

# 2020 Comprehensive Plan



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# INTRODUCTION

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## PURPOSE

This document, the *City of Hartwell 2020 Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being for the city, its residents, and various stakeholders by identifying the critical, consensus issues and goals for the community. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

### ***Statewide benefits of comprehensive planning***

*(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.*

### ***Local benefits of comprehensive planning***

*The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, taxpayers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.*

*In short, local planning should recognize that:*

- *Assets can be accentuated and improved;*
- *Liabilities can be mitigated and changed over time; and*
- *Potential can be sought after and developed.*

## SCOPE

This plan represents the land use and community development planning for the City of Hartwell, Georgia, to serve for the planning period 2021 through 2025. Some consideration has also been given to Hart County, neighboring areas, and political entities that influence conditions within the city, however such discussion is solely in recognition of those entities with which the City interacts and can sometimes partner. Unless otherwise indicated all the issues, objectives and opportunities discussed herein are effective solely for the City of Hartwell.





## **REQUIRED COMPONENTS**

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' *"Minimum Standards and Procedures for Local Comprehensive Planning,"* as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for Rabun County and the municipalities to maintain their Qualified Local Government (QLG) status. Further, State law requires that a government update its comprehensive plan every 5 years.

*"The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."*

**(1) Community Goals.** *The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.*

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

**(3) Community Work Program.** *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan.*

In addition to the required core elements local comprehensive plans in Georgia must also include the following:

**An assessment of Community Broadband Technology Capacity.** *The purpose of the broadband assessment is to facilitate the "promotion of the deployment of broadband internet services" throughout each community in recognition of how vital this technology is for economic development. In an effort to provide advance compliance with this standard the County and municipalities will provide a brief analysis of their needs and objectives regarding broadband technology.*

**Consideration of the Regional Water Plan and the Environmental Planning Criteria.** *During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.*

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Savannah-Upper Ocoee Water Plan*, the *Georgie Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents

As a community that has adopted a form of development regulations the City of Hartwell must also include the necessary land use element within their plan to aid in the coordination of their development policies and capital improvement projects.

**Land Use Element.** *The Land Use Element, where required, must include at least one of the two components listed below:*

*(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.*

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

The comprehensive plan was prepared in accordance with minimum procedural requirements for local plans, which include a public hearing prior to substantive work on the plan, and a public hearing prior to transmittal of the comprehensive plan for review by Georgia Mountains Regional Commission (GMRC) and Georgia Department of Community Affairs (DCA).

~  
*Material for the Purpose, Required Components and Required Procedures has been taken from the appropriate sections of Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning."*

## **PUBLIC PARTICIPATION**

As a part of the planning process each local government must provide and implement opportunities to encourage public participation. The purpose of this is to ensure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements and have adequate access to the process of defining the community's vision, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, the local government must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

### **GMRC Invites Public Input for Update of the City of Hartwell Comprehensive Plan**

GAINESVILLE – The Georgia Mountains Regional Commission (GMRC) is assisting with the update of the City of Hartwell's Comprehensive Plan, the State required document that helps shape and coordinate local work programs for the City.

The next public meeting for the Comprehensive Plan will be held Wednesday, December 9th, at City Hall at 6:00 PM. This public forum will discuss the general format for the document, results of the online survey, and then solicit input from the attendees regarding their priorities and concerns for the future of Hartwell. This meeting will be held under safe parameters and visitors will be required to wear masks while within the building.

There will also be an online meeting available for the general public on Monday, December 14th, beginning at 6:00 PM. This meeting will be conducted using the Zoom online platform, with a link to the meeting made available on the City's web site leading up to that date. This meeting will walk viewers through the draft of the update and instruct citizens how to submit comments and questions.

Any questions about the public involvement process can contact Adam Hazell at the GMRC at 738.538.2617 or email at [ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov). Georgia Mountains Regional Commission, P.O. Box 1720, Gainesville, Georgia 30503.

610456

*Press release in the November 19, 2020 edition of the Hartwell Sun*

The City's planning process featured an Advisory Committee of 6 people, with various other staff and local officials participating throughout. The Committee met several times in person or online to discuss issues, consider updates to material from the existing comprehensive plan, and offering their thoughts on future development concerns. The Committee helped shape the questions and promotion for an online survey and engaged other area stakeholders to build the discussion about the plan update in general.

