Hart County Comprehensive Plan 2007-2030 Supporting Data and Analysis



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CHAPTER ONE: POPULATION

The Population Element provides an inventory and analysis of demographic data, defining significant trends and attributes to help determine how human services, public facilities, and employment opportunities can adequately support existing and future populations. The information may also assist in establishing desired growth rates, population densities, and development patterns consistent with the goals and policies for the region. In some categories local performance is also compared with the state and other communities in Georgia. This information is then used as the foundation for the other elements of the plan.

1.1 Population Trends in Influencing Regions

Because Hart County rests between several metropolitan areas and along a major Interstate corridor, the county's population is largely shaped by trends from these surrounding regions. (See Map 1-1) Two of Georgia's Metropolitan Statistical Areas (MSA), Gainesville-Hall and Athens, lie within 50 miles of downtown Hartwell to the west and southwest, respectively, with fast-growing metropolitan Atlanta immediately beyond that. Heading east and north is Anderson, South Carolina, also considered part of the greater Greenville-Spartanburg-Anderson MSA. Combined those metropolitan regions comprise roughly 6,000,000 people.

Map 1-1: Hart County Regional Context/ Interstate 85 Corridor



Table 1-1 provides an indication of the growth experienced by these metropolitan regions surrounding Hart County. Anderson SC, which is only approximately 25 miles away, increased in population by approximately 12,000 persons (9%) between 1980 and 1990. Between 1990 and 2000 the MSA added an additional 20,544 people, an increase of over 14%. The Athens GA MSA, which as of 1990 included Athens-Clarke County, Madison County and Oconee County, increased by 31,353 persons and had a growth rate of 30% between 1980 and 1990. The growth rate reduced slightly to 22.1% between 1990 and 2000 when the MSA added 30,054 persons. But it was Gainesville-Hall County that experienced the most rapid growth by adding more than 63,000 new residents for an 84% increase over the 20-year period. All three metro regions are growing in size and population, suggesting that Hart County's central location among these MSAs will experience comparable growth.

Table 1-1: Population Trends - Metropolitan Areas

	1980			Change		
		1990	2000	'80-90	'90-00	
MSAs*						
Anderson, SC	133,235	145,196	165,740	9.0%	14.1%	
Athens, GA	104,672	136,025	166,079	30.0%	22.1%	
Gainesville/ Hall Co. GA	75,649	95,428	139,277	26.1%	45.9%	

MSA = Census designated Metropolitan Statistical Area; Anderson SC is a part of the Greenville-Spartanburg-Anderson MSA.

Source: U.S. Census; <u>State and Metropolitan Area Data Book 1991</u>; <u>1990 Census of Population and Housing</u>; Northeast Georgia RDC, 1992; Comprehensive Plan - Jackson County, Georgia.

As another comparative measure of the contexts facing Hart County, Table 1-2 shows the population trends for the area's regional government districts. Hart County itself is located within the Georgia Mountains Regional Development Center (GMRDC) region that encompasses thirteen counties in Georgia's northeastern corner, touching both the North and South Carolina borders. The Georgia Mountains Region increased by 60,452 persons during the 1980s. Most of this growth occurred in Forsyth and Hall Counties, however, influenced by the population growth of the Lake Lanier area and the suburban expansion of metropolitan Atlanta. It was not until the 1990's that the region's outlying counties witnessed comparably notable growth rates as the region increased by an additional 150,880 persons, measuring a population increase of nearly 50 percent. Forsyth and Hall County did account for most of the growth, but every other county experienced increases significant enough to trigger signs of suburban development across the entire region.

Table 1-2: Population Trends - Regional Government Districts

				Change	
	1980	1990	2000	'80-90	'90-00
Regions					
Georgia Mountains	244,010	304,462	455,342	24.8%	49.6%
Northeast Georgia	233,230	328,223	438,300	40.7%	33.5%
Appalachian COG (SC)	791,895	888,057	1,028,656	12.1%	15.8%

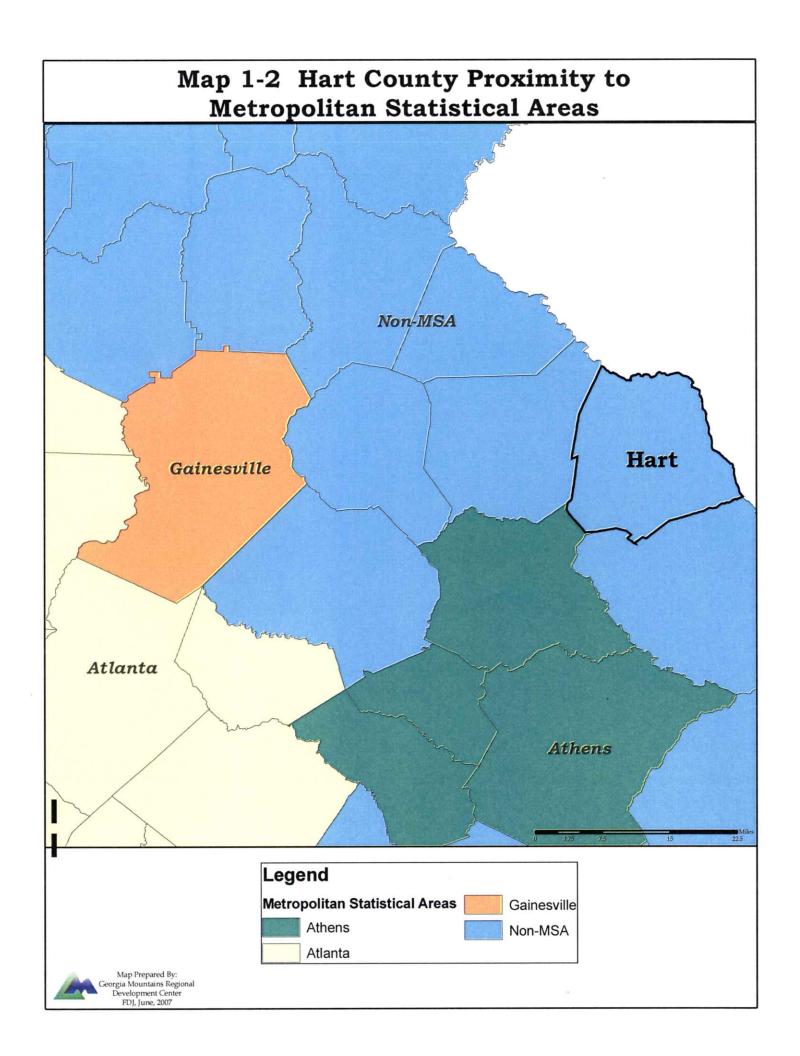
Regions = Georgia Regional Development Center or South Carolina Council of Governments. Source: U.S. Census; State and Metropolitan Area Data Book 1991; 1990 Census of Population and

