>Net Migration</b>	<b>PERCENT NET MIGRATION</b>
<b>Elbert</b>	911	4.90%	-720	3.80%
<b>Franklin</b>	463	3.10%	1002	6.60%
<b>Hart</b>	426	2.30%	701	3.80%
<b>Madison</b>	1302	7.30%	2001	11.30%

Source: [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu)

### **2.5 Population Projections**

In attempting to gauge the future growth of a community, there are generally three ways to estimate future population levels. The first, and most commonly used technique, is a population projection. Typically a population projection is an extension of past population growth trends, and it is an indication of what the community's future population would be if those past trends hold steady into the future.

A second technique is to prepare a population forecast, which differs from a population projection in that it is based on assumptions about what is likely to occur given certain probable circumstances. For instance, if a community knows that a new major industry

will locate in its area, or a college will expand its enrollment drastically, then it would not suffice to simply project past trends that did not take into account such factors. In cases where one knows that future conditions will differ substantially from past growth trends, a population forecast is desirable.

A third technique, less commonly employed, is a target population. As opposed to attempting to gauge past population trends and extend them into the future, and rather than basing expected growth figures on a set of assumptions concerning variables influencing future population growth, the target population is an indicator of what the community wants the future population to be.

The GA DCA has a calculator that can be used to determine population projections. This calculator uses the average rate of change of the population from 1980-2000 to project population forward into the planning period. Using this average rate of change through the planning period the calculator projects a population in Hart County of 28,512 by 2025.

However the population of Hart County changed an average of 6% for the period of 1980-1990. From 1990-2000 the rate of change increased 1.8 times to 17%. If this increased rate of change were to continue through the planning period the 2025 population would be 40,548. Although population growth is expected especially surrounding the lake, this projection seems excessive.

The figures in Table 2.6 are an average of the 1.8 rate of change and a 1.0 rate of change. Based on the projections in Table 2.6, Hart County's population will increase to nearly 35,000 persons at the end of the planning horizon. This means that Hart County should plan for 11,500 additional persons to reside in the county by the year 2025.

Another important factor to consider is the population growth experienced in the 1990's at each census block as shown in table 2.7. This type of information can be influential in determining where public resources could be best utilized. Map 2.3 shows the percent change population in the census blocks for the period 1990-2000.

The largest increase was a 33% increase in population in block 9602 in the Northwestern section of the County. This area is obviously influenced by the close proximity to I-85 and includes a small area of Lake Hartwell.

Block 9601 had the second largest percent increase at 22%. This block contains most of the County's lakeshore so the population increase in this block is most likely influenced by increased development on Lake Hartwell.

Block 9603 in the Southwestern section of the County had a 17% increase in population. This could be indicative of influence from the Athens MSA. The remaining two blocks had 12% population increases.

**TABLE 2.6 TOTAL POPULATION PROJECTIONS HART COUNTY FOR 2005-2025:**

<b>Year</b>	<b>HART COUNTY</b>
1980	18,585
1985	19,149
1990	19,712
1995	21,355
2000	22,997
<b>2005</b>	<b>24,541*</b>
<b>2010</b>	<b>26,086*</b>
<b>2015</b>	<b>28,424*</b>
<b>2020</b>	<b>30,762*</b>
<b>2025</b>	<b>34,530*</b>

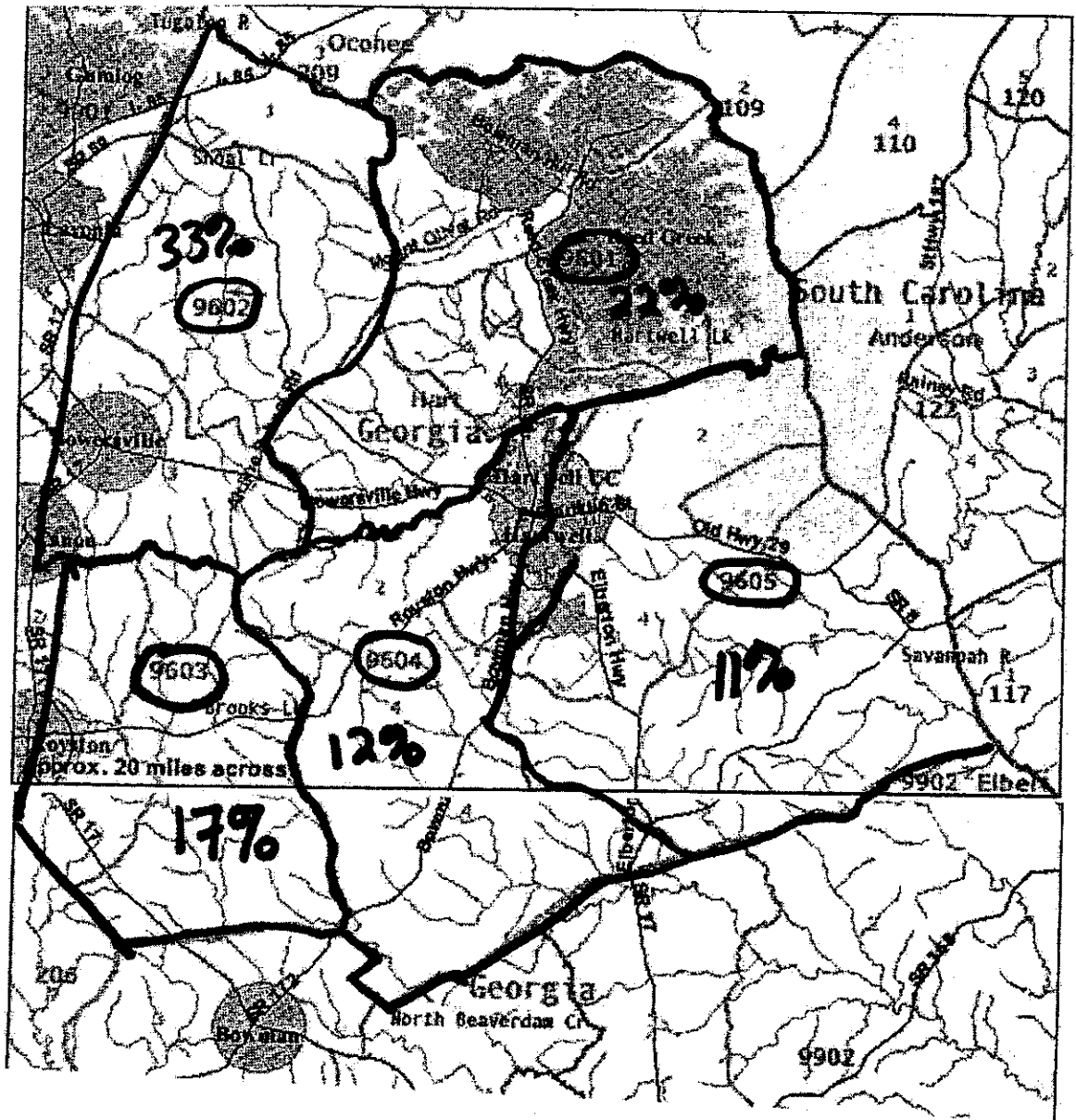
\*projected. Based on GA DCA projection model using US Census Data

**TABLE 2.7 Census Block Populations:**

<b>Census Block</b>	<b>1990 Pop.</b>	<b>2000 Pop.</b>	<b>% Change 1990-2000</b>
9601	4,161	5,065	22
9602	2,327	3,096	33
9603	2,386	2,788	17
9604	4,835	5,410	12
9605	6,003	6,638	11

### **MAP 2.3 Percent Population Change In Census Tracts 1990-2000**

Source: US Census



### **2.6 Households.**

As shown in table 2.8, Hart County's household population increased by about 1,000 persons from 1980 to 1990. Persons per household, however, decreased from 2.91 to 2.6 during this period. Between 1990 and 2000, the County's population increased by an additional 3,600 persons, while the number of households increased by 1,647. The large increase in the number of households, despite a less significant increase in household population, is a result of the creation of smaller households. The size of households is generally getting smaller nationwide, and Hart County's declining average household size

reflects this trend. The vast majority of the group quarters population in Hart County between 1980 and 1990 was located in nursing homes within the City of Hartwell.

From 1990-2000 the average persons per household decreased again from 2.6 to 2.53. The number of persons in group quarters increased 66% during this same period.

**TABLE 2.8 HOUSEHOLD CHARACTERISTICS 1970-2000 HART COUNTY**

	1970	1980	1990	2000
Total Household Population	15,758	18,326	19,390	22,997
In Group Quarters	56	259	322	534
Total Households	4,775	6,303	7,459	9,106
Persons per Household	3.3	2.91	2.6	2.47

Source: U.S. Bureau of Census, 1970, 1980, 1990, and 2000.

Table 2.9 lists the types of households. One and two person household has increased while larger person households have decreased. This too reflects the national trend of smaller households. The number of retirees may also be influencing the increase in smaller households.

**TABLE 2.9 HOUSEHOLDS BY TYPE IN HART COUNTY**

	1980	%	1990	%	2000	%
1 Person	1,169	18.5	1,644	22.1	2,220	24.40%
2 Persons	1,990	31.8	2,650	35.5	3,427	37.60%
3 Persons	1,179	18.7	1,351	18.1	1,520	16.70%
4 Persons	1,053	16.7	1,110	14.9	1,223	13.40%
5 Persons	458	7.3	449	6	501	5.50%
6 or More Persons	454	7.2	255	3.4	215	2.40%
"Family" Households	5,092	80.8	5,679	76.1	6,615	72.60%
"Non-Family" Households	1,211	19.2	1,780	23.9	2,491	27.40%
Total Households	6,303	100%	7,459	100%	9,106	100.00%

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



Projections of the number of households are provided in Table 2.10 for Hart County. Hart County's population is expected to age substantially over the planning horizon, which typically means that additions to the group quarters population (nursing homes, personal care homes, etc.) will occur. The average household size is anticipated to continue decreasing, consistent with national trends.

**TABLE 2.10: POPULATION PROJECTIONS FOR HART COUNTY**

	<b>Total Household Population</b>	<b>In Group Quarters</b>	<b>% in Group Quarters</b>
1970	15,758	56	0.40%
1980	18,326	259	1.40%
1990	19,390	322	1.70%
<b>2000</b>	<b>22,997</b>	<b>534</b>	<b>2.30%</b>
2005	24,541*	897*	3.40%
2010	26,068*	1,507*	5.10%
2015	28,424*	2,532*	7.50%
2020	30,762*	4,254*	11.20%
2025	34,530*	7,146*	16.70%

\*projected. Based on GA DCA projection model using US Census Data

The population in Hart County is expected to increase over the planning period. Table 2.11 shows the potential to add new households over the planning horizon, if household size remains static at the current 2.47 persons per household. At this rate the number of households would be 13,980 households in 2025. This would be an additional 4,874 households or a 54% increase.

However the average household size has been steadily decreasing. Table 2.12 shows the average household size and number of households based on the projected population and the declining average household size. The average household size was calculated using the DCA projection model utilizing the current data at a 1 (steady) rate. From this data the number of households could increase to 17,984 a 200% increase.

While all these projections are speculative, the important point is that the number of households will increase and may increase substantially. Factors such as where these households may locate, infrastructure needs, etc. should be planned to accommodate the projected increase in the number of households.

***TABLE 2.11 NUMBER OF HOUSEHOLDS FOR HART COUNTY,  
if household size remains static.***

	<b>Persons per Household</b>	<b>Total Number of Households</b>
1970	3.30	4,775
1980	2.91	6,303
1990	2.60	7,459
<b>2000</b>	<b>2.47</b>	<b>9,106</b>
<b>2005</b>	<b>2.47</b>	<b>9,936</b>
<b>2010</b>	<b>2.47</b>	<b>10,554</b>
<b>2015</b>	<b>2.47</b>	<b>11,508</b>
<b>2020</b>	<b>2.47</b>	<b>12,454</b>
<b>2025</b>	<b>2.47</b>	<b>13,980</b>

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

Projections by Hart County Planning Staff, Georgia Department of Community Affairs online calculator.

***TABLE 2.12: NUMBER OF HOUSEHOLDS FOR HART COUNTY,  
if household size continues to decrease at present rate.***

	<b>Persons per Household</b>	<b>Total Number of Households</b>
1970	3.30	4,775
1980	2.91	6,303
1990	2.60	7,459
<b>2000</b>	<b>2.47</b>	<b>9,106</b>
2005	2.36*	10,399*
2010	2.25*	11,586*
2015	2.14*	13,282*
2020	2.03*	15,154*
<b>2025</b>	<b>1.92*</b>	<b>17,984*</b>

Source: U.S. Census, Georgia Department of Community Affairs Online Calculator.

\*projected. Based on GA DCA projection model using US Census Data

## **2.7. Age Distribution of the Population.**

Table 2-13 provides data regarding the ages of Hart County's population by age increments for 1980, 1990, and 2000. The number of persons in age group 14-17, 18-20

& 21-24 has consistently declined from 1980 to 2000. In addition, age group 25-34 increased from 1980 to 1990 but has remained stable from 1990-2000.

The loss of young persons from Hart County due to employment opportunities elsewhere is an emotional issue with the Citizens of Hart County. This has important implications in that the younger labor force segment of the population in the county is declining as the working youth must leave the County to find employment.

*Table*  
**FIGURE 2.13 HART COUNTY POPULATION BY AGE**

Age in Years	Year			Percent Change	
	1980	1990	2000	1990-2000	1980-2000
0 - 4	1,337	1,346	1,438	6.80%	7.60%
5 - 13	2,875	2,660	3,107	16.80%	8.10%
14 - 17	1,454	885	857	-3.20%	-41.10%
18 - 20	857	834	769	-7.80%	-10.30%
21 - 24	1,129	1,073	994	-7.40%	-12.00%
25 - 34	2,681	2,882	2,877	-0.20%	7.30%
35 - 44	2,037	2,688	3,403	26.60%	67.10%
45 - 54	1,829	2,138	3,169	48.20%	73.30%
55 - 64	1,987	2,065	2,586	25.20%	30.10%
65	2,399	3,141	3,797	20.90%	58.30%
All	18,585	19,712	22,997	16.70%	23.70%

Source: U.S. Census

A good gauge of change of the various age groups may be to compare that age group with the overall population change. From 1980-1990 the overall population change was 6.7% however the overall population change from 1990-2000 jumped to 16.7%. The 5-13 age group mirrored the overall change. As stated above there was a negative growth in the ages 14-34 age groups during 1990-2000.