Key components of the public involvement process included two online survey opportunities – One for the general public and one exclusively for local High School students. The survey was shared via web links and promoted on social media and in the local press by the City, the Chamber of Commerce, and other local partners. The online survey featured 27 questions and asked respondents to indicate their thoughts and satisfaction levels with various government services, the prospects for growth and development in the area, and to prioritize local needs on matters such as housing, economic development and natural resource protection. In all the surveys produced more than 236 unique responses from the general public, and 93 from the high school students.

#### Advisory Committee Members

Adam Walters, *Student*  
 Jermaine Durham, *Univ. of Georgia*  
 Jerry McHan, *Retired Professor*  
 Peggy Vickery, *Retired Publisher*  
 Gail Blackwell, *Pastor*  
 J Kevin McCraney, *Georgia Power*  
 Christine Blomberg, *Hart Co. Chamber of Commerce*  
 Jason Ford, *Hartwell DDA; Economic Development*  
 Jon Herschel, *Hartwell City Manager*  
 Tray Hicks, *City Council*  
 Patrick Guarnella, *City Council*

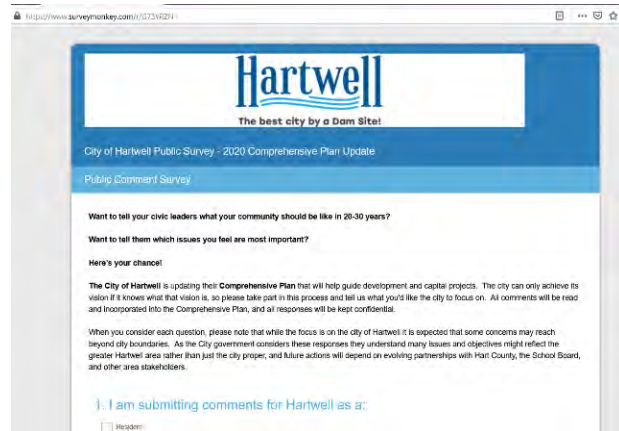
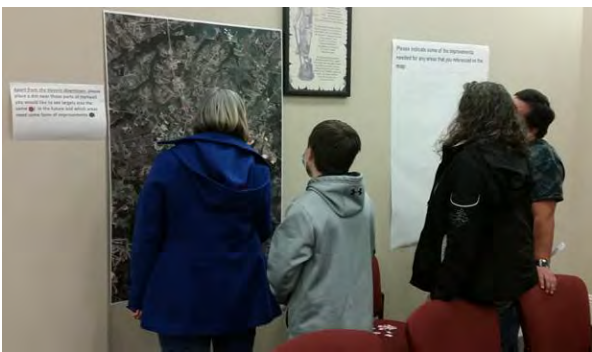
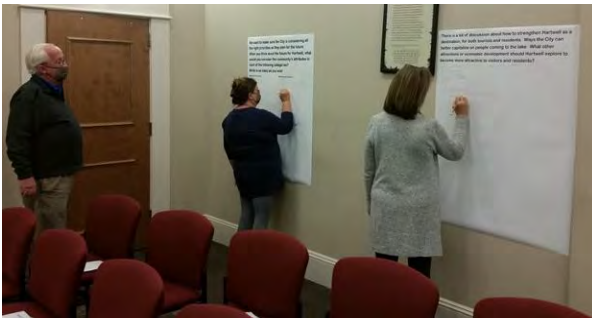


Image of the public online survey. A summary of survey results can be found in the appendix.



In addition to the online surveys there were additional public input opportunities throughout the process. The City's website informed residents how they could submit questions and comments to the GMRC at any time (5 people did so), residents were also allowed to comment during City Council meetings throughout the fall of 2020, and there were three public forums in December and January. Due to the ongoing pandemic safety requirements dictated the structure of public events, so the first public forum (held on Dec. 9 at City Hall) was a live event but w walk-in/walk-out format that allowed folks to quickly move through stations, answer questions, and leave at their leisure, thus eliminating the potential for a gathered crowd. That forum also built on Committee meetings in producing an updated SWOT analysis for the City. (This is discussed in detail later in this document.) The second and third events were online based via the Zoom platform, wherein visitors logged in to see a presentation about the plan, how it's used, and a summary of the public comments up to that time.



City seeks feedback for comp. plan update | Hartwell Sun, Hartwell, GA  
<https://www.thehartwellsun.com/local/city-seeks-feedback-comp-...>

November 20, 2020

# The Hartwell Sun

Extended Search

**City seeks feedback for comp. plan update**

By News Staff on Wednesday, November 11, 2020

**The Hartwell Sun**

The City of Hartwell is seeking feedback from residents and stakeholders to update the city's comprehensive plan.