Housing; Northeast Georgia RDC, 1992; Comprehensive Plan - Jackson County, Georgia.

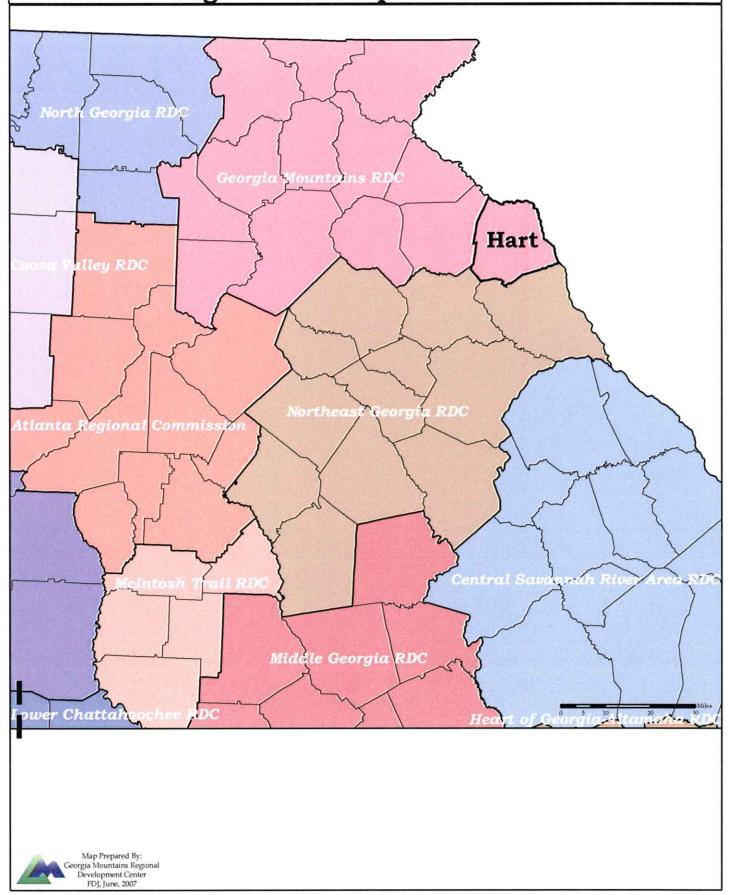
The adjacent, twelve county Northeast Georgia RDC includes Elbert and Madison Counties, two of the three counties neighboring Hart County. Between 1980 and 1990, the region gained more than 94,000 persons and at 40% had a higher growth rate than the GMRDC. However, between 1990 and 2000, while nearly 110,000 new persons were added, the growth rate slowed to less than 34%.

Across the State border from Hart County is the Appalachian Council of Governments (ACOG), northwestern South Carolina's equivalent of a Regional Development Center. The ACOG includes the previously mentioned Greenville-Spartanburg-Anderson MSA, a booming region that recently surpassed 1 million residents. The growth rates for the ACOG are small only because of the larger population base and the region still grew by more than 200,000 residents between 1980 and 2000.

Maps 1.2 and 1.3 illustrate Hart County's location with respect to the nearby metropolitan areas and Georgia's Regional Development Centers.



Map 1-3 Hart County Proximity to Regional Development Centers



1.2 Hart County Population Change 1980-2000

Between 1930 and 1970 Hart County's population remained relatively constant at around 15,500 persons. It wasn't until the 1970's and 80's that the population became more dynamic. As indicated in Table 1.3 all three 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%, 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 had only a slightly positive growth rate in the 1980s (1%) but is without Interstate access and with prohibitive development restrictions on Lake Russell.