The age 35-44 group increased more than the overall growth rate with a 67% increase over 20 years and 26% increase in the past 10 years. The largest increase was the 45-54 age group. These age group growth rates are most likely related to the national trends associated with the baby boom generation.

The growth in the 55-64 age group, and more strikingly the 65 plus age group also exceeded the overall growth rate. This is most likely attributable to the growth in the retirement community associated with retirees relocating to Hart County and especially the lake area. As anticipated and observed locally, Hart County is increasingly becoming

a “retirement” community due to the low cost, low crime, warm climate, natural assets, and other quality of life features.

**TABLE 2.14 POPULATION BY AGE CATEGORY: PROJECTIONS THROUGH 2025**

AGE	2000	2005	2010	2015	2020	2025
0-4	1,438	1,473	1,509	1,563	1,616	1,702
5-13	3,107	3,188	3,270	3,393	3,516	3,714
14-17	857	648	440	205	130	56
18-20	769	738	708	661	614	539
21-24	994	947	900	828	757	641
25-34	2,877	2,946	3,014	3,118	3,222	3,390
35-44	3,403	3,882	4,359	5,084	5,807	6,974
45-54	3,169	3,638	4,107	4,817	5,528	6,672
55-64	2,586	2,796	3,006	3,323	3,640	4,152
65 +	3,797	4,287	4,776	5,517	6,258	7,452
All	22,997	24,541	26,086	28,424	30,762	34,530

Source: 2000-United States Bureau of the Census and GADCA, 05-25: Hart County Planning Staff Projections, based on the Georgia Department of Community Affairs projection calculator.

Table 2.14 shows one potential model of the age distribution of the population for the planning period. This table uses a similar projection as the overall population projection illustrated earlier by using the Georgia DCA plan builder model using an average of a 1.0 factor and a 1.8 factor. The data presented on the DCA website for the age groups does not match the totals shown for the census data for some unknown reason.

The model however shows that the current trend may create some unique population age distribution patterns if plans are not put in place during the planning period to change the current trends. While the model can be useful, the model may fail in some areas.

The model shows the 0-13 age group continuing to grow but at a much slower pace than the older age groups. This may be an acceptable model due to the current trends.

The 14-17 age group is shown as rapidly disappearing. While this agrees with the current trend, this does not seem logical. The current age 0-13 age group should be shown in future years as occupying the 14-17 age group. The model fails to show this. For the most part this age group will be dependent on parents and will not be relocating for better job opportunities.

The age 18-24 trend may indicate that this age group will continue to move out of the County to seek job opportunities elsewhere if the current trends continue. However the 25-34 age group may actually show a decline in contrast the presented model if job opportunities are not available for this age group. It can be expected that these individuals will not return to Hart County unless employment opportunities are available for them to be able to return to the County.

The growth in the 35-64 age group also shows a weakness of the model. If the growth in these age groups can be associated with the Baby Boom then it would be expected that the growth rate of this age group would not be as excessive as shown in the current model. Following existing trends for this age group would not be appropriate for projecting future population.

In addition, this age group should actually accelerate the large increase in the projected population of ages over 55 years old over the planning period.

It could be expected that the 35-64 age group has in general found suitable employment opportunities to allow them to stay in Hart County. If employment opportunities decline then it can be expected that this age group would shrink as these people find employment elsewhere. This may especially be true with the 35-44 age group. The 45-54 age group may be more inclined to take whatever opportunities are available so that they can remain in the County.

The model does show the 55 and older age group almost doubling during the planning period if current trends continue. As illustrated above, the growth of this age group should actually be higher than the model predicts due to the aging of the baby boom generation. This age group growth should be realized due to the growth in the retirement community as described above.

Changes in the age structure have social and economic effects, because older people frequently are no longer active in the labor force and generally have different needs than the rest of the population. The need for additional senior citizen services, such as home health care, recreational centers, specialized housing (such as opportunities for independent living), and transportation will have to be met.

As the needs of this population are met the needs of the younger generation may suffer. If this were to occur the decline in the younger population may actually accelerate. The County needs to pay particular attention to the projected population trends so that the County can plan appropriately.

Business patterns will also change because of an increase in the older population. As the population matures, businesses traditionally catering to young consumers will loose business. Business meeting the needs and demands of older consumers however could expect new growth and opportunity.

### ***2.8. Racial Composition of the Population.***

Table 2.15 provides racial statistics for the population of Hart County for 1980, 1990 and 2000. Between 1980 and 1990 the percentage of the White population increased a few points, while the Black population declined slightly from 1980 to 1990. However, between 1990 and 2000, the percentages of both groups declined. While the number of people in each racial group increased, the percentage of the Black population in comparison to the total population decreased by over 4.5 percent. The Black population comprised about 22.2% of the total population in 1980 and decreased to about 19.4% of the 2000 county population.

The previous plan noted that local sources indicated that blacks who previously lived in Hart County were moving back from New York, Atlanta and other areas to retire however the data for the 1980-1990 period did not show an increase in the Black population. The 1990-2000 decade however did show an increase in Black population (number) but a decrease in percentage of the overall population.

The largest increases in percentage change have been in persons of other races however the number of these individuals is very low in comparison with the total population accounting for only 1.6% of the total population.

***TABLE 2.15 POPULATION BY RACE 1980 - 2000 HART COUNTY***

	Population			Percentage			
	1980	1990	2000	1980	1990	2000	% Change 1990- 2000
<b>White alone</b>	14,434	15,646	18,188	77.7%	79.4%	79.1%	-0.1%
<b>Black or African American alone</b>	4,126	4,002	4,452	22.2%	20.3%	19.4%	-0.9%
<b>American Indian and Alaska Native alone</b>	7	17	35	0.04%	0.09%	0.15%	0.06%
<b>Asian or Pacific Islander</b>	9	35	123	0.05%	0.18%	0.5%	0.4%
<b>Other race</b>	9	12	199	0.05%	0.06%	0.9%	0.8%
<b>All Groups</b>	18,585	19,712	22,997	100%	100%	100%	24%

Source: U.S. Census

The previous plan noted that a community of approximately 40 Korean families resides in Hart County, and that the Korean community population could increase. This migration of Koreans was identified in the last plan as being comprised of affluent, educated persons from the nation's West coast and members of the "New Start Religious Group." There was an increase in the Asian population from 1990-2000 but the overall impact to the County's racial makeup was minor.

The increased Hispanic population in the nation and in Georgia has led to a particular tracking of the Hispanic population and a special projection model on the DCA Georgia planning website. Using similar projection model factors of 1.0 and 1.8 applied to the 1980, 1990 & 2000 census figures results in the projected populations shown in table 2.16. The projections shown do not indicate a significant impact to the race composition in Hart County. It is important to note however that the model is based on existing data and projected growth and may not be accurate with regards to the projected Hispanic population.

**TABLE 2.16 HISPANIC ETHNIC COMPOSITION: CURRENT AND PROJECTED IN HART COUNTY THROUGH 2025**

Year	Population	Percentage of Total
1980	150	0.8%
1990	76	0.4%
2000	196	0.9%
<b>2005*</b>	<b>207</b>	<b>0.8%</b>
<b>2010*</b>	<b>228</b>	<b>0.9%</b>
<b>2015*</b>	<b>253</b>	<b>0.9%</b>
<b>2020*</b>	<b>277</b>	<b>0.9%</b>
<b>2025*</b>	<b>317</b>	<b>0.9%</b>

Source: United States Bureau of the Census, Hart County Planning Staff Projections

\*projected. Based on GA DCA projection model using US Census Data

The projected racial composition is reported in table 2.17. While the smaller number races are expected to more than double in size over the planning period, the overall effect is negligible. The percentage of the white population is expected to be 3% higher than the current percentage, while the Black population percentage of the total population is expected to shrink by 4%.

**TABLE 2.17 COMPOSITION BY RACE, PROJECTIONS**

	2000	2005*	2010*	2015*	2020*	2025*	2025 % of popul.
<b>White alone</b>	18,188	19,502	20,816	22,806	24,795	28,001	81%
<b>Black or African American alone</b>	4,452	4,567	4,680	4,853	5,026	5,305	15%
<b>American Indian and Alaska Native alone</b>	35	45	55	70	85	108	0.3%
<b>Asian or Pacific Islander</b>	123	163	203	264	324	421	1.2%
<b>Other</b>	199	266	332	433	534	696	2%
<b>All Groups</b>	22,997	24,541	26,086	28,424	30,762	34,430	100%

Source: United States Bureau of the Census, Hart County Planning Staff Projections

\*projected. Based on GA DCA projection model using US Census Data

### **2.9. Educational Attainment of the Population.**

Table 2.18 provides historic median educational levels for Georgia, Hart County and surrounding counties. Comparable figures for Bowersville and other municipalities wholly or partly located in Hart County are provided in Table 2.19. In general, Georgia's residents as a whole are better educated than those of Bowersville, Hart County, and counties surrounding Hart County. Some of this is due to the rural characteristics of the region, the lack of higher educational facilities within Hart County, and the large numbers of metropolitan persons skewing this statewide statistic. Bowersville had a higher percentage of persons 25 years and over with a high school diploma or better (62%), but this was still a smaller percentage than that for Georgia as a whole.



**TABLE 2.18 REGIONAL EDUCATIONAL ATTAINMENT, 1990-2000**

	Year	Georgia	Hart County	Elbert County	Franklin County	Madison County
Less than 9th Grade	1990	12.0%	16.6%	17.9%	20.0%	8.5%
	2000	7.5%	9.4%	11.1%	11.0%	18.2%
Less than 12th Grade	1990	17.1%	26.5%	27.9%	25.9%	20.7%
	2000	13.9%	19.4%	21.8%	21.9%	22.0%
High school graduate	1990	29.6%	32.9%	33.9%	28.5%	40.8%
	2000	28.7%	37.0%	39.3%	37.4%	37.1%
Some college (no degree)	1990	17.0%	10.5%	9.7%	11.7%	15.6%
	2000	20.4%	15.8%	14.0%	14.7%	10.0%
Associate Degree	1990	5.0%	4.3%	2.7%	4.4%	3.5%
	2000	5.2%	4.8%	3.9%	4.5%	2.9%
Bachelors Degree	1990	12.9%	6.2%	5.2%	6.3%	6.8%
	2000	16.0%	8.0%	6.3%	6.5%	5.9%
Graduate or Professional Degree	1990	6.4%	2.9%	2.8%	3.2%	4.1%
	2000	8.3%	5.5%	3.6%	3.9%	3.9%

**TABLE 2.19 Educational Attainment Persons over 25 years in 2000.**

	<b>Georgia</b>	<b>Hart County</b>	<b>Bowersville</b>	<b>Canon</b>	<b>Hartwell</b>	<b>Royston</b>
<b>Less than 9th Grade</b>	7.50%	<b>9.40%</b>	8.00%	20.20%	14.50%	19.00%
<b>Less than 12th Grade</b>	13.90%	<b>19.40%</b>	17.90%	28.70%	24.90%	26.40%
<b>High School Graduate</b>	28.70%	<b>37.00%</b>	46.40%	32.10%	27.90%	28.80%
<b>Some College (No Degree)</b>	20.40%	<b>15.80%</b>	16.10%	9.30%	15.20%	13.70%
<b>Associate Degree</b>	5.20%	<b>4.80%</b>	4.50%	3.00%	4.40%	1.90%
<b>Bachelor's Degree</b>	16.00%	<b>8.00%</b>	5.80%	4.40%	8.00%	6.20%
<b>Graduate or Professional Degree</b>	8.30%	<b>5.50%</b>	1.30%	2.40%	5.10%	4.00%

NOTE: Canon is partially located in Franklin County. Royston is partially located in Franklin and Madison Counties.

SOURCE: U.S. Department of Commerce, Bureau of Census. 2000 Census of Population and Housing.

Table 2.20 is a model following the recent historic trends to project the educational attainment level of Hart County citizens through the planning period. The trends are encouraging showing that the population will become more educated. This will be important in attracting new employers to the County with quality jobs.

**2.20 EDUCATIONAL ATTAINMENT PROJECTIONS- HART COUNTY**

	1980	1990	2000	2005*	2010*	2015*	2020*	2025*
<b>Less than 9th Grade</b>	3,255	2,152	1,487	1,045	603	161	0	0
<b>Less than 12th Grade</b>	3,511	3,435	3,071	2,961	2,851	2,741	2,631	2,521
<b>High School Graduate</b>	2,427	4,262	5,841	6,695	7,548	8,402	9,255	10,109
<b>Some College (No Degree)</b>	902	1,364	2,504	2,905	3,305	3,706	4,106	4,507
<b>Associate Degree</b>	NA	555	760	NA	NA	NA	NA	NA
<b>Bachelor's Degree</b>	526	809	1,262	1,446	1,630	1,814	1,998	2,182
<b>Graduate or Professional Degree</b>	312	374	877	1,018	1,160	1,301	1,442	1,583

Source GA DCA planning website and projection model using 1.0 factor (\*=projected)

Regarding standardized achievement test scores, Hart County's first graders have consistently scored higher than the state average in recent years on the "Criterion Reference Test (CRT)," as indicated in Table 2.21. Eighth graders in Hart County performed better than the state average on the CRT in three out of five years surveyed (Table 2.22).

**Table 2.21 FIRST GRADE CRITERION REFERENCE TEST (CRT) SCORES HART COUNTY**

<b>Reading</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	50%	N/A	40%
Meets	42%	N/A	51%
Does not meet	9%	N/A	9%
<b>English/ Language Arts</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	34%	N/A	35%
Meets	56%	N/A	50%
Does not meet	10%	N/A	14%
<b>Mathematics</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	34%	N/A	36%
Meets	58%	N/A	53%
Does not meet	8%	N/A	11%

SOURCE: State of Georgia Governors Office of Student Achievement

A measure of educational accomplishments is the Basic Skills Test. Hart County's students have generally fared slightly better on this test in recent years, although there have been fluctuations and differences depending upon the subject, as indicated in Table 2.22. Hart County students have maintained a percentage of students passing equal to, or slightly higher than, the state average in three out of the four years surveyed.