The Georgia Mountains Regional Commission (GMRC) is assisting with the update of the City of Hartwell Comprehensive Plan, the State required document that helps shape and coordinate local work programs for the community. This planning process is designed to ensure that major projects and policies for the community are developed with public input, ensuring a level of coordination between local and State level interests.

As part of this process there is a brief online survey asking people to give their thoughts on select issues and priorities for the city. This survey will be accessible through Dec. 11 and is open to anyone with a vested interest in the area.

The online survey can be found at <https://www.surveymonkey.com/r/G73YK2N>, or by visiting the city's website at [hartwell-ga.info](http://hartwell-ga.info). Additional information is available at [hartwell-ga.info/comprehensive-plan.htm](http://hartwell-ga.info/comprehensive-plan.htm).

**The Hartwell Sun**

**School virus quarantines, local cases spike**

**IRA approves \$60M loans for veterans**

**Hanging up the holidays**

**HCHS graduation rate tops 95%**

**Hartwell woman dies in apartment fire**

Read Hartwell Sun, Hartwell, Georgia

Hartwell, GA 30643 42° F 66° F

**POPULAR CONTENT**

**Today's:**

- Anniversary Announcement
- Birth Announcement
- Engagement Announcement

**All time:**

- Hart County commissioner arrested in alleged racketeering scheme
- Sheriff: Man murdered, search on for suspect
- Deputies: Meth bust reveals plan to kidnap, kill

**Last viewed:**

- Ministry needs holiday volunteers
- Bulldogs dominate East Jackson in Region 8-AAA win
- Georgia GOP appeals absentee ballot extension

**The Hartwell Sun**  
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The information collected during the public processes was used by the Committee in updating the Vision, goals and priorities for Hartwell. This was critical in determining which factors stakeholders considered most critical in preserving the community's small-town character (the historic downtown & existing neighborhoods, unique retail) as they also explore opportunities for growth to achieve the desired increase in employment options and ways to enhance local housing and commercial options. The Committee worked to ensure the resulting Vision and implementation measures reflected the interests of area residents and business owners as they seek to take Hartwell forward.

### Sample of public comments received

*"I feel we should not forget our children when growing our community. Our children are the future of this community. We need to make sure we have safe & fun spaces for them to explore and build relationships."*

...

*"Growth for growth's sake often benefits outsiders to a community at the expense of its residents. Hartwell is blessed with a wonderful population of citizens and incredible natural beauty which once destroyed is not easily, or ever, restored. We owe it to future generations to be thoughtful about any development so we may preserve our environment and quality of life for years to come."*

...

*"Please don't turn our wonderful city into a metropolis. That is what we moved here to get away from."*

...

*"Seasonal economies are very difficult to sustain and function in. It's awful to try to make a year's worth of wages in 4 months."*

...

*"We need to strive to preserve as much as we can from a historical perspective. Bringing in new Businesses, restaurants are great but not at the sake of losing the identity and historic integrity."*

**COMMUNITY VISION****2****COMMUNITY PROFILE**

Named for Nancy Hart, a heroine of the Revolutionary War, the Town of Hartwell was incorporated on February 26, 1856, as the county seat of Hart County. The town would evolve over time to develop a charming downtown, feature a prominent role in the local agricultural and textiles industries, and serve as a gateway for folks traveling to and from the Appalachian Mountains or between Georgia and South Carolina.

Now formally a City, Hartwell's population has grown to more than 4,000 residents, thanks in large part to the creation of the adjoining reservoir, Lake Hartwell. The lake features 55,900 acres of water and 962 miles of shoreline, drawing over 9.6 million visitors in 2000. Other industries have come and gone, with the Interstate 15 miles to the north now the anchor for much goods production in the region, but the lake and select businesses have helped Hartwell endure and prosper. Now Hartwell is known as an attractive community with seasonal festivals and events, a local arts community, and several amenities in the surrounding area that make the City an idyllic rural hometown.

In 2020 Hartwell is deciding where to go from here. The city has recovered from past industry closures but still desires economic development. The cost of living is very affordable but additional housing is needed. Local residents want to expand certain facilities and services but remain realistic about budgets. The City knows it has great potential, especially as the I-85 corridor continues to grow, but crucial decisions lay ahead as the community charts a course to future growth while preserving the same small-town charm that has come to define what people love about the *"best city by a dam site!"*

**QUALITY COMMUNITY ASSESSMENT**

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. This assessment should be used a tool by a community to compare how it is progressing toward the sustainable and livable objectives, but no community will be judged on