Table 1-3: Population Trends, Hart County and Surrounding Areas

		Ye	ar		Change		
	1970	1980	1990	2000	'70-80	'80-90	'90-00
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%
Hart Co.	15,814	18,585	19,712	22,997	17.5%	6.1%	16.7%
Elbert Co.	17,262	18,758	18,949	20,511	8.7%	1%	8.2%
Franklin Co.	12,784	15,185	16,650	20,285	18.8%	9.6%	21.8%
Madison Co.	13,517	17,747	21,050	25,730	31.3%	18.6%	22.2%
Bowersville		318	311	334		-2.2%	7.4%
Canon		704	737	755		4.7%	2.4%
Hartwell		4,855	4,555	4,188		-6.2%	-8.1%
Royston		2,404	2,758	2,493		14.7%	-9.6%

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; State and Metropolitan Area Data Book 1991; <u>The Georgia County Guide</u>, 11th Edition. 1992

Between 1990 and 2000 the two States and three counties continued the trend of increasing growth rates. Hart County's population growth rate increased to 16.7% from 1990-2000, up from 6.1% in the previous decade. Franklin County increased by 21.8%, while Madison County increased by 22.2%. Even Elbert County, which had only increased by 1% during the 1980s, increased by 8.2% from 1990 to 2000. Three Cities, however, did not fare as well. Canon's grew but at a lower rate while the populations of Hartwell and Royston decreased outright. Bowersville's increase, meanwhile, is more a reflection on the community's small size rather than an indication of any counter trend.

When reviewing population trends within Hart County it's also worth considering the distribution among Census Blocks. This type of information can be influential in determining why change is occurring and where public resources could be best utilized. The largest increase for a Census Block within Hart County 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. The second largest increase was 22% for Block 9601, which contains most of the lakeshore. Block 9603 in the southwestern section of the County had a 17% increase in population, possibly influenced from the Athens MSA. The remaining two blocks saw population increases of 12% and 11%. Map 1.4 illustrates the location of the Census Tracts and the general distribution of the County's population.

Table 1-4: Populations of Hart County Census Blocks

Census Block	1990	2000	% Change '90-00
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%

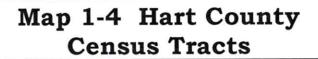
Source: U.S. Census

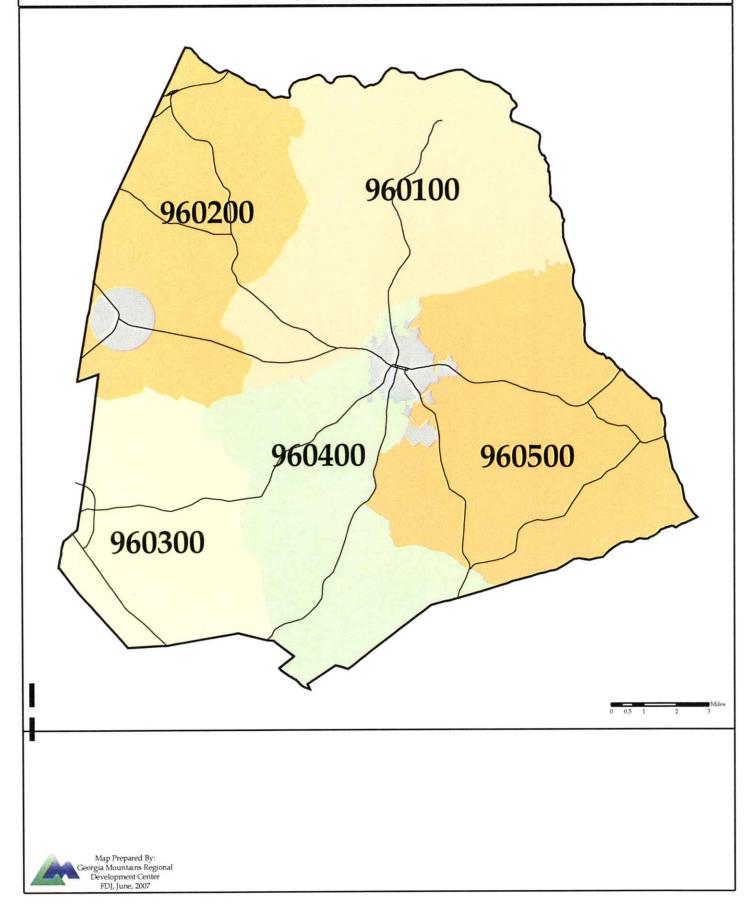
Table 1-5 lists the population density for Hart County's geographic sub-regions. The regions reported for these areas are not of equal land size with the southeast region being significantly higher in land size than the other four regions. Correlating to this larger land size is a higher percentage of 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 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 1-5: Population Density – Hart County

		1990			2000			
Census Division/ Area of County	Square Miles	Pop.	% of County	Persons/ SM	Pop.	% of County	Persons/ SM	Change '90-00
Bowersville/ Northwest	47	2,369	12.0%	50.6	3,096	13.50%	66.1	31%
Royston/ Southwest	23	2,450	12.4%	107.4	2,788	12.10%	122.2	14%
Hartwell/ Southeast	160	10,736	54.5%	66.9	12,048	52.40%	75.1	12%
Reed Creek/ Northeast	49	4,157	21.1%	85	5,065	22.00%	103.6	22%
Total	232	19,712	100.0%	84.9	22,997	100.0%	99	17%

Source: U.S. Census.





1.3 Analysis of Components of Population Change

There are 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). 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 7-year period from 1997 to 2003, natural increase only added 94 persons to Hart County's population.

Table 1-6: Natural Population Change - Hart County

Year	Total Births	Total Deaths	Natural Change
1997	240	211	29
1998	246	239	7
1999	295	285	10
2000	262	293	-31
2001	282	268	14
2002	280	284	-4
2003	329	260	69
1997-2003 Total	1,934	1,840	94
Annual Average	276	263	13

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

Table 1-7 compares Hart County's components of population change from the 1980's through 2003 with surrounding counties. Hart County had smaller increases in population due to natural increase than all surrounding counties, while Hart County's net in-migration surpassed only Elbert County.