**2.22 EIGHTH GRADE CRITERION REFERENCE TEST (CRT) SCORES HART COUNTY**

<b>Reading</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	38%	34%	43%
Meets	38%	45%	41%
Does not meet	23%	21%	16%
<b>English/ Language Arts</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	26%	26%	24%
Meets	44%	46%	51%
Does not meet	29%	28%	24%
<b>Mathematics</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	17%	17%	14%
Meets	48%	47%	52%
Does not meet	35%	36%	34%
<b>Social Studies</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	20%	N/A	20%
Meets	64%	N/A	64%
Does not meet	16%	N/A	16%
<b>Science</b>			
	<b>2001/2002</b>	<b>2002/2003</b>	<b>2003/2004</b>
Exceeds	10%	N/A	5%
Meets	61%	N/A	62%
Does not meet	29%	N/A	32%

SOURCE: State of Georgia Governors Office of Student Achievement

The SAT scores for a three year period are shown in table 2.23. Hart County has been lower than the Georgia average. In addition, while Hart County and Georgia have scored less than the US average there has been an increase in the Hart County scores while the State and National averages have remained relatively stable.

**TABLE 2.23 SAT SCORES 2001-2004 HART COUNTY, GEORGIA, and the UNITED STATES**

SAT Scores (out of 1600)			
	2001/2002	2002/2003	2003/2004
<b>Hart County</b>	932	944	964
<b>Georgia</b>	981	980	974
<b>United States</b>	1017	1016	1013

SOURCE: Georgia Governors Office of Student Achievement

Another important feature regarding education is the number of high school students enrolled in vocational programs as shown in table 2.24. The percent graduating in Hart County High School's vocational programs has increased over the period reported. An increase in vocational program enrollment in Hart County could be a positive factor in the County economic development efforts where a more skilled workforce would be available for potential employers. However the State's de-emphasis on vocational training by the State's Quality Basic Education (QBE) Program, as well as a lack of local employment opportunities in vocations, may show a decline in the participants in this program in the future.

Employers today need a skilled workforce. Continued emphasis on meeting the needs of employers will be critical in continued economic development and job growth for Hart County.

**TABLE 2.24 HART COUNTY HIGH SCHOOL GRADUATE SPECIALIZATION**

Specialization	Year of Graduation					
	2003	2002	2001	2000	1999	1998
Dual	28.9%	24.9%	26.2%	27.9%	20.5%	14.2%
CP	21.4%	31.8%	36.3%	29.2%	37.9%	35.0%
Vo/Tech	35.8%	27.2%	28.0%	34.8%	26.7%	28.9%
General	0.0%	0.0%	0.0%	0.0%	50.0%	14.2%
Spec. Ed.	4.3%	8.7%	1.8%	1.2%	2.6%	2.5%
C. of Perf.	9.6%	7.4%	7.7%	6.8%	11.8%	5.1%

SOURCE: Hart County High School, Five-Year Study and School Improvement Plan, 2003-2008.

Table 2-24 lists the follow up information on Hart County graduates. The percentage continuing on to college has remained relatively stable. The percentage of graduates continuing on to technical college had decreased but then increased. This is most likely due to the fact that jobs were apparently easier to find as indicated in the percentage that went directly to work ("job") which increased dramatically and then started to drop off. As jobs were harder to find in 2003, most likely the graduates went on to technical schools for job training.

This too is a positive indicator that high school graduates have recognized the need to get technical school training to have good job opportunities. The types of facilities that Hart County is trying to recruit will require advance levels of education. These employment opportunities are expected to pay more, offer better benefits, and be more stable than lower paying, low tech employment opportunities.

Low tech opportunities will continue to move towards the lower wage, low benefit areas which currently are moving to other low wage countries such as Central America and China. Manufacturing moved south from the Northeast US to take advantage of non-union low wage employees. This trend is now moving these same jobs to low wage countries outside of the US. Hart County needs to continue to promote education to have a higher skilled employee that today's US manufacturers need.

**TABLE 2.25 FOLLOW-UP OF HIGH SCHOOL GRADUATES HART COUNTY, 1998-2003**

	1998	1999	2000	2001	2002	2003
<b>College</b>	29.3%	44.7%	30.7%	31.0%	31.3%	31.6%
<b>Vo/ Tech School</b>	11.1%	14.1%	4.3%	9.5%	11.5%	17.1%
<b>Military</b>	3.5%	1.5%	2.5%	1.8%	2.8%	1.1%
<b>Job</b>	34.8%	24.6%	48.5%	49.4%	42.4%	33.7%
<b>Undecided</b>	21.2%	15.1%	14.1%	8.3%	12.0%	16.6%

SOURCE: Hart County High School, Five-Year Study and School Improvement Plan, 2003-2008.

In sum, the data reveal Hart County's educational attainment is comparable with surrounding counties but still in need of improvement in relationship to the State and National averages. However very positive indicators are evident in this data that show that improvements are taking place.

#### **2.10. Income of the Population.**

With the exception of the decennial census, most sources of income data only report for counties. Table 2.26 compares historic median family incomes of Hart County with

Georgia and surrounding counties. The data shows that the median household income figures for Hart County for 1990 were only 80% of the State's per capita income. Over the years Hart County has consistently improved its median household income standing in relation to Georgia and was 98% of the state's income in 2000.

This may be a positive sign in that Hart County residents are slowly closing the income differential. However part of the median household income increase reported in table 2.26 is most likely due retirees relocating to Hart County. This is further evidenced by looking at other data reported such as per capita income and data reported in the economic development section of this chapter where many employment opportunities appear to be migrating towards lower paid, low skilled jobs.

**TABLE 2.26 MEDIAN HOUSEHOLD INCOME- REGIONAL CONTEXT, 1990-2000**

	1990	2000	Change
<b>Georgia</b>	\$36,810	\$42,433	117.50%
<b>Hart County</b>	\$29,245	\$41,427	41.70%
<b>Elbert County</b>	\$24,313	\$36,919	51.80%
<b>Franklin County</b>	\$26,833	\$39,865	48.60%
<b>Madison County</b>	\$39,709	\$44,517	12.10%

Source: U.S. Census

Table 2.27 show the median household income for the municipalities in Hart County in relationship to the overall County per capita income. The data for Bowersville is misleading due to the low number of households of this municipality. Overall the data shows that the Southwestern section of the county is improving. This area is still identified by the US Census as an opportunity zone due to the poverty level however significant positive advances have taken place in the past decade as evidenced by the increased median household income of Canon and Royston.

The County needs to look forward during the next planning period to further this positive trend and help to overcome the higher poverty levels of the Southwestern section of the county by promoting infrastructure investments and economic development opportunities for this region.



**TABLE 2.27 MEDIAN HOUSEHOLD INCOME- COMMUNITY LEVEL, 1990-2000**

	1990	2000	Change
<b>Hart County</b>	<b>\$29,245</b>	<b>\$41,427</b>	<b>41.70%</b>
<b>Bowersville</b>	<b>\$56,545</b>	<b>\$34,802</b>	<b>&lt;38.50%&gt;</b>
<b>Canon</b>	<b>\$19,455</b>	<b>\$31,235</b>	<b>60.50%</b>
<b>Hartwell</b>	<b>\$23,285</b>	<b>\$31,690</b>	<b>36.10%</b>
<b>Royston</b>	<b>\$18,525</b>	<b>\$34,461</b>	<b>86.00%</b>

Source: U.S. Census.

Table 2.28 shows the per capita income and further reinforces the fact that retirees may have increased the median household income. While the median household income has risen dramatically in relation to the State level, the per capita income has lost ground in relation to the states average.

**TABLE 2.28 PER CAPITA INCOME 1980 - 1989 HART COUNTY AND GEORGIA**

	Hart County	Georgia	Hart County % of Georgia
<b>1970</b>	<b>\$2,678</b>	<b>\$3,378</b>	<b>79.30%</b>
<b>1980</b>	<b>\$6,788</b>	<b>\$8,420</b>	<b>80.60%</b>
<b>1982</b>	<b>\$8,100</b>	<b>\$10,059</b>	<b>80.50%</b>
<b>1984</b>	<b>\$10,210</b>	<b>\$12,209</b>	<b>83.60%</b>
<b>1986</b>	<b>\$11,326</b>	<b>\$13,970</b>	<b>81.10%</b>
<b>1988</b>	<b>\$13,085</b>	<b>\$15,738</b>	<b>83.10%</b>
<b>1990</b>	<b>\$14,310</b>	<b>\$17,603</b>	<b>81.30%</b>
<b>1991</b>	<b>\$14,662</b>	<b>\$18,070</b>	<b>81.10%</b>
<b>1992</b>	<b>\$15,093</b>	<b>\$19,075</b>	<b>79.10%</b>
<b>1993</b>	<b>\$15,330</b>	<b>\$19,719</b>	<b>77.70%</b>
<b>1994</b>	<b>\$15,977</b>	<b>\$20,711</b>	<b>77.10%</b>
<b>1995</b>	<b>\$16,467</b>	<b>\$21,677</b>	<b>76.00%</b>
<b>1996</b>	<b>\$17,078</b>	<b>\$22,945</b>	<b>74.40%</b>
<b>1997</b>	<b>\$18,038</b>	<b>\$23,795</b>	<b>75.80%</b>
<b>1998</b>	<b>\$19,151</b>	<b>\$25,279</b>	<b>75.80%</b>
<b>1999</b>	<b>\$20,069</b>	<b>\$26,359</b>	<b>76.10%</b>
<b>2000</b>	<b>\$21,117</b>	<b>\$27,989</b>	<b>75.40%</b>
<b>2001</b>	<b>\$21,423</b>	<b>\$28,555</b>	<b>75.00%</b>
<b>2002</b>	<b>\$21,535</b>	<b>\$28,821</b>	<b>74.70%</b>

Source: Georgia Statistics System, [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu)

Table 2.29 compares household income by group in relationship to adjacent counties. This data adds little value but does have a slight indication that Hart County household income is wealthier than Elbert and Franklin County's.

**TABLE 2.29 2000 HOUSEHOLD INCOME BY INCOME GROUPING HART COUNTY AND SURROUNDING COUNTIES**

<b>Income</b>	<b>Elbert</b>	<b>Franklin</b>	<b>Hart</b>	<b>Madison</b>
<b>Less than \$9,999</b>	15.20%	13.70%	<b>13.60%</b>	10.40%
<b>\$10,000 - \$14,999</b>	12.30%	8.20%	<b>8.60%</b>	6.20%
<b>\$15,000 - \$19,999</b>	8.30%	8.20%	<b>7.80%</b>	8.30%
<b>\$20,000 - \$29,999</b>	15.70%	16.30%	<b>15.50%</b>	15.80%
<b>\$30,000 - \$34,999</b>	7.70%	8.20%	<b>7.60%</b>	7.10%
<b>\$35,000 - \$39,999</b>	6.60%	6.20%	<b>5.50%</b>	7.10%
<b>\$40,000 - \$49,999</b>	10.90%	13.40%	<b>10.90%</b>	12.80%
<b>\$50,000 - \$59,999</b>	8.10%	9.10%	<b>8.80%</b>	8.70%
<b>\$60,000 - \$74,999</b>	6.40%	7.80%	<b>8.90%</b>	10.20%
<b>\$75,000 - \$99,999</b>	4.80%	4.70%	<b>7.80%</b>	8.90%
<b>\$100,000 - \$124,999</b>	2.10%	1.60%	<b>2.00%</b>	2.40%
<b>\$125,000 - \$149,999</b>	0.40%	0.80%	<b>1.50%</b>	0.70%
<b>\$150,000 and above</b>	1.30%	1.80%	<b>1.50%</b>	1.30%

Source: U.S. Census.

Table 2.30 compares the household income of the communities in Hart County. This data may indicate that in general the residents of the County are wealthier than the residents of the municipalities. The percentage of residents in the lower value household income is higher in the municipalities than the County. The percentage of residents in the higher value household incomes is higher in the County than the municipalities. Again this may be due to the wealthier retirees in the County lake areas. The percentage of residents in the middle range for household income is relatively the same for the municipalities and the County.

**TABLE 2.30 2000 COMPARISON OF HOUSEHOLD INCOME: COMMUNITIES IN HART COUNTY**

Category	Hart County	Bowersville	Canon	Hartwell	Royston
less than \$9,999	13.60%	18.60%	22.90%	21.80%	29.60%
\$10,000 - \$14,999	8.60%	17.10%	12.70%	11.10%	10.30%
\$15,000 - \$19,999	7.80%	2.10%	9.50%	8.50%	5.20%
\$20,000 - \$29,999	15.50%	11.40%	18.40%	12.50%	14.00%
\$30,000 - \$34,999	7.60%	6.40%	5.10%	9.20%	8.60%
\$35,000 - \$39,999	5.50%	11.40%	7.00%	5.90%	4.10%
\$40,000 - \$49,999	10.90%	9.30%	6.30%	11.50%	11.20%
\$50,000 - \$59,999	8.80%	7.90%	6.00%	7.50%	3.90%
\$60,000 - \$74,999	8.90%	8.60%	6.00%	4.80%	5.10%
\$75,000 - \$99,999	7.80%	5.70%	1.90%	4.50%	4.80%
\$100,000 - \$124,999	2.00%	0.00%	1.90%	1.50%	1.20%
\$125,000 - \$149,999	1.50%	1.40%	0.30%	0.70%	0.20%
\$150,000 and above	1.50%	0.00%	1.90%	0.40%	1.80%

Source: U.S. Census.

### **2.11. Population Distribution Within Hart County.**

An earlier discussion on population trends was presented in section 2.5. By combining this information with additional demographic information, a clearer depiction of population distribution and trends may be gained. This information is critical in planning for the future of Hart County by analyzing population changes and distribution of populations so that future infrastructure investments can be properly implemented to mirror these trends. In addition, by analyzing the desired future, the county can implement plans to move towards those goals.

Map 2.3 shows the population change by percent for the five Hart County census tracts from the 1990-2000 census. This data indicated that the greatest percent population

change was in the Northwest region (33%). The second greatest percent population change was in the Northeast (22%). This was followed by a 17% change in the Southwest and approximate 11% in the Southeastern sections of the county.