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, composing nearly 90% 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. This trend continued through 2000-2003, where the natural increase was negative at -0.1%, indicating there were actually more deaths than births in the county, while net migration increased by 451 persons. Until this region matures from a more rural county to a more suburban condition, it is anticipated that in-migration will remain the primary component of population change for Hart County.

Table 1-7: Components of Population Change

	Natural	% Natural	Net	% Net
	Increase	Increase	Migration	Migration
1980-1990				
Elbert	911	4.9%	-720	3.8%
Franklin	463	3.1%	1002	6.6%
Hart	426	2.3%	701	3.8%
Madison	1302	7.3%	2001	11.3%
1990-1999				
Elbert	517	2.7%	-38	-0.2%
Franklin	454	2.7%	2254	13.5%
Hart	265	1.3%	2189	11.1%
Madison	1366	6.5%	2820	13.4%
2000-2003				
Elbert	105	1.6%	40	0.6%
Franklin	79	1.2%	787	11.7%
Hart	-6	-0.1%	451	6.0%
Madison	374	4.4%	965	11.3%

Source: www.georgiastatts.uga.edu

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

- Hart County will grow more influenced by the exurban growth from the Athens MSA.
 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 will grow more influenced by population growth in Anderson, South Carolina. This metro area will immediately impact the other side of Lake Hartwell, which will in turn raise attention and development pressures on the Hart County side.
- Expansion of metro Atlanta suggests Interstate 85 will have a direct, positive influence on growth and development in Hart County. Past trends show population growth along the I-85 corridor, while communities without such Interstate access (Elbert County) have been more static. The completion of road and infrastructure improvements along GA 51 between Hartwell and I-85, which serves the new Gateway Industrial Park, will aid in attracting growth along the corridor.
- Improvements in lifestyles, medical care and technology will continue to allow people to
 live longer and enable more people to live outside traditional metropolitan centers.
 Innovations such as the Internet and cell phones are now as readily accessible in Hart
 County as they would be in larger places like Atlanta.

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Lake Hartwell

A major positive influence on growth and development is the amenity of having 215 miles of Lake Hartwell shoreline in Hart County. The lake has influenced population growth in adjacent all adjacent communities 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 in South Carolina and Georgia's Lake Lanier and Lake Oconee. This includes both small-lot development and more intense multifamily developments.

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.

1.5 Households

Households are defined by the Census Bureau as "all the persons who occupy a housing unit," and represent one view of how the region's population is living; as families, in groups, etc.. People living in households of more than one person typically share costs of living, producing a different economic profile than individuals. In addition, the market for housing units is more responsive to household characteristics, making it important to study the size, locations, and numbers of households as well as of the population in general.

As shown in Table 1-8, Hart County's total population in households increased by about 1,000 people from 1980 to 1990. The average 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 household despite a less significant increase in household population, is a result of the nationwide trend toward smaller household sizes, a result of people generally marrying later in life, having fewer children and living longer while either alone or in group quarters. 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 people in group quarters increased 66% during this same period.

Table 1-8: Household Characteristics - Hart County

	1970	1980	1990	2000
Total 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
Avg. Household Size	3.3	2.91	2.6	2.47

Source: U.S. Census

Table 1-9 lists the different types of households. The increase in 1 and 2 person households within Hart County again reflects the national trend of smaller household sizes likely influenced by retirees and single, young adults.

Table 1-9: Households by Type - Hart County

Table 1-9: Households by Tyl	1980	%	1990	%	2000	%
1 Person	1,169	18.5	1,644	22.1	2,220	24.4%
2 Persons	1,990	31.8	2,650	35.5	3,427	37.6%
3 Persons	1,179	18.7	1,351	18.1	1,520	16.7%
4 Persons	1,053	16.7	1,110	14.9	1,223	13.4%
5 Persons	458	7.3	449	6	501	5.5%
6 or More Persons	454	7.2	255	3.4	215	2.4%
"Family" Households	5,092	80.8	5,679	76.1	6,615	72.6%
"Non-Family" Households	1,211	19.2	1,780	23.9	2,491	27.4%
Total Households	6,303	100%	7,459	100%	9,106	100%

Source: U.S. Census

1.6 Age Distribution

As defined by Woods & Poole Economics, Inc., "the mix of age groups defines the region's character and indicates the types of jobs and services needed." Each age group, from children to retirement age, requires special needs with respect to public services and facilities, making it important for the providing government to identify the prevailing age distribution. Moreover, by defining the present age make-up of the community a government is also producing a portrait of future age distribution and can more effectively plan for future needs and concerns.

Table 1-10 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 impacts economic development in Hart County by developing a cycle whereby the younger segments of the County's labor force leave the County to find employment, which in turn hampers efforts to develop new industry.

Table 1-10: Age Distribution – Hart County

		Year			Change
Age	1980	1990	2000	'90-00	'80-00
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%
Total	18,585	19,712	22,997	16.70%	23.70%

Source: U.S. Census

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The other most notable trend regarding age distribution is the increase in the older worker (35-64) and retirement age groups (65+). 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. These residents can provide a boon to the school system by providing tax revenue typically without having school-age children, but these age groups are also the most dependent on medical services. Should these trends hold form Hart County may have to adjust the planning for select community facilities and services to address the needs of more elderly and proportionately fewer school-age children.

1.7 Racial Composition

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%. The Black population comprised about 22.2% of the total population in 1980 and decreased to about 19.4% of the 2000 county population.

Table 1-11: Racial Composition

	P	opulatio	n	Percentage			
	1980	1990	2000	1980	1990	2000	Change '90-00
White	14,434	15,646	18,188	77.7%	79.4%	79.1%	-0.1%
Black/ African American	4,126	4,002	4,452	22.2%	20.3%	19.4%	-0.9%
American Indian or Alaska Native	7	17	35	0.04%	0.09%	0.15%	0.06%
Asian or Pacific Islander	9	35	123	0.05%	0.18%	0.5%	0.4%
Other race	9	12	199	0.05%	0.06%	0.9%	0.8%
Total	18,585	19,712	22,997	100%	100%	100%	24%

Source: U.S. Census

The previous Hart County plan indicated a trend whereby blacks who previously lived in Hart County were moving back to retire. The data did not show a corresponding increase in the Black population until the 1990-2000 decade, however that still did not prevent a decrease in percentage share 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.

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 1.12. 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 1-12: Hispanic Ethnic Composition

Year	Population	% of Total Pop.
1980	150	0.8%
1990	76	0.4%
2000	196	0.9%
2005	207	0.8%
2010	228	0.9%
2015	253	0.9%
2020	277	0.9%
2025	317	0.9%

Source: U.S. Census

Projections by Hart County Planning Staff using Georgia DCA online calculator.

The projected racial composition for Hart County is reported in Table 1.13. While the smaller number races are expected to increase significantly in size over the planning period, the overall change in ratios will be negligible.

Table 1-13: Projected Racial Composition – Hart County

	2000	2005	2010	2015	2020	2025	2030
White	79.1%	79.0%	79.5%	79.6%	80.2%	80.4%	81%
Black/ African							
American	19.4%	19.0%	18.2%	17.6%	16.6%	15.9%	15%
American Indian							
or Alaska Native	0.15%	0.2%	0.2%	0.3%	0.3%	0.3%	0.3%
Asian or Pacific							
Islander	0.5%	0.7%	0.8%	1.0%	1.1%	1.3%	1.2%
Other race	0.9%	1.1%	1.3%	1.6%	1.8%	2.1%	2%

Source: U.S. Census

Projections by Hart County Planning Staff using Georgia DCA online calculator.

1.8 Educational Attainment

A community's educational attainment refers to the final level of education achieved within the adult population (age 25 and up), as identified by categories representing various levels of education. Ideally, communities would prefer a greater percentage of their populations achieving much higher education levels, surpassing high school and possibly graduating college.

Table 1-14 provides historic median educational levels for Georgia, Hart County and

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surrounding counties. Comparable figures for Bowersville and other municipalities wholly or partly located in Hart County are provided in Table 1-18. 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 adults with a high school diploma or better (62%), but this was still a smaller percentage than that for Georgia as a whole.

Table 1-14: Adult* Educational Attainment

(*Persons over 25 years old)

		High School		College			
	<9th	9 - 12th	Diploma	Some/ No degree	Assoc. Degree	Bachelors Degree	Graduate Degree
1990							
Georgia	12.0%	17.1%	29.6%	17.0%	5.0%	12.9%	6.4%
Hart Co.	16.6%	26.5%	32.9%	10.5%	4.3%	6.2%	2.9%
Elbert Co.	17.9%	27.9%	33.9%	9.7%	2.7%	5.2%	2.8%
Franklin Co.	20.0%	25.9%	28.5%	11.7%	4.4%	6.3%	3.2%
Madison Co.	8.5%	20.7%	40.8%	15.6%	3.5%	6.8%	4.1%
2000							
Georgia	7.5%	13.9%	28.7%	20.4%	5.2%	16.0%	8.3%
Hart Co.	9.4%	19.4%	37.0%	15.8%	4.8%	8.0%	5.5%
Elbert Co.	11.1%	21.8%	39.3%	14.0%	3.9%	6.3%	3.6%
Franklin Co.	11.0%	21.9%	37.4%	14.7%	4.5%	6.5%	3.9%
Madison Co.	18.2%	22.0%	37.1%	10.0%	2.9%	5.9%	3.9%

Source: U.S. Census

Table 1-15: Adult* Educational Attainment, 2000 - Hart County and Cities

(*Persons over 25 years old)

	High School			College			
	<9th	9 - 12th	Diploma	Some/ No degree	Assoc. Degree	Bachelors Degree	Graduate Degree
Georgia	7.5%	13.9%	28.7%	20.4%	5.2%	16.0%	8.3%
Hart County	9.4%	19.4%	37.0%	15.8%	4.8%	8.0%	5.5%
Bowersville	8.0%	17.9%	46.4%	16.1%	4.5%	5.8%	1.3%
Canon	20.2%	28.7%	32.1%	9.3%	3.0%	4.4%	2.4%
Hartwell	14.5%	24.9%	27.9%	15.2%	4.4%	8.0%	5.1%
Royston	19.0%	26.4%	28.8%	13.7%	1.9%	6.2%	4.0%

Note: Canon is partially located in Franklin County.

Royston is partially located in Franklin and Madison Counties.