Tables 2.31, 2.32 and 2.33 lists the 1990 and 2000 regions (divisions). The regions reported for these areas are not of equal land size with the southeast region being significantly higher in land size than the other four regions. Correlating to this larger land size is a higher percentage of the population in this region. The important information that can be gained from this data is the density of the population. The population change in the Northern section of the County has also resulted in a higher density of the population of this section of the County. Inspection of the data in table 2.33 further shows that the population of the Northern section of the County has been growing at a more rapid rate than the rest of the County.

**TABLE 2.31 1990 POPULATION AND DENSITY BY CENSUS DIVISION HART COUNTY**

CENSUS DIVISIONS			1990 POPULATION		
NAME OF DIVISION	AREA OF COUNTY	AREA IN SQUARE MILES	TOTAL POP.	% OF POP.	PERSONS PER SQUARE MILE
Bowersville	Northwest	47	2,369	12.00%	50.6
Royston	Southwest	23	2,450	12.40%	107.4
Hartwell	Southeast	160	10,736	54.50%	66.9
Reed Creek	Northeast	49	4,157	21.10%	85
<b>TOTAL</b>		232	19,712	100.00%	84.9

Source: U.S. Department of Commerce, Bureau of Census. 1990 Census of Population and Housing. Summary Population and Housing Characteristics.

**TABLE 2.32 2000 POPULATION AND DENSITY BY CENSUS DIVISION HART COUNTY**

CENSUS DIVISIONS			2000 POPULATION		
NAME OF DIVISION	AREA OF COUNTY	AREA IN SQUARE MILES	TOTAL POP.	% OF POP.	PERSONS PER SQUARE MILE
Bowersville	Northwest	47	3,096	13.50%	66.1
Royston	Southwest	23	2,788	12.10%	122.2
Hartwell	Southeast	160	12,048	52.40%	75.1
Reed Creek	Northeast	49	5,065	22.00%	103.6
<b>TOTAL</b>		232	22,997	100.00%	99

Source: U.S. Department of Commerce, Bureau of Census. 2000 Census of Population and Housing. Summary Population and Housing Characteristics.

**TABLE 2.33 CHANGE IN DENSITY, CENSUS DIVISIONS, 1990-2000**

<b>NAME OF DIVISION</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change</b>
Bowersville	50.6	66.1	31%
Royston	107.4	122.2	14%
Hartwell	66.9	75.1	12%
Reed Creek	85	103.6	22%
<b>TOTAL</b>	<b>85</b>	<b>99</b>	<b>17%</b>

# HART COUNTY COMPREHENSIVE PLAN HOUSING ELEMENT

## CHAPTER THREE: HOUSING ELEMENT

The housing element provides Hart County's officials with an inventory of the existing housing stock; an assessment of its adequacy and suitability for serving current and future population and economic development needs; a determination of future housing needs; and an implementation strategy for the adequate provision of housing for all sectors of the population.

### *3.1. Types of Housing Units.*

The types of housing units in Hart County for the years 1970, 1980, 1990, and 2000 are presented in Table 3.1.

**TABLE 3.1 TOTAL HOUSING UNITS BY TYPE OF UNIT 1980 - 2000 HART COUNTY**

	1980		1990		2000	
	Number of Units	% of Units	Number of Units	% of Units	Number of Units	% of Units
<b>TOTAL Housing Units</b>	7,527	100.0%	8,942	100.0%	11,111	100.0%
<b>Single Units (detached)</b>	5,959	79.2%	6,391	71.5%	7,596	68.4%
<b>Single Units (attached)</b>	78	1.0%	84	0.9%	75	0.7%
<b>Double Units</b>	275	3.7%	189	2.1%	224	2.0%
<b>3 to 9 Units</b>	189	2.5%	154	1.7%	229	2.1%
<b>10 to 19 Units</b>	23	0.3%	44	0.5%	11	0.1%
<b>20 to 49 Units</b>	6	0.1%	0	0.0%	16	0.1%
<b>50 or more Units</b>	0	0.0%	0	0.0%	18	0.2%
<b>Mobile Home or Trailer</b>	981	13.0%	2,080	23.3%	2,851	25.7%
<b>All Other</b>	3	0.0%	76	0.8%	91	0.8%

Source: U.S. Bureau of Census, 1980-2000.

**TABLE 3.2 % CHANGE IN NUMBER OF UNITS, 1990-2000 HART COUNTY**

	<b>Number of Units, 1990</b>	<b>Number of Units, 2000</b>	<b>1990-2000, % Change in Number of Units</b>
<b>TOTAL Housing Units</b>	8,942	11,111	24.3%
<b>Single Units (detached)</b>	6,391	7,596	18.9%
<b>Single Units (attached)</b>	84	75	-10.7%
<b>Double Units</b>	189	224	18.5%
<b>3 to 9 Units</b>	154	229	48.7%
<b>10 to 19 Units</b>	44	11	-75.0%
<b>20 to 49 Units</b>	0	16	
<b>50 or more Units</b>	0	18	
<b>Mobile Home or Trailer</b>	2,080	2,851	37.1%
<b>All Other</b>	76	91	19.7%

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

Detached single-family residences comprise the vast majority of Hart County's housing stock. In 1980, detached residences comprised 79.2 percent of total units. Many of these were constructed during the 1970s, when many detached dwelling units were built around Lake Hartwell. This percentage declined in 1990, to 71 percent. By 2000, single detached homes comprised 68 percent, indicating a steady decline in the last two decades as a percent of the overall housing stock. However, actual numbers of units increased over these decades.

Inspection of table 3.2 shows that single units and mobile homes experienced continued growth in the number of units in the 1990-2000 period. In addition multi-family dwellings increased over this time period especially in the 3-9 unit category. The 20-50 units category also increased.

With the aging of the population it is expected that more multi-unit housing will be of need as the aging population seeks retirement communities. In addition the multi-unit housing is expected to increase surrounding the lake as lake property becomes more expensive and lower cost alternatives are sought by those seeking lake property. In addition, there has been an increased demand for multi-unit lake housing due to the lower maintenance needs of multi-unit housing.

Another finding from data in Tables 3.1 & 3.2 is that the number of "mobile homes and trailers" more than doubled during the 1980s. During the 1990s, mobile homes increased by 37 percent another large increase which exceeded the overall average growth in housing units. Mobile homes have increased from just 8.4% of total housing stock in

1970 to over 25 percent of total housing stock in 2000. While mobile homes are affordable housing, this type of housing in general does not appreciate in value as does a traditional site built housing. The data may indicate a need for more entry level site built housing.

### **3.2. Age of Housing Units.**

Tables 3.3 and 3.4 present data on the age of the housing units. In 1970, Hart County had a significantly higher percentage of units constructed in 1939 or earlier, than did Georgia as whole. Over the past two decades, however, the number and percentage of these oldest housing units have both declined significantly. Hart County's percentage of total units constructed in 1939 or earlier was only slightly higher (8.6%) than for Georgia's housing stock (8.1%) in 1990.

Between 1990 and 2000, a significant decrease in the housing units built in 1970-79 was observed. An explanation of the 1970-79 may be the trend of replacement of older mobile homes with newer manufactured housing or conventional framed housing. This is compounded by the fact that mobile homes older than 1976 are not allowed to be relocated within Hart County nor are they allowed to be brought into the County from other areas.

Another explanation for the decrease in the 1970 units is that the mobile homes that were placed around the lake are being removed and replace with newer manufactured homes or site built homes.

The decrease in older housing units beyond 1970 is the replacement of these structures with newer structures or demolition of older units.

**TABLE 3.3 AGE OF HOUSING UNITS IN 1990- 2000 HART COUNTY**

Year Built	1990 % of Units		2000 % of Units		% Change in Number of Units	
	Georgia	Hart County	Georgia	Hart County	Georgia	Hart County
<b>1999-2000</b>	N/A		4.0%	4.3%	20.3%	21.8%
<b>1995-1998</b>	N/A		12.6%	13.3%	64.3%	68.1%
<b>1990-1994</b>	N/A		11.3%	11.7%	57.7%	60.1%
<b>1980-1989</b>	32.1%	28.3%	22.0%	22.6%	-19.6%	-1.0%
<b>1970 - 1979</b>	24.5%	28.4%	18.6%	16.7%	-5.8%	-31.3%
<b>1960 - 1969</b>	17.2%	15.9%	12.7%	13.5%	-5.9%	-2.4%
<b>1950 - 1959</b>	11.7%	12.6%	8.6%	7.6%	-4.0%	-13.1%
<b>1940 - 1949</b>	6.4%	6.1%	4.4%	4.4%	-3.9%	-2.8%
<b>1939 or earlier</b>	8.1%	8.6%	5.9%	5.9%	-3.1%	-5.6%

Source: U.S. Census.



**TABLE 3.4 AGE OF HOUSING UNITS IN 1990- 2000 HART COUNTY**

Year Built	1990		2000		Change from 1990-2000	
	Number of Units	% of Units	Number of Units	% of Units	Number of Units	% of Units
<b>Total</b>	8,942	100.0%	11,111	100.0%	2,169	100.0%
<b>1999-2000</b>	N/A	N/A	473	4.3%	473	21.8%
<b>1995-1998</b>	N/A	N/A	1,478	13.3%	1,478	68.1%
<b>1990-1994</b>	N/A	N/A	1,303	11.7%	1,303	60.1%
<b>1980-1989</b>	2,532	28.3%	2,511	22.6%	-21	-1.0%
<b>1970 - 1979</b>	2,538	28.4%	1,860	16.7%	-678	-31.3%
<b>1960 - 1969</b>	1,425	15.9%	1,504	13.5%	79	3.6%
<b>1950 - 1959</b>	1,127	12.6%	843	7.6%	-284	-13.1%
<b>1940 - 1949</b>	548	6.1%	488	4.4%	-60	-2.8%
<b>1939 or earlier</b>	772	8.6%	651	5.9%	-121	-5.6%

Source: U.S. Census

### **3.3. Condition of Housing Units.**

Certain census statistics provide indicators of internal housing conditions. Housing units lacking complete plumbing facilities are commonly considered "substandard."

Apparently, units lacking complete plumbing facilities have declined remarkably in total number and percentage of total housing stock from 1970 to 1990, as indicated in Table 3.5.

Hart County's percentage of total units in 1990 lacking complete plumbing was only slightly higher than the state percentage (1.5% to 1.1%, respectively). However, between 1990 and 2000, the reduction leveled off, showing no increase or decrease in the percentage of housing units in Hart County that lacked complete plumbing facilities, while during the same decade, Georgia's percentage of homes lacking complete plumbing facilities actually rose 0.4%.

During the same decade, the percentage of homes without complete kitchen facilities rose by 0.6 percent, while the State's percentage rose by 0.5 percent. In 2000, Hart County and Georgia had exactly the same percentages of housing that had complete plumbing and kitchen facilities, at 98.5 percent. With respect to this measure, then, Hart County is not considered to have a substandard housing problem.

**TABLE 3.5 YEAR-ROUND HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES 1990-2000, HART COUNTY AND GEORGIA**

	1990		2000		Change from 1990-2000	
Category	Hart County	Georgia	Hart County	Georgia	Hart County	Georgia
Complete Plumbing Facilities	98.5%	98.9%	98.5%	98.5%	0.0%	-0.4%
Lacking Plumbing Facilities	1.5%	1.1%	1.5%	1.5%	0.0%	0.4%
Complete kitchen facilities	99.2%	99.1%	98.6%	98.6%	-0.6%	-0.5%
Lacking complete kitchen facilities	0.8%	0.9%	1.4%	1.4%	0.6%	0.5%

Source: U.S. Census

Another measure of substandard housing conditions available from the census is overcrowding, or units with more than one person per room. (see Table 3.7) The last three decades have seen a steady decrease in overcrowding in Hart County. Although Hart County had 256 "overcrowded" units in 1990, the percentage of total units which are overcrowded (3.4%) was less than the corresponding figure for the state's housing stock (4%).

In 2000, both the number and rate of overcrowded units decreased in Hart County, from 256 (3.4%) to 181 (2.0%), while the State of Georgia's number of overcrowded units rose to 145,235 (4.8%). Overcrowding, therefore, is not considered to be a problem in Hart County. This data mirrors the decreasing average household size as presented in other chapters.

**TABLE 3.6 CHANGE IN HOUSING CONDITION IN HART COUNTY, 1990-2000**

Category	1990		2000		Change from 1990-2000	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units	Number of Units	Percentage of Units
<b>Total housing units</b>	8,942		11,111		2,169	
<b>Complete Plumbing Facilities</b>	8,806	98.5%	10,946	98.5%	2,140	98.7%
<b>Lacking Plumbing Facilities</b>	136	1.5%	165	1.5%	29	1.3%
<b>Complete kitchen facilities</b>	8,872	99.2%	10,958	98.6%	2,086	96.2%
<b>Lacking complete kitchen facilities</b>	70	0.8%	153	1.4%	83	3.8%

**TABLE 3.7 HOUSING UNITS WITH 1.01 PERSONS OR MORE PER ROOM 1970 – 2000, HART COUNTY AND GEORGIA**

AREA	1970		1980		1990		2000	
	Number of Units	% of Units	Number of Units	% of Units	Number of Units	% of Units	Number of Units	% of Units
Hart County	632	13.2%	-	6.5%	256	3.4%	181	2.0%
Georgia	148,737	10.9%	99,423	5.3%	95,828	4.0%	145,235	4.8%

Source: U.S. Census.

**3.4. Occupancy and Vacancy of Housing Units.**

In 1970, Hart County had 4,985 housing units, of which 4,772 were occupied (95.7%). This relatively high occupancy was before the construction of substantial numbers of seasonal residences along Lake Hartwell.

Table 3.8 indicates the total number of occupied housing units by type of unit for Hart

County in 1980 and 1990. Total occupancy of housing units in Hart County has steadily decreased from 1980 through 2000. In 2000, 82 percent of housing units were occupied. However, as seen in Table 3.10, 60 percent of vacant units are used seasonally. This is to be expected with second homes surrounding the lake.