Source: U.S. Census

Standardized test scores are one measure applicable for tracking the progress of education systems over time. The Standard Aptitude Test (SAT) scores for a three-year period are shown in Table 1-16. While Hart County scores have routinely been lower than the Georgia and national averages but have made significant gains to suggest any differences in this regard are marginal. This does not, however, suggest any extent to which the national average is

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considered exemplary or acceptable as a barometer of success, and the local school system may still have different goals and/or standards.

Table 1-16: Average SAT Scores 2001-2004

Perfect score = 1600							
	2001/2002	2002/2003	2003/2004				
Hart County	932	944	964				
Georgia	981	980	974				
United States	1017	1016	1013				

Source: State of Georgia Governors Office of Student Achievement

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 1-17. Eighth graders in Hart County performed better than the state average on the CRT in three out of five years surveyed (Table 1-18).

Table 1-17: First Grade Criterion Reference Test (CRCT) Scores - Hart County

Reading			
	2001/2002	2002/2003	2003/2004
Exceeds	50%	N/A	40%
Meets	42%	N/A	51%
Does not meet	9%	N/A	9%
English/ Langu	age Arts		
	2001/2002	2002/2003	2003/2004
Exceeds	34%	N/A	35%
Meets	56%	N/A	50%
Does not meet	10%	N/A	14%
Mathematics			
	2001/2002	2002/2003	2003/2004
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

Another measure of educational accomplishments is the Basic Skills Test given to eighth graders. 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 1-18. 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.

Table 1-18: Eighth Grade Criterion Reference Test (CRCT) Scores - Hart County

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

One additional important feature regarding education is the number of high school students enrolled in vocational programs. 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.

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Table 1-19: Hart County High School Graduate Specialization

	Year of Graduation							
Specialization	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 1-19 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 low-wage/ low-benefit conditions or relocate to cheaper climates such as Central America and China. Manufacturing moved south from the Northeast US to take advantage of non-union low wage employees, and this trend is now moving these same jobs to low-wage countries abroad. Hart County needs to continue to promote education to have a higher skilled employee that today's US manufacturers need.

Table 1-20 Follow up of Hart County High School Graduates

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

Employers need a skilled workforce, and meeting the needs of employers will be critical in continued economic development and job growth for Hart County. Statistically Hart County's educational attainment profile is improving and comparable with surrounding counties but still in need of improvement in relationship to the State and National averages.

1.9 Income

With the exception of the decennial census, most sources of income data only report for counties. Table 1-21 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 1-21: Median Household Income

	1990	2000	Change
Georgia	\$36,810	\$42,433	117.5%
Hart County	\$29,245	\$41,427	41.7%
Elbert County	\$24,313	\$36,919	51.8%
Franklin County	\$26,833	\$39,865	48.6%
Madison County	\$39,709	\$44,517	12.1%

Source: U.S. Census

Table 1-22 shows 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 1-22: Median Household Income

	1990	2000	Change
Hart County	\$29,245	\$41,427	41.7%
Bowersville	\$56,545	\$34,802	38.5%
Canon	\$19,455	\$31,235	60.5%
Hartwell	\$23,285	\$31,690	36.1%
Royston	\$18,525	\$34,461	86.0%

Source: U.S. Census.

Table 1-23 shows the per capita income and further reinforces the fact that retirees may have increased the median household income. Yet 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 state average. This is most likely due to the increasing volume of higher wage, professional jobs proliferating around metro Atlanta and urban portions of the state. Provided Hart County's income levels reflect a livable wage for local costs of living, the relationship with the state's per capita income level will not be too critical.

Table 1-23: Per Capita Income

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

Source: Georgia Statistics System, www.georgiastats.uga.edu

When looking at household income by group Hart County compares well against the neighboring counties, likely a reflection of the number of households able to afford lakeside homes. There is still, however, a notable volume of households (30%) earning below \$20,000. This suggests a significant portion of the county remains in, or at risk of falling into, poverty. Given the growing number of retirees with Hart County, and the comparable conditions throughout the region, it would be prudent for the community to review education and/or assistance programs for fixed income households under the possibility many residents are in untenable financial situations.

Table 1-24: Households by Income Levels, 2000 (Regional Context)

Income Level	Elbert	Franklin	Hart	Madison
< \$9,999	15.2%	13.7%	13.6%	10.4%
\$10,000 - \$14,999	12.3%	8.2%	8.6%	6.2%
\$15,000 - \$19,999	8.3%	8.2%	7.8%	8.3%
\$20,000 - \$29,999	15.7%	16.3%	15.5%	15.8%
\$30,000 - \$34,999	7.7%	8.2%	7.6%	7.1%
\$35,000 - \$39,999	6.6%	6.2%	5.5%	7.1%
\$40,000 - \$49,999	10.9%	13.4%	10.9%	12.8%
\$50,000 - \$59,999	8.1%	9.1%	8.8%	8.7%
\$60,000 - \$74,999	6.4%	7.8%	8.9%	10.2%
\$75,000 - \$99,999	4.8%	4.7%	7.8%	8.9%
\$100,000 +	3.8%	4.2%	5.0%	4.4%

Source: U.S. Census.

Table 1-25 compares the household income of the communities within Hart County. The percentage of households in higher income levels is higher in the County than the municipalities, possibly due to the wealthier homes along the lakeshore. The percentage of residents in the middle range for household income is relatively the same for the municipalities and the County.

Table 1-25: Households by Income Levels, 2000 (Community Context)

Income Level	Hart Co.	Bowersville	Canon	Hartwell	Royston
< \$9,999	13.6%	18.6%	22.9%	21.8%	29.6%
\$10,000 - \$14,999	8.6%	17.1%	12.7%	11.1%	10.3%
\$15,000 - \$19,999	7.8%	2.1%	9.5%	8.5%	5.2%
\$20,000 - \$29,999	15.5%	11.4%	18.4%	12.5%	14.0%
\$30,000 - \$34,999	7.6%	6.4%	5.1%	9.2%	8.6%
\$35,000 - \$39,999	5.5%	11.4%	7.0%	5.9%	4.1%
\$40,000 - \$49,999	10.9%	9.3%	6.3%	11.5%	11.2%
\$50,000 - \$59,999	8.8%	7.9%	6.0%	7.5%	3.9%
\$60,000 - \$74,999	8.9%	8.6%	6.0%	4.8%	5.1%
\$75,000 - \$99,999	7.8%	5.7%	1.9%	4.5%	4.8%
\$100,000 +	5.0%	1.4%	4.1%	2.6%	3.2%

Source: U.S. Census

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1.10 Population Projections

Reviewing population trends and projecting possible future populations is done to determine the scope of planning required of a community. As resident populations change size and/or character, their needs and demands for various public facilities and services will also change. As such local governments are advised to predict future population conditions so they might better respond to those demands and direct the most efficient patterns of community development.

When planning for a community's future there are generally three ways to estimate future population levels. The most commonly 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. In cases where it is known that future conditions will differ substantially from past growth trends, a population forecast is then considered more accurate. A third, less commonly employed technique is establishing target population thresholds, or benchmarks. This method removes the time frame from population change and simply focuses on the impacts and demands of population change at certain benchmarks.

For the purposes of this process and given the conditions expected for Hart County during the planning time frame a projection was first calculated to provide an indication of growth patterns under normal (static) conditions. Preliminary assumptions about future conditions within Hart County, such as infringement by the metropolitan areas, suggested a need for a forecast with more aggressive numbers. The latter figure has been used for discussion throughout the Community Assessment, but analyses and prioritization of goals and objectives during the development of the Community Agenda may yield amended figures.

Preliminary projections were done using a calculator devised by the Georgia Department of Community Affairs (DCA). Based on established US Census data, this calculator uses the average rate of change of the population from 1980-2000 to project population forward into the planning period. The projections shown in Table 1.26 feature a base extrapolation of current trends (growth factor 1.0), a higher growth rate scenario (factor 1.8) and a moderate projection that is an average of the two other calculations. Using this average rate of change as the base value of 1.0 the calculator projected a population in Hart County of 29,615 by 2030. However the population of Hart County changed an average of 6% for the period of 1980-1990 while from 1990-2000 the rate of change increased 1.8 times to 17%. If this latter, increased rate of change were to continue the population will increase to more than 40,000 persons at the end of the planning horizon, meaning Hart County should plan for a possible 15,000 new residents by 2030.

Of the two DCA-calculator projections for Hart County's 2025 population neither figure is considered most appropriate at this time. Although population growth is expected, especially surrounding the lake, the higher projection is considered too excessive. Hart County is presently ill equipped to handle such a large population change and there is a growing desire among the existing residents to curtail new development and refrain from large investments in public facilities and services. Conversely, there is enough growing residential and commercial interest in the area to suspect Hart County will grow so slowly.

Table 1-26: Population Projections – Hart County

Year	Base (Low)	Moderate	High
1980	18,585	18,585	18,585
1985	19,149	19,149	19,149
1990	19,712	19,712	19,712
1995	21,355	21,355	21,355
2000	22,997	22,997	22,997
2005	24,100	24,541	24,982
2010	25,203	26,086	26,968
2015	26,306	28,424	30,542
2020	27,409	30,762	34,115
2025	28,512	34,530	40,548
2030	29,615	38,298	46,981

Source: U.S. Census

Projections by Hart County using Georgia DCA online calculator

Knowing the population in Hart County is expected to increase over the planning period, Table 1.27 shows the potential to add new households even if household size remains static at the current 2.47 persons per household. At this rate the number of households would be 15,505 households in 2030, an additional 5,500 households or a 59% increase from the number of existing units. But the average household size is anticipated to continue decreasing, consistent with national trends. Given that Table 1.27 also shows the number of households based on the projected population using a declining average household size. From this data the number of households could increase by as much as 130% or more over the next 20 years.

Table 1-27: Household Projections - Hart County

	Static Hou	sehold Size	Decreasing Household		
		Total		Total	
Year	Avg. Size	Households	Avg. Size	Households	
1970	3.30	4,775	3.30	4,775	
1980	2.91	6,303	2.91	6,303	
1990	2.60	7,459	2.60	7,459	
2000	2.47	9,106	2.47	9,106	
2005	2.47	9,936	2.36	10,399	
2010	2.47	10,554	2.25	11,586	
2015	2.47	11,508	2.14	13,282	
2020	2.47	12,454	2.03	15,154	
2025	2.47	13,980	1.92	17,984	
2030	2.47	15,505	1.81	21,159	

Source: U.S. Census

Projections by Hart County Planning Staff using Georgia DCA online calculator.

While all these projections are speculative, the important point is that the number of residents and 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 1-28 further addresses these issues by showing one potential model of the age distribution of the population for the planning period. This table uses a projection similar to the population projections illustrated earlier by using the DCA plan builder model using an average of a 1.0 factor and a 1.8 factor. This projection suggests the scale of change Hart County could experience in terms of an aging population: The oldest age group, that associated with retirees and the elderly, will represent an even larger share of the residential populace by 2030, graduating from 16% to almost 22%! Meanwhile the school age populace will see significant decreases. Such changes, though not a certainty, indicate the County must prepare for a different set of needs with respect to public facilities and services.