**TABLE 3.8 NUMBER AND PERCENTAGE OF TOTAL OCCUPIED HOUSING UNITS BY TYPE OF UNIT 1980 – 2000, % CHANGE IN TOTAL SHARE OF UNITS.**

	1980		1990		2000		Change from 1990- 2000	
	Number of Units	%	Number of Units	%	Number of Units	%	Number of Units	%
One family, detached	5,080	80.8%	5,349	71.7%	6156	67.6%	807	-4.1%
One family, attached	72	1.1%	78	1.1%	66	0.7%	-12	-0.4%
Two units or more	402	6.4%	368	4.9%	472	5.2%	104	0.3%
Mobile home	732	11.7%	1,664	22.3%	2412	26.5%	748	4.2%
Total Occupied	6,286	100.0%	7,459	100.0%	9106	100.0%	1,647	0.0%

Sources: U.S. Department of Commerce, Bureau of Census.

As indicated in Table 3.9, single-family detached dwellings constituted more than two-thirds (71.8 percent) of all vacant units in the county in 2000. This is a significant finding in that the vast majority of these vacant units are likely to be seasonal, recreational and "second" homes around Lake Hartwell.

Assuming that 1,000 units in Hart County are occupied during summer months (at two persons per unit average), Hart County would have a seasonal population increase of about 2,000 persons above the total resident population. The relatively high total vacancy rate in 1980 and 1990 in Hart County is attributed to this significant number of seasonal units around Lake Hartwell as shown in table 3.10 where 60% of the vacant units were listed in the "held for occasional use" category.

**3.9 NUMBER OF TOTAL VACANT HOUSING UNITS BY TYPE OF UNIT 1980 - 2000 HART COUNTY, % CHANGE IN TOTAL SHARE OF UNITS.**

	<b>1980</b>		<b>1990</b>		<b>2000</b>		<b>Change 1990-2000</b>	
	Number of Units	%	Number of Units	%	Number of Units	%	Number of Units	%
One family, detached	879	71.8%	1,042	70.3%	1,440	71.8%	398	1.5%
One family, attached	6	0.5%	6	0.4%	9	0.4%	3	0.05%
Two units or more	91	7.4%	19	1.3%	26	1.3%	7	0.00%
Mobile home/trailer/	249	20.3%	416	28.1%	439	21.9%	23	-6.2%
Boat, R.V., Van, etc.	N/A	-	N/A	-	91	4.5%	-	-
<b>Total Vacant Units</b>	<b>1,225</b>	<b>100.0%</b>	<b>1,483</b>	<b>100.0%</b>	<b>2,005</b>	<b>100.0%</b>	<b>522</b>	
% Vacant of Total Units	-	16.3%	-	16.6%		18.0%		1.4%

Sources: U.S. Department of Commerce. Bureau of Census. Census of Population and Housing. This point is further substantiated by data in Table 3.10. Nearly two-thirds of all vacant units in the county in 1980 and 1990 were held for occasional (seasonal use).

**TABLE 3.10 NUMBER OF TOTAL VACANT HOUSING UNITS BY VACANCY STATUS 1980 - 2000 HART COUNTY.**

	<b>1980</b>		<b>1990</b>		<b>2000</b>	
<b>VACANCY STATUS</b>	<b>Number of Units</b>	<b>%</b>	<b>Number of Units</b>	<b>%</b>	<b>Number of Units</b>	<b>%</b>
For Sale Only	59	4.8%	90	6.1%	174	8.7%
For Rent	113	9.2%	109	7.3%	96	4.8%
Rented or Sold, Not Occupied	N/A		87	5.9%	56	2.8%
Held for Occasional Use	789	64.4%	924	62.3%	1206	60.1%
For Migrant Workers	N/A		N/A		0	0.0%
Other Vacant**	264	21.6%	273	18.4%	473	23.6%
<b>Total Vacant Units</b>	<b>1,225</b>	<b>100.0%</b>	<b>1,483</b>	<b>100.0%</b>	<b>2005</b>	<b>100.0%</b>

\*in 1990, this was defined as for "seasonal, recreational or occasional use."

\*\*those units not falling into any of the other categories; examples include janitor's residences and units held for personal reasons of the owner.

Sources: U.S. Department of Commerce. Bureau of Census. Census of Population and Housing.

### **3.5. Tenure of Housing Units.**

This section provides data regarding the number of owner-occupied units and renter-occupied units. In 1970, there was generally a 70%-30% mix of owner to renter occupied units in Hart County. This percentage mix changed to a 80%-20% mix in 1980, 1990, and 2000, generally, as indicated in Table 3.11. Hart County's "owner to renter ratio" is substantially higher than the ratio for Georgia's total housing stock. This means that more Hart County residents are owning the property they live in rather than renting. This data may also indicate a lack of rental housing.

**TABLE 3.11 OWNER AND RENTER OCCUPIED HOUSING UNITS AND OWNER TO RENTER RATIOS 1970 - 2000 HART COUNTY.**

	<b>1970</b>		<b>1980</b>		<b>1990</b>		<b>2000</b>	
<b>TENURE OF OCCUPANCY</b>	<b>Number of Units</b>	<b>%</b>	<b>Number of Units</b>	<b>%</b>	<b>Number of Units</b>	<b>%</b>	<b>Number of Units</b>	<b>%</b>
Owner-Occupied	3,377	70.8%	4,982	79.3%	5,918	79.3%	7,361	80.8%
Renter-Occupied	1,395	29.2%	1,304	20.7%	1,541	20.7%	1,745	19.2%
Total Occupied	4,772	100.0%	6,286	100.0%	7,459	100.0%	9,106	100.0%
Owner to Renter Ratio Hart County	2.4:1	-	3.8:1	-	3.8:1	-	4.2:1	-
Owner to Renter Ratio Georgia	1.6:1	-	1.9:1	-	1.9:1	-	2.1:1	-

Sources: U.S. Department of Commerce. Bureau of Census. Census of Population and Housing.

### **3.6. Cost of Housing Units.**

Table 3.12 provides the median value of specified owner-occupied housing units in Georgia, Hart County, and census subdivisions of the county. The median housing value in Hart County has been consistently less than the median State value. However the change in median value from 1990 to 2000 has exceeded the change in value of Georgia. This may indicate that the value gap as compared to the Georgia average is narrowing.

The median values in the Reed creek census area (Northeast) are higher than the median values of the other Hart County census divisions. This is obviously due to the high value of the housing units around the lake. These median values are also higher than the Georgia average.

The lowest population change is in the Southeastern section of the county (Hartwell CCD). The median value of housing in this census tract is also the lowest value in the County.

**TABLE 3.12 MEDIAN VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS 1970 - 1990 GEORGIA, HART COUNTY, AND COUNTY SUBDIVISIONS.**

(In Dollars)

AREA	1970	1980	1990	2000	Change in Value between 1990-2000
Georgia	\$14,600	\$32,700	\$71,300	\$111,200	56.0%
Hart County	\$10,300	\$30,800	\$51,700	\$89,900	73.9%
Bowersville CCD	N/A	N/A	N/A	\$88,400	N/A
Hartwell CCD	N/A	N/A	N/A	\$81,700	N/A
Reed Creek CCD	N/A	N/A	N/A	\$128,500	N/A
Royston CCD	N/A	N/A	N/A	\$89,700	N/A

Sources: U.S. Department of Commerce. Bureau of Census. Census of Population and Housing. Housing Characteristics for States, Cities and Counties, Volume 1, 1970. Summary Tape File 3A, 1980. Summary Tape File 1A, 1990.

Table 3.13 shows the mean contract monthly rent for renter-occupied units. As with homeowner unit values, monthly rents have remained lower in the county than in the state. Hart County's monthly rent average was only about one-half of Georgia's in 1990.

The change in rental rates from 1990-2000 (73.9%) exceeded the State average (56%). This may also indicate a higher demand for rental units and/or a lack of sufficient rental units. However, as rents increase in Hart County, more rental units will likely be available.



**TABLE 3.13 MEAN MONTHLY CONTRACT RENT OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS 1970 – 2000, GEORGIA, HART COUNTY, AND COUNTY SUBDIVISIONS.**

(In Dollars)

AREA	1970	1980	1990	2000	% Change between 1990-2000
Georgia	\$65	\$103	\$344	\$505	46.8%
Hart County	\$39	\$80	\$173	\$295	70.5%
Bowersville CCD	N/A	N/A	N/A	311	N/A
Hartwell CCD	N/A	N/A	N/A	308	N/A
Reed Creek CCD	N/A	N/A	N/A	290	N/A
Royston CCD	N/A	N/A	N/A	207	N/A

Sources: U.S. Department of Commerce, Bureau of Census, Census of Population and Housing.

### **3.7. Projected Housing Needs.**

The number of households Hart County must plan for depends on the average household size. The average household size will have a profound effect on the number of households, as well the amount of each type of household. As indicated in the population element, Hart County is planning for additional households. This increase is based on a declining household size but an increasing percentage of group quarters population as well as an increase in overall population.

Table 3.14 provides projected housing units needed to house the total population in Hart County from 2000 to the year 2025 based on a stagnant household size of 2.47 persons per household and based on the population projection presented in the population chapter. This would be a conservative estimate due to the fact that the average household size has been declining in the past.

Every household will require a housing unit, and in addition, vacant units must be accounted for. The 1990 composite vacancy rate for housing units in Hart County was nearly 17%, due to the large numbers of seasonal units. Tables 3.14 and 3.15 provide estimates of necessary housing units, according to the projection calculator provided by the Georgia Department of Community Affairs.

**TABLE 3.14 PROJECTED HOUSING NEEDS 1995 - 2015 HART COUNTY**

	<b>Persons per Household</b>	<b>Total Number of Households</b>
1970	3.3	4,775
1980	2.91	6,303
1990	2.6	7,459
<b>2000</b>	<b>2.47</b>	<b>9,106</b>
<b>2005</b>	<b>2.47</b>	<b>9,936</b>
<b>2010</b>	<b>2.47</b>	<b>10,561</b>
<b>2015</b>	<b>2.47</b>	<b>11,508</b>
<b>2020</b>	<b>2.47</b>	<b>12,454</b>
<b>2025</b>	<b>2.47</b>	<b>13,980</b>

**TABLE 3.15 PROJECTED HOUSING UNITS BY TYPE, 2000- 2025 FOR HART COUNTY.**

<b>Category</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>TOTAL Housing Units</b>	11,111	12,011	12,911	13,811	14,711	15,611
<b>Single Units (detached)</b>	7,596	8,005	8,415	8,824	9,233	9,642
<b>Single Units (attached)</b>	75	74	74	73	72	71
<b>Double Units</b>	224	211	199	186	173	160
<b>3 to 9 Units</b>	229	239	249	259	269	279
<b>10 to 19 Units</b>	11	8	5	2	0	0
<b>20 to 49 Units</b>	16	19	21	24	26	29
<b>50 or more Units</b>	18	23	27	32	36	41
<b>Mobile Home or Trailer</b>	2,851	3,319	3,788	4,256	4,724	5,192
<b>All Other</b>	91	113	135	157	179	201

Source: Georgia Department of Community Affairs online projection calculator.

It is anticipated that single-family detached dwellings will continue to comprise the vast majority of Hart County's housing stock in future years as presented in table 3.15. The number of multi-family units is projected to increase however the data presented in this table is based on projections utilizing past data trends. The past trend with multi-family housing is most likely not going to be a good indicator of multi-family housing trends in the planning period. As stated earlier it is anticipated that the number of multi-family housing units will increase in the planning period.

Observation of the data trends projected forward in this table for mobile homes indicates that mobile homes may comprise 30% or more of Hart County's total housing stock in future years. However if more affordable entry level housing becomes available this trend may begin to decline and less mobile homes will be present over the planning period than is presented in this table.

### ***3.8. Summary Assessment.***

There will be housing needs for the elderly population over this planning period. In addition there is a need for more affordable entry level housing options other than mobile homes. There may also be a need over the planning period for more rental housing. An additional observation is that there will most likely be more multi-family housing available in Hart County especially around the lake.

Most likely economic forces will come into play to meet the housing needs of Hart County. The conclusions of the data presented in this section do not reveal the need for housing programs sponsored by the county.

The housing data however is important in planning for growth in the County and in infrastructure planning on where critical infrastructure may be needed.

## **CHAPTER FOUR: ECONOMIC DEVELOPMENT ELEMENT**

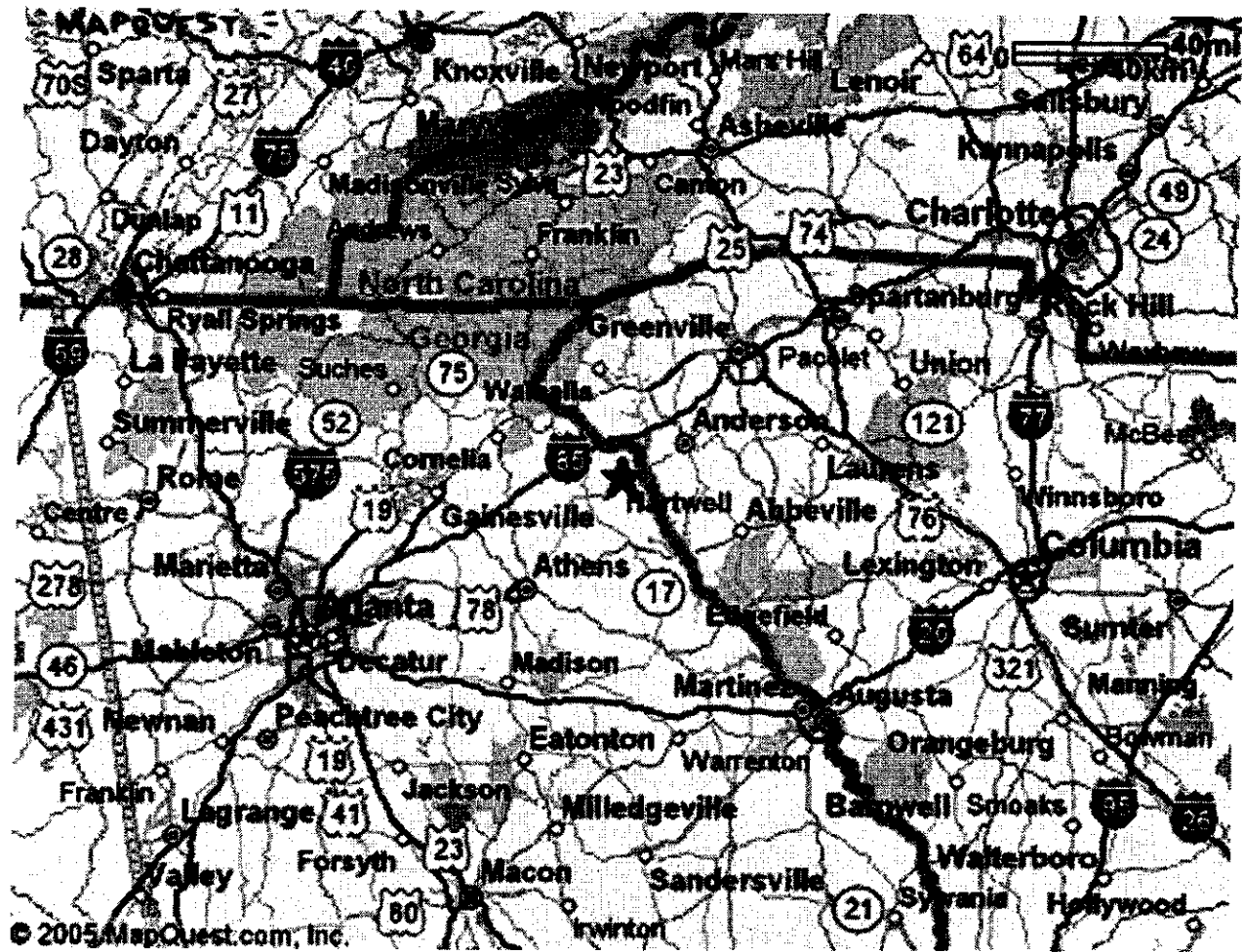
The economic development element provides local governments the opportunity to inventory and evaluate the community's economic base, labor force characteristics, and local economic development opportunities and resources; identify economic needs and goals; and to merge this information with data on population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed. This section is the inventory part of the economic development element. The goals will be developed as a separate part with the goals section of the economic development element.

Based on the information gathered in the inventory, an assessment is made to determine which economic sectors are growing and declining locally and which sectors should be encouraged to develop in order to complement or diversify the existing economic base of the community. Using information obtained in the Population Element and other elements of the plan, an assessment is made to determine whether jobs available in the community are appropriate for the residents in terms of skill and education levels required, commuting patterns, wages paid, etc., and, if not, what options are available to improve the existing economic situation (i.e., programs of business development, attraction and diversification, or job training). In addition, this analysis determines whether existing local economic development programs and tools or community attributes need to be improved to foster economic development.

The result of this assessment is considered in the development of needs and goals and an associated implementation strategy that set forth a plan for economic development in terms of how much growth is desired, what can be done to support retention and expansion of existing businesses, what types of new businesses and industries will be encouraged to locate in the community, what incentives if any will be offered to encourage economic development, whether educational and/or job training programs will be initiated or expanded, and what infrastructure improvements will be made to support economic development goals during the planning period.

### **REGIONAL CONTEXT**

The Interstate 85 Corridor has been recognized as the fastest growth area of the Southeastern United States (see map 4.1). Because of its location at the intersection of I-85 and Georgia State Highway 77, Hart County is at a prime location for economic growth. Atlanta, GA is approximately 100 miles from the new Gateway Industrial Park at this key intersection, while Birmingham, AL is 240 miles, Charlotte, NC is 135 miles, Greenville, SC is 45 miles, and Savannah, GA is located 225 miles. Abundant water, recreation opportunities, picturesque scenery, and the high quality of life enjoyed by Hart County residents all have a potential role in attracting new industry to the county.

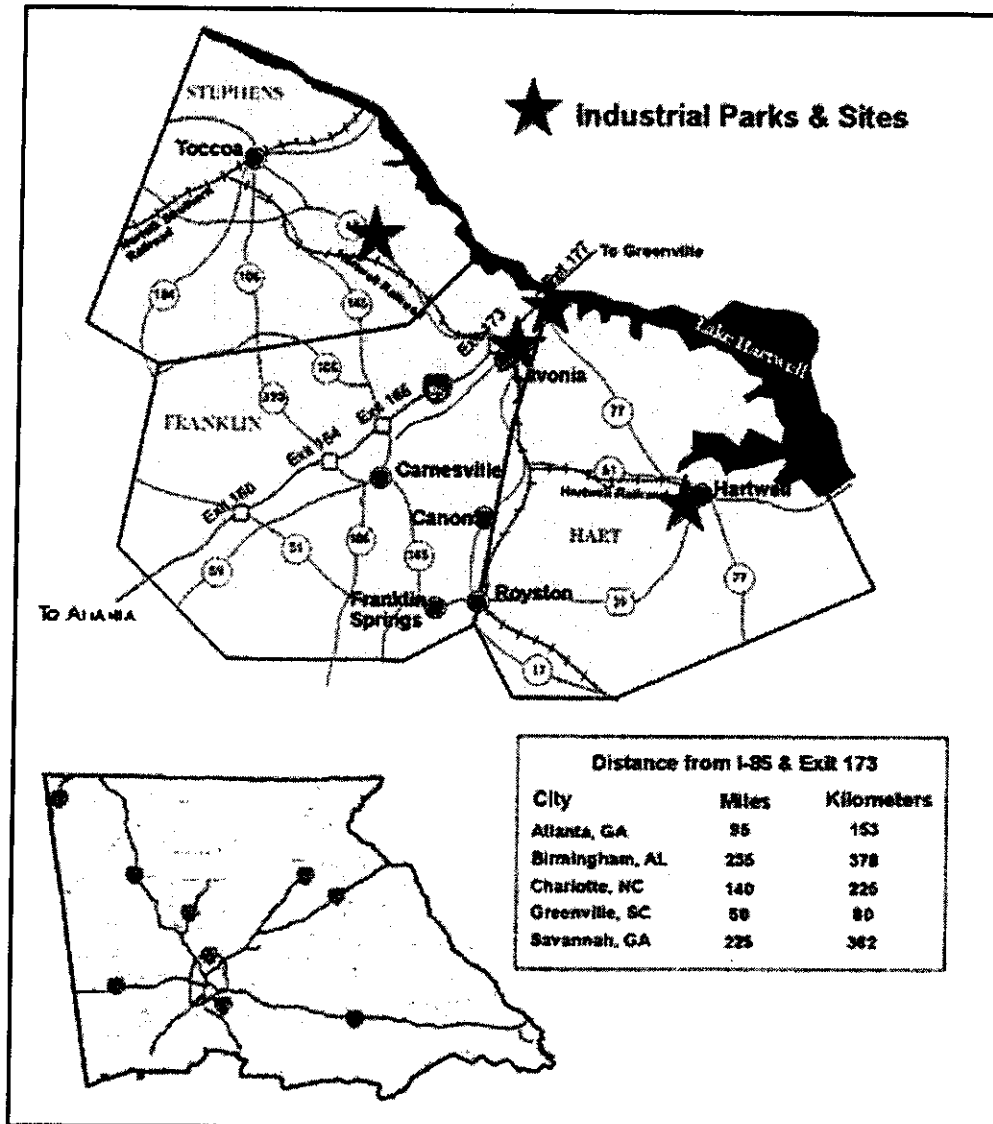


MAP 4-1 REGIONAL CONTEXT MAP

**Table 4.1 Regional Comparison of Industry in 2000**

	Georgia	Hart County	Elbert County	Franklin County	Madison County
<b>Total Employed Civilian Population</b>	100.0%	<b>100.0%</b>	100.0%	100.0%	100.0%
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	1.4%	<b>4.4%</b>	3.7%	4.9%	3.1%
<b>Construction</b>	7.9%	<b>8.0%</b>	6.5%	8.0%	11.4%
<b>Manufacturing</b>	14.8%	<b>30.5%</b>	30.4%	25.4%	19.6%
<b>Wholesale Trade</b>	3.9%	<b>2.1%</b>	5.2%	3.0%	4.8%
<b>Retail Trade</b>	12.0%	<b>10.5%</b>	11.5%	12.1%	11.9%
<b>Transportation, warehousing, and utilities</b>	6.0%	<b>4.6%</b>	4.0%	4.7%	4.9%
<b>Information</b>	3.5%	<b>1.8%</b>	1.3%	1.4%	1.5%
<b>Finance, Insurance, &amp; Real Estate</b>	6.5%	<b>3.4%</b>	2.9%	4.6%	3.8%
<b>Professional, scientific, management, administrative, and waste management services</b>	9.4%	<b>3.8%</b>	3.6%	3.9%	5.2%
<b>Educational, health and social services</b>	17.6%	<b>16.5%</b>	16.8%	17.8%	19.0%
<b>Arts, entertainment, recreation, accommodation and food services</b>	7.1%	<b>5.5%</b>	4.7%	6.4%	4.6%
<b>Other Services</b>	4.7%	<b>5.3%</b>	4.4%	4.1%	6.1%
<b>Public Administration</b>	5.0%	<b>3.4%</b>	5.0%	3.8%	4.0%

Source: US Department of Labor



**Map 4.2 Developed Industrial Sites**

Map 4.2 shows the developed industrial sites in the Hart County area. Two of these sites are in Hart County.

#### **4.1. Labor Force Characteristics.**

Table 4.1 shows the makeup of the Hart County labor force which is discussed further in a later section. This chart shows that Hart County has a similar industry base as adjacent counties but is 3 times larger than the State average for Agricultural, Forestry etc... and more than twice the percentage of the State average for Manufacturing. This indicates that Hart County and the surrounding Counties are more reliant on Agriculture and Manufacturing than the average of the rest of Georgia.

Table 4.2 shows the education of the labor force in the Hart County area which includes Hart, Elbert, Franklin and Madison Counties. This data shows that the percent of the population in the labor force that did not graduate high school is basically the same for all age groups with the exception of 65+. The same is observed for the high school graduates. Higher paying job opportunities, even in manufacturing, are requiring more than a high school education. For the 69% of the labor force at a high school or lower education level, the job opportunities in higher paying jobs are limited. This data may also be interpreted that those Hart area citizens that have more than a high school education are moving out of the area to find gainful employment opportunities.

The percentage of the labor force that has some college and/or associates degree is higher in the younger population ranges. This is a positive indicator where today's higher paying job opportunities are requiring some advanced education. This data could be showing that there are opportunities for higher paying jobs in the Hart area for those residents that obtain some advanced education. This data could also be showing that the younger workers are recognizing the need for a higher education.

The percentage of the labor force with a bachelor's degree is highest in the 25-34 age group. This could be indicative that some jobs that require this level of education are available for more experienced workers in the Hart area such as management level jobs or the growing health care sector. Similar observations and conclusions could be drawn about the more advanced graduate and professional level degrees.

Overall table 4.2 indicates that the education level of the workforce is strongly in support of lower paying less educated jobs. This is a very important issue that will be addressed in the goals section of this plan.

<b><u>Table 4.2 Education of the Labor Force (Hart Area-includes adjacent Counties)</u></b>						
	% of Total	18-24	25-34	35-44	45-65	65+
Not HS Grad.	30.7	29.9	21.4	23.1	29.6	49.8
HS Graduate	38.7	39	39.8	43.5	41.3	28
Some College/AS	20.3	28.2	25.3	21.8	18.7	12.2
Bachelor Degree	6.5	2.7	10	6.8	5.5	6.6
Graduate/Proff.	3.8	0.1	3.6	4.8	4.9	3.4

Source: Ga Department of Labor



With the exceptions of 2003 and 2004, Hart County's unemployment rate has remained consistently above the unemployment rate for the United States (table 4.3). However, Hart County's unemployment rate has been consistently higher than Georgia's. Comparison of the Hart County unemployment rate with surrounding Georgia counties has mixed results of higher and lower.

Figure 4.1 compares the Hart County unemployment rate with the State and the United States. In general Hart County has mirrored the State's unemployment rate. In addition the general trend of both Hart County and Georgia mirrors the National trend however some interesting observations become apparent from this chart.

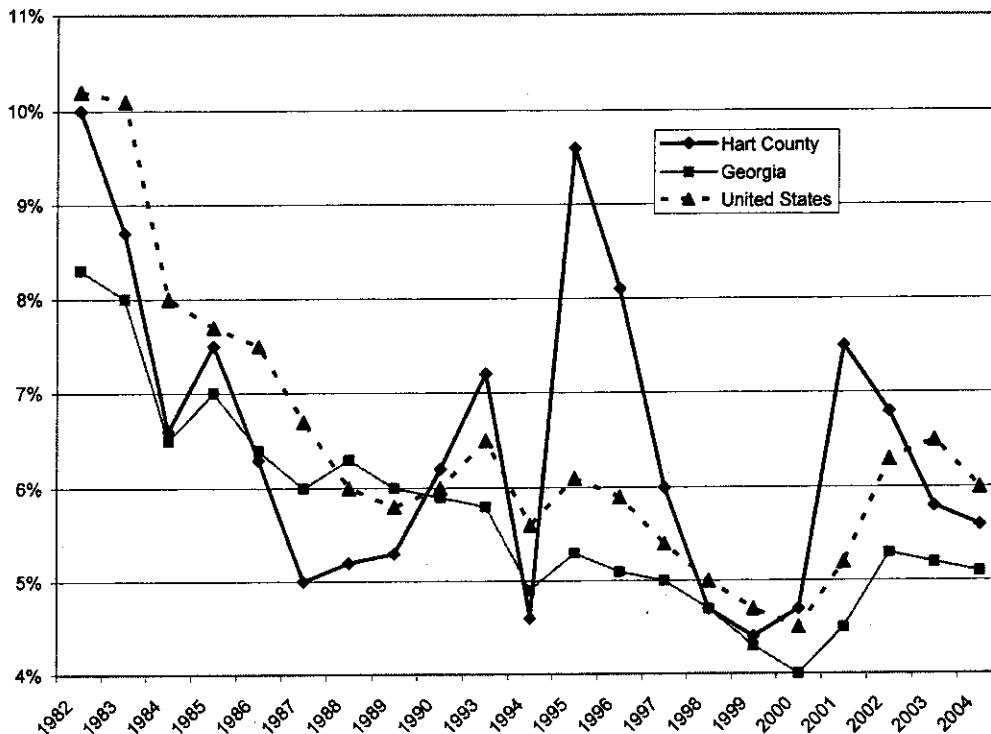
<b>Table 4.3 Unemployment Rates</b>							
	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
<b>United States</b>	5.5%	5.6%	4.0%	4.7%	5.8%	6.0%	5.5%
<b>Georgia</b>	5.4%	4.8%	3.5%	4.0%	4.8%	4.7%	4.6%
<b>Hart County</b>	<b>5.7%</b>	<b>9.1%</b>	<b>4.2%</b>	<b>7.0%</b>	<b>6.3%</b>	<b>5.3%</b>	<b>5.1%</b>
<b>Franklin</b>	7.6%	5.4%	3.3%	5.1%	4.5%	4.5%	4.2%
<b>Elbert County</b>	7.8%	8.0%	7.4%	7.1%	6.6%	6.6%	5.8%
<b>Madison County</b>	6.6%	3.6%	2.7%	3.8%	3.7%	3.7%	3.7%

Source: US Department of Labor

There are noticeable spikes in the unemployment rate observed for Hart County. These spikes appear to parallel significant plant closures in Hart County. Because of the relative small workforce, a few hundred job losses from a plant closure(s) has a significant impact on the Hart County unemployment rate. The recent announcement (2005) of three plant closures in Hart County may drive the Hart County unemployment rate into the double digits in 2006.

The fact that periodic abnormal spikes in unemployment have been the apparent norm in Hart County indicates a drastic need to analyze and reformulate the economic development strategy of the County to stabilize the work force opportunities. This too will be addressed in the goals section of this plan.

**Figure 4.1: Hart County Historical Unemployment Rate**



#### **4.2. County Labor Force Estimates and Projections.**

Table 4.4 provides recent labor force estimates for Hart and surrounding counties. Approximately 45,000 persons comprise the area labor force. Each county in Table 4.4 has witnessed a growth in the labor force with the exception of Hart County. Based on the data presented in this table, the labor force in Hart County appears to have shrunk 14%.

<b>Table 4.4 Labor Force Of Hart and Surrounding Counties</b>				
County	1990	1994	2003	% Change 1990-2003
Elbert	8,675	8,794	9,709	12
Franklin	9,252	9,236	11,360	23
Hart	10,989	9,600	9,496	<b>-14</b>
Madison	10,999	11,511	14,045	28
Total	39,915	39,141	44,610	12

Source: Georgia Department of Labor & 1995 Hart County Comp Plan

The labor force change does not correlate with the population growth observed in Hart County from 1990 to 2000 (16.7% population growth). This may be indicative of the population growth associated with the retirement community where the retirees are not a part of the labor force but are contributing to the population growth. Another conclusion is that the number of job opportunities for Hart County residents is shrinking and the residents that would be part of the labor force are having to find employment outside of Hart County. The 1995 comp plan projected the civilian labor force in Hart County to increase only modestly from 10,719 in 1991 to 12,255 in the year 2015. However based on the data in table 4.4 a prediction on labor force for 2015 would be difficult because the data indicates a reduction in the labor force rather than a growing labor force.

If new jobs are created in Hart County then the labor force would be expected to grow to match the need for filling these jobs. If the job opportunities decline in the planning period then the labor force would be expected to contract.

The 1995 comp plan targeted specific labor force age groups correlating that data with population projections. The plan recognized limitations of targeted age group labor force projections especially in light of the fact that the civilian labor force for workers 45 years and over may be larger than normal in Hart County because many of the older persons in (or moving into) Hart County that are retired and semi-retired persons. This is an important demographic further explored in the population section of this plan due to the fact that the County enjoys 220 miles of lakeshore that is attracting retirees.

New higher paying industries (employers) will need to be recruited to locate in Hart County to persuade the younger workers to remain in the local area. Another implication of the labor force projections is that, with an aging labor force, new jobs geared toward the ability of older workers will be needed. Local sentiments continue to be that Hart County needs new jobs to keep the young people here, and that if jobs are increased, the younger age group segments of the work force will increase in number.

In addition to forecasting the future labor force numbers, it is important to comprehend the occupations and industries within which residents of Hart County work.

#### 4.3. Employment By Occupation.

Employment trends by occupation of Georgia and Hart County is shown in tables 4.5 and 4.6, respectively. Both Georgia and Hart County saw increases in the percent employed in Professional, Health and other service industries. Hart County bucked the Georgia trend in agriculture with a relative stable percentage employed in agriculture observed in Hart County while the State saw a decrease in the percentage.

In addition, another key trend was the drastic decrease in the percentage of Hart County's work force employed in manufacturing, a decrease that was significantly larger than the decrease in the Georgia percentage. Hart County also differed from the Georgia trend in the transportation category where it remained stable as opposed to an overall decrease in the state's percentage

<b>Table 4.5: Georgia Employment by Industry- Trends</b>		
	<b>1990</b>	<b>2000</b>
<b>Total Employed Civilian Population</b>	100.0%	100.0%
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	2.7%	1.4%
<b>Construction</b>	6.9%	7.9%
<b>Manufacturing</b>	18.9%	14.8%
<b>Wholesale Trade</b>	5.1%	3.9%
<b>Retail Trade</b>	16.5%	12.0%
<b>Transportation, warehousing, and utilities</b>	8.5%	6.0%
<b>Information</b>	NA	3.5%
<b>Finance, Insurance, &amp; Real Estate</b>	6.5%	6.5%
<b>Professional, scientific, management, administrative, and waste management services</b>	4.9%	9.4%
<b>Educational, health and social services</b>	14.9%	17.6%
<b>Arts, entertainment, recreation, accommodation and food services</b>	1.0%	7.1%
<b>Other Services</b>	8.6%	4.7%
<b>Public Administration</b>	5.4%	5.0%

Source: GA Dept. of Labor

**Table 4.6 Hart County Employment by Industry- Trends**

<b>Category</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>Total Employed Civilian Population</b>	7,682	100.0%	9,091	100.0%	10,409	100.0%
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	292	3.8%	443	4.9%	461	4.4%
<b>Construction</b>	573	7.5%	551	6.1%	835	8.0%
<b>Manufacturing</b>	3,783	49.2%	3,994	43.9%	3,179	30.5%
<b>Wholesale Trade</b>	175	2.3%	211	2.3%	220	2.1%
<b>Retail Trade</b>	885	11.5%	1,201	13.2%	1,098	10.5%
<b>Transportation, warehousing, and utilities</b>	219	2.9%	412	4.5%	480	4.6%
<b>Information</b>	NA	NA	NA	NA	188	1.8%
<b>Finance, Insurance, &amp; Real Estate</b>	183	2.4%	198	2.2%	352	3.4%
<b>Professional, scientific, management, administrative, and waste management services</b>	158	2.1%	235	2.6%	394	3.8%
<b>Educational, health and social services</b>	806	10.5%	1,039	11.4%	1,719	16.5%
<b>Arts, entertainment, recreation, accommodation and food services</b>	271	3.5%	48	0.5%	576	5.5%
<b>Other Services</b>	161	2.1%	506	5.6%	552	5.3%
<b>Public Administration</b>	176	2.3%	253	2.8%	355	3.4%

Source: GA Dept. of Labor & 1995 Hart County Comp Plan

Contradictory to the 1995 comprehensive plan, the occupational profile of Hart County's labor force has changed over the past two decades. This observation was not apparent with the 1990 data but does appear in the 2000 data. The 1995 plan identified that many other county labor forces have transitioned from majority industrial economy from 1970 to 1990 to a service-based economy.

Apparently the trend towards a service-based economy took longer than other communities due to the fact that the 1990 data did not show this trend but it was apparent in the 2000 data. Although a 40% decrease in the percentage of Hart County employees employed in

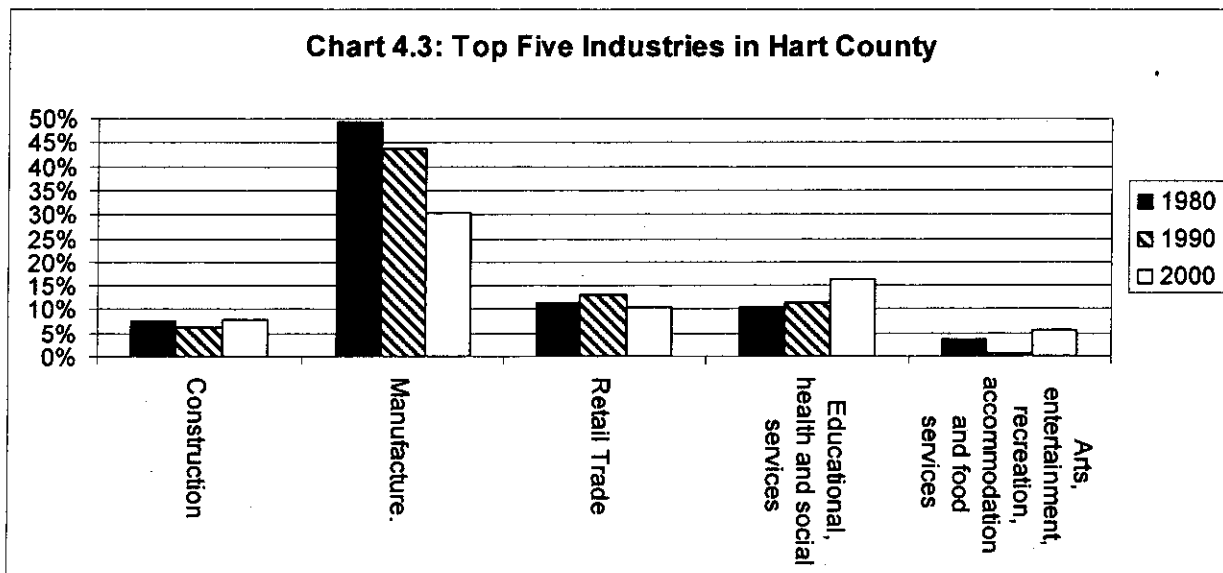
manufacturing was observed in the past two decades, Hart County may still be abnormally reliant on manufacturing. This conclusion could be drawn from the fact that the Hart County 2000 percentage of employment in manufacturing is more than twice the State's percentage.

Similar to the 1995 plan conclusion, the labor force participants in Hart County are still majority blue collar, although the margin between blue and white collar workers has consistently decreased. With an increase in the retirement population as well as the increased tourism due to the lake, the employment opportunities in the service sector should continue to increase.

Generally, the major difference between the occupational profiles of the nation and state, on one hand, and Hart County on the other, is that the local labor forces are substantially more "blue collar" and significantly less "white collar". Hart County had in 1990 three to four times the percentage of total workers in precision production occupations than did the state and nation and continues to have a significantly higher percentage in 2000. Overall however it appears Hart County's economy has made some transition to a service base like the national and state economics have.

#### **4.4. Employment By Industry.**

Employment categorized by type of industry is provided for Hart County in Figure 4.3. This chart also illustrates the general trends for these industries. Manufacturing continues to be the largest-employing industry of Hart County's resident workers. However, manufacturing's share of industry has steadily decreased over the last two decades.



The fastest growing segments of the economy have been in educational, health, and social services as well as arts, entertainment, recreation, accommodation and food services. Retail trade and service employment has increased significantly for Hart County's working residents over the past two decades

#### **4.5. Commuting Patterns.**

The areas where the working residents of Hart County were employed in 2000 are indicated in Table 4.7. This table shows that a large percentage of the residents are employed in Hart County. The largest out of county commute is to Franklin county.

<b>Table 4.7: 2000 Commuting Patterns of Hart County Residents</b>			
<b>County Of Residence</b>	<b>To Workplace</b>	<b>Count</b>	<b>Percentage</b>
Hart Co. GA	Hart Co. GA	6,768	65.9%
Hart Co. GA	Franklin Co. GA	1,669	16.2%
Hart Co. GA	Elbert Co. GA	371	3.6%
Hart Co. GA	Anderson Co. SC	346	3.4%
Hart Co. GA	Clarke Co. GA	272	2.6%
Hart Co. GA	Stephens Co. GA	210	2.0%
Hart Co. GA	Other (each less than 1%)	639	6.2%

Source: US Bureau of Census

More revealing is the data presented in table 4.8 that shows the historical commuting patterns for the past two decades. This data shows that the percentage of the work force of Hart County residents working in Hart County increased from 1980 to 1990 but then dropped in 2000.

The percentage of Hart County working residents commuting to Anderson SC decreased from 1980 to 1990 apparently due to the increase in local job opportunities as evidenced in the Hart County employed percentage of 1990.

The percentage and number of Hart County working residents commuting to Franklin County increased from 1990 to 2000. This indicates that more job opportunities were available in Franklin County than in Hart County during this period.

Tables 4.9 & 4.10 show the commuting data for workers working in Hart County. Table 4.9 shows the 2000 data and indicates that 76% of the workers in Hart County reside in Hart County. As shown in table 4.10 this percentage has steadily decreased in the past two decades. This leads to the conclusion that a higher percentage of Hart County residents must commute out of county for employment and further reinforces that less local employment opportunities are available for Hart County residents.

**Table 4.8: Historical Commuting Patterns of Hart County Residents**

County Where Employed	1980 %	1990 %	2000 %
Hart Co.	60	71.3	65.9
Franklin Co. Ga	14	12.5	16.2
Elbert Co. Ga	4	3.3	3.6
Anderson Co. SC	7	3.9	3.4
Clarke Co. GA	2	3	2.6
Stephens Co. GA	2	1	2
Other	12	4.2	6.2

Source: US Bureau of Census & 1995 comp plan

However it is also important to look at the numbers and other factors behind these percentages. The number of residents in Hart County that worked in Hart County was 4,525;1980, 6,352;1990, 6,768;2000. Therefore the number of employment opportunities has steadily increased over the past two decades. This positive indicator when combined with the percentage data shows that jobs are being produced in Hart County however they are either not at the right quantity or the right type of job to keep pace with the needs of the Hart County residents.

**Table 4.9: 2000 Commuting Patterns for Hart County Workers**

Place of Residence	Workplace	Count	Percentage
Hart Co. GA	Hart Co. GA	6,768	76.0%
Elbert Co. GA	Hart Co. GA	700	7.9%
Franklin Co. GA	Hart Co. GA	638	7.2%
Anderson Co. SC	Hart Co. GA	262	2.9%
Madison Co. GA	Hart Co. GA	106	1.2%
Stephens Co. GA	Hart Co. GA	101	1.1%
Other (each less than 1%)	Hart Co. GA	329	3.7%

Source: US Bureau of Census

Another factor to consider is that due to the lake and other quality of life factors in Hart County, some of the out of county commuters may be moving to Hart County to live on the lake or in the County. These residents may choose to move here even though their employment opportunities are in other counties. With Hart County's close proximity to the Anderson MSA, Athens MSA, and even areas near Atlanta GA and Greenville SC, the County may be moving towards a "bedroom" community for the larger MSA areas. This too needs to be evaluated in the goals of Hart County as these MSA areas grow and become more of an influence to Hart County.



**Table 4.10: Historical Commuting Patterns of those working in Hart County**

<b>County Of Residence</b>	<b>1980 %</b>	<b>1990 %</b>	<b>2000 %</b>
Hart Co.	84	81.9	76
Franklin Co. Ga	7	6.3	7.2
Elbert Co. Ga	3	6.2	7.9
Anderson Co. SC	2	1.8	2.9
Madison Co. GA	1	1.2	1.2
Stephens Co. GA	1	0.8	1.1
Other	2	1.8	3.7

Source: US Bureau of Census & 1995 comp plan

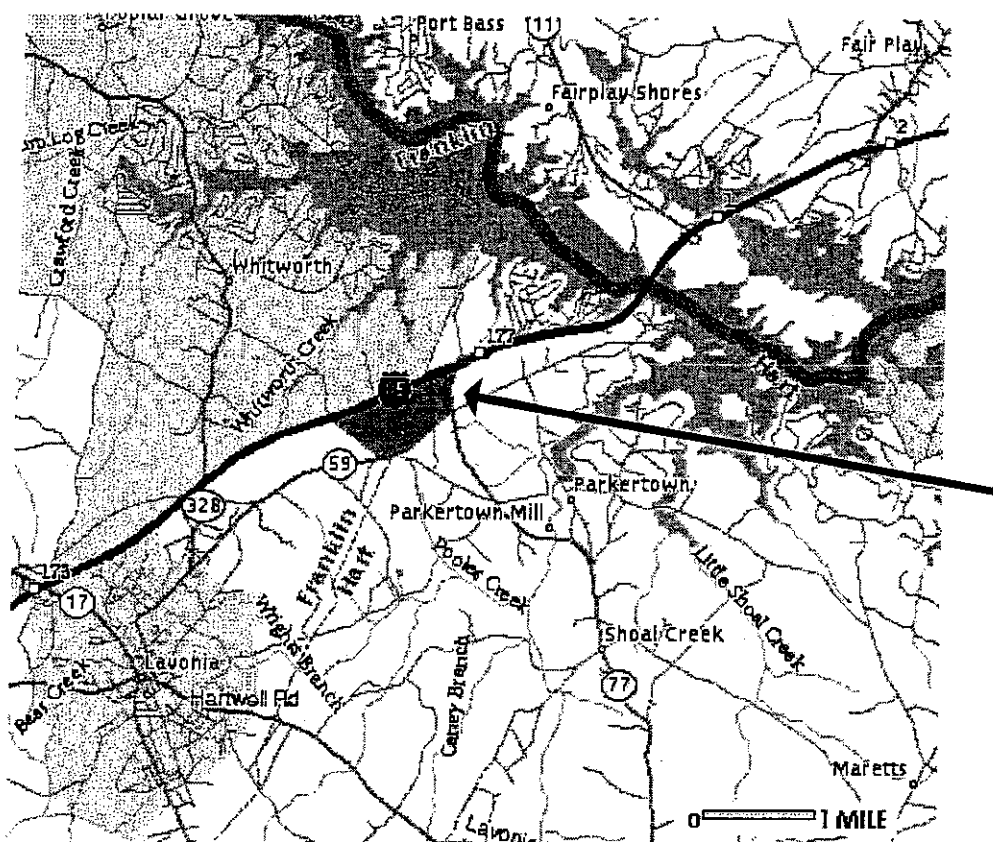
#### **4.6. Skill Levels of the Labor Force.**

The skill level of the labor force is an important factor in recruiting and retaining industry. Hart County is served by two technical colleges, North Georgia Tech and Athens Tech. The Gateway industrial park (see map 4.3) is served by North Georgia Tech's newest campus south of Toccoa, Ga. Athens Tech has several satellite campus's near Hart County. The technical colleges "Quick Start" training program has been a very important incentive that Hart County has used to recruit and retain new and existing businesses into the County.

The Hart County high school has vocational programs. Hart County recently added a large addition to the Hart County library in Hartwell GA to house the Hart County literacy center which provides some job training and retraining programs.

Hart County is also in close proximity to other colleges and universities including Clemson University (SC), Anderson College (SC), UGA (Athens GA), Truet McConnell College, Emanuel College (Franklin Springs GA), Toccoa Falls College (Toccoa GA).

All these opportunities create the potential for a variety of skill levels. More information on education level of Hart County residents is presented elsewhere in this plan.



**Map 4.3 Gateway Industrial Park**

#### **4.7 Other Assets and Incentives**

Hart County has pursued incentives and developed other assets that are important tools in recruiting and retaining industry. Recently Hart County has secured an Employment Incentive Program grant. This program gave Hart County several hundreds of thousands of dollars that were then loaned to a local company that is expanding their business and retaining jobs.

As this money is paid back to Hart County, with interest, the money can then be loaned to another industry. These revolving loan funds will continue to be a tool that can help Hart County attract and retain industry.

There are several state incentives available such as Freeport exemptions and job tax credits. These too have been important economic development tools. In addition, Hart County has been successful in securing State grants for economic development.

The County has also applied local incentives such as tax abatement and SPLOST infrastructure commitments to promote new industry.

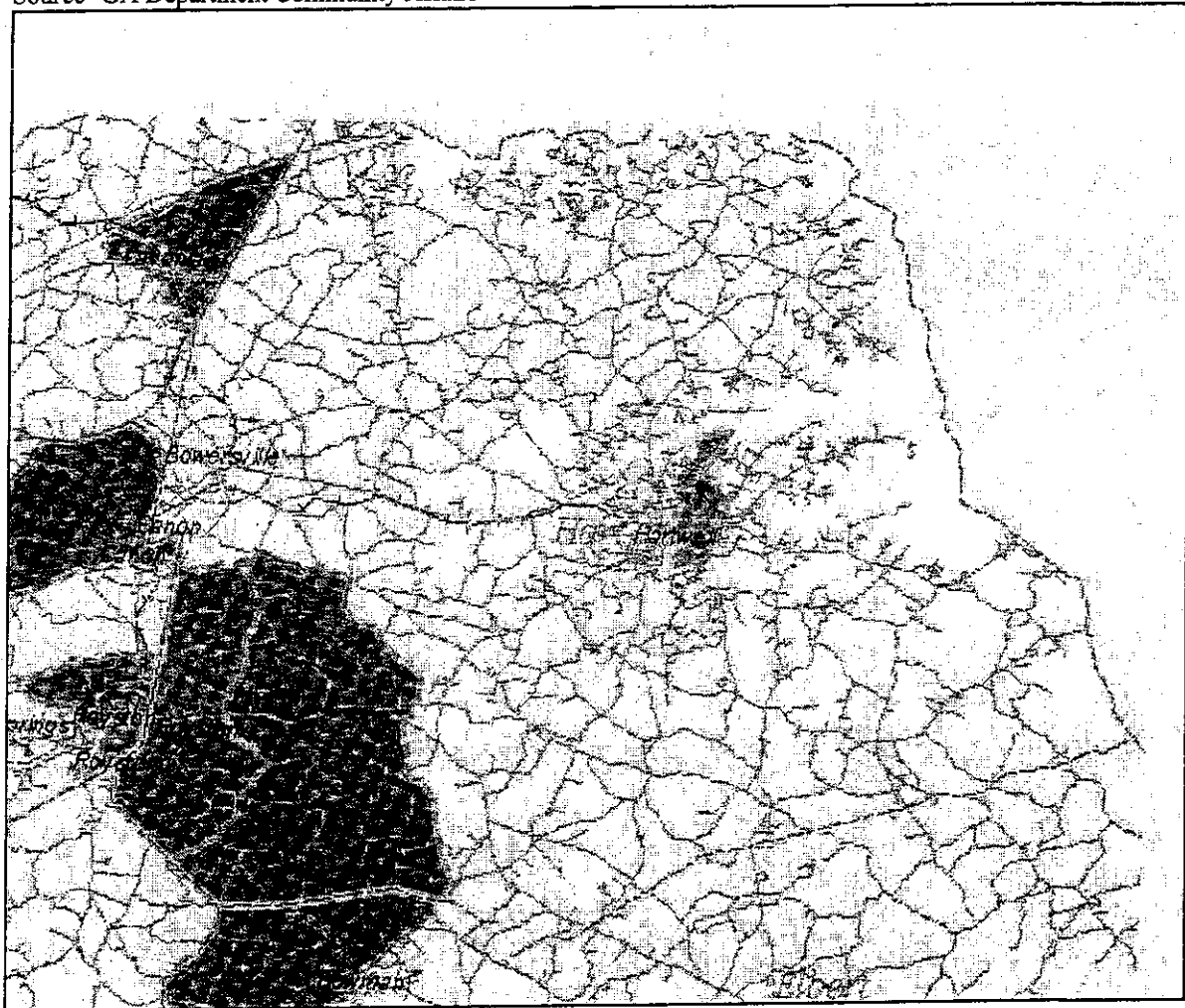
Another important factor that the County is planning to pursue aggressively is the fact that a section of the County is located in the Federal and State identified empowerment or opportunity zones. These areas have been identified as two or more adjacent census tracts where the more than 20% of the population is below the poverty level (see map ). As a result of this, the State and Federal Government consider these areas a higher priority in competition for grant funds for infrastructure and economic development. In addition the State allows extra incentives

such as additional job tax credits to industries that locate or expand in these zones.

Hart County will also be pursuing the fact that the Franklin County portion of the Gateway Industrial Park is located in an Empowerment Zone. The County will be applying for the entire Industrial park eligible for empowerment zone opportunities.

#### **MAP 4.4- EMPOWERMENT ZONES**

Source- GA Department Community Affairs



#### 4.8- Wage Levels and Other Income.

Average wages, the number of establishments, number of jobs, and rank in the State is shown in table 4.11 . The number of establishments has grown 30% in ten years however the number of jobs has only grown 2%. This indicates that the types of jobs created has been with establishments that hire a smaller number of employees. While the job creation data is discouraging the increase in the number of establishments is a positive indicator.

In addition, the possibility that new establishments may have a smaller number of employees could be a positive indicator. One of the problems with the employment conditions in Hart County as addressed in the unemployment section of this chapter is that when larger employers decide to cut massive amounts of jobs it has a large impact on the unemployment rate in the County. With a more diverse employment of smaller employment shops then the impacts of several small shops closing or laying off employees will have less of an impact than the larger shops.

Inspection of table 4.6 shows that most of the job growth from 1990 to 2000 was in the service sector including construction, finance/real estate, professional, health & education, and arts/food service. Therefore it could be assumed that these sectors are growing with smaller numbers of employees in these new establishments. This is a positive indicator because diversity with new establishments of smaller employee size will have less of an impact if these new establishment do not succeed as opposed to the historical Hart County impacts of larger manufacturing facilities shedding large numbers of employees.

Source: Stats Indiana (demographics of federal statistics from US Bureau of Labor Statistics)

<b>Table 4.11- Hart County Overall Wage Data</b>				
<b>Wages</b>	<b>Establishments</b>	<b>Jobs</b>	<b>Ave. Wage/job</b>	<b>Rank in GA</b>
1993	340	6907	\$24,177	55
1994	346	6725	\$25,101	49
1995	354	6575	\$26,015	40
1996	359	6531	\$24,763	60
1997	370	6615	\$26,200	47
1998	370	7018	\$27,435	44
1999	396	7574	\$27,567	46
2000	410	7923	\$27,874	38
2001	418	7561	\$27,233	46
2002	444	7092	\$27,445	50
2003	443	7043	\$26,684	60

Table 4.11 also shows that the average wage per job has fluctuated a great deal over

the ten year period. The data indicates that the increases observed in wages in the 1990's has stabilized or lost ground in the early 2000's. Our ranking in the State is also losing ground. However the data presented in table 4.11 is adjusted for inflation and therefore our average wages have increased 10% over the ten year period. This too is a positive indicator.

Table 4.12 shows the distribution of jobs by category with the average wage, number of jobs, number of establishments, and the percent of the total of jobs in Hart County for 2003. The data presented in this table shows the higher paying sectors are manufacturing, transportation/warehousing, utilities, information, finance/insurance, and professional/technical. The data also shows that the lowest paying sectors are food service, arts/recreation, real estate and retail trade.

Source: Stats Indiana (demographics of federal statistics from US Bureau of Labor Statistics)

<b>Table 4.12- Hart County Industrial Distribution of Jobs 2003</b>				
<b>Industry</b>	<b>Establishments</b>	<b>Jobs</b>	<b>Ave. Wage/job</b>	<b>% in County</b>
Total 2003	443	7,043	\$26,684	100
Private	407	5,862	\$26,627	83.2
Construction	71	382	\$20,877	5.4
Manufacturing	35	2,174	\$33,776	30.9
Retail Trade	84	875	\$15,353	12.4
Trans./warehs	3	35	\$37,379	0.5
Utilities	4	169	\$44,708	2.4
Information	8	113	\$48,305	1.6
Finance/insur.	24	129	\$32,990	1.8
Real estate	6	23	\$15,950	0.3
Prof./tech	1	57	\$50,942	0.8
Admin./waste	16	265	\$18,329	3.8
Educ. Svcs.	11	602	\$26,180	8.5
Arts/recreation	7	121	\$14,008	1.7
Food service	26	393	\$8,119	5.6
Other	31	113	\$14,613	1.6
Public Admin	11	130	\$26,033	1.8

Combining the data shown in table 4.12 with the data in table 4.6 (job growth 1990-2000) shows positive indicators of growth in Hart County in the higher paying sectors of finance/insurance, professional, transportation, and information (no data on 1990). These are areas where the County has seen a growth in the number of higher paying sector jobs. Manufacturing is the only higher paying sector that has been losing jobs in the past decade. This information could be critical in the goals section of this plan when addressing the types of jobs the County desires to encourage.

Lower paying sectors have also seen a growth in jobs in the past decade. These include real estate and arts/food service. The only lower paying sector that has seen a contraction of job growth in the past decade was retail trade.