Table 1-28: Age Distribution Projected

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AGE	2000	2005	2010	2015	2020	2025	2030		
0-4	6.3%	6.0%	5.8%	5.5%	5.2%	4.8%	4.5%		
5-13	13.5%	13.0%	12.5%	11.9%	11.3%	10.5%	9.9%		
14-17	3.7%	2.6%	1.7%	0.7%	0.4%	0.2%	0.0%		
18-20	3.3%	3.0%	2.7%	2.3%	2.0%	1.5%	1.2%		
21-24	4.3%	3.9%	3.5%	2.9%	2.4%	1.8%	1.3%		
25-34	12.5%	12.0%	11.6%	10.9%	10.4%	9.6%	9.0%		
35-44	14.8%	15.8%	16.7%	17.8%	18.7%	19.8%	20.6%		
45-54	13.8%	14.8%	15.7%	16.9%	17.8%	18.9%	19.8%		
55-64	11.2%	11.4%	11.5%	11.7%	11.7%	11.8%	11.8%		
65 +	16.5%	17.5%	18.3%	19.4%	20.1%	21.1%	21.9%		
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Source: U.S. Census

Projections by Hart County Planning Staff using Georgia DCA online calculator.

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.

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The projected racial composition for Hart County is reported in Table 1.29. While the smaller number races are expected to increase significantly in size over the planning period, the overall change in ratios will be negligible.

Table 1-29: Projected Racial Composition - Hart County

	2000	2005	2010	2015	2020	2025	2030
White	79.1%	79.5%	79.8%	80.2%	80.5%	81.0%	81.3%
Black/ African							
American	19.4%	18.6%	17.9%	17.1%	16.4%	15.6%	14.9%
American Indian							
or Alaska Native	0.2%	0.2%	0.2%	0.2%	0.3%	0.3%	0.3%
Asian or Pacific							
Islander	0.5%	0.7%	0.8%	0.9%	1.0%	1.2%	1.3%
Other race	0.9%	1.1%	1.3%	1.5%	1.7%	1.9%	2.1%

Source: U.S. Census

Projections by GMRDC using Georgia DCA online calculator.

Table 1-30 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 in that they suggest the population will feature more adults with higher levels of education. This will be important in attracting new employers to the County with quality jobs.

Table 1-30: Projected Adult Educational Attainment – Hart County

	High School			College			
	<9 th	9 – 12 th	Diploma	Some/ No degree	Assoc. Degree	Bachelors Degree	Graduate Degree
1980	29.8%	32.1%	22.2%	8.3%		4.8%	2.9%
1990	23.2%	29.8%	28.7%	9.7%		5.7%	2.9%
2000	16.6%	26.5%	32.9%	10.5%	4.3%	6.2%	2.9%
2005	12.7%	22.6%	35.1%	13.5%	4.6%	7.2%	4.4%
2010	9.4%	19.4%	37.0%	15.8%	4.8%	8.0%	5.5%
2015	5.0%	16.8%	40.6%	17.7%	4.8%	8.8%	6.2%
2020	1.3%	14.7%	43.7%	19.2%	4.9%	9.4%	6.8%
2025	0.0%	11.8%	45.9%	20.5%	4.7%	9.9%	7.2%
2030	0.0%	9.5%	47.2%	21.2%	4.5%	10.2%	7.4%

Source: U.S. Census

Projections by GMRDC using Georgia DCA online calculator.

Taking the above conversations into account we can devise a forecast of Hart County's potential growth based on current and expected trends and forces. Table 1-31 reviews the annual change in population based on growth factors. The resulting population for 2030 is slightly different from the DCA calculators but presents a potential scenario for use in other planning elements.

Table 1-31: Projected Population - Hart County

Year	Housing permits/ year	Persons per household	Net Migration	Resident Pop. Change	Population	Households
2000		2.47			22,997	9,106
2005		2.36			24,036	
2006	137	2.36	279		24,315	10,035
2007	152	2.33	305	14	24,634	10,255
2008	163	2.30	323	17	24,974	10,500
2009	177	2.28	348	17	25,338	10,647
2010	160	2.25	310	17	25,666	10,825
2011	153	2.23	294	17	25,977	10,962
2012	172	2.20	326	17	26,321	11,210
2013	187	2.18	352	18	26,691	11,399
2014	204	2.16	381	18	27,089	11,626
2015	223	2.14	411	18	27,518	11,895
2016	243	2.12	444	18	27,980	12,116
2017	265	2.10	479	19	28,478	12,246
2018	288	2.07	515	19	29,012	12,572
2019	314	2.05	556	19	29,587	12,816
2020	343	2.03	600	20	30,207	13,020
2021	327	1.99	561	20	30,788	13,352
2022	319	1.97	542	21	31,351	13,622
2023	348	1.95	585	21	31,956	13,897
2024	379	1.94	634	21	32,611	14,137
2025	413	1.92	684	22	33,317	14,455
2026	450	1.89	734	22	34,073	14,909
2027	491	1.87	791	23	34,887	15,335
2028	535	1.85	853	23	35,764	15,794
2029	583	1.83	920	24	36,708	16,268
2030	624	1.81	974	25	36,762	16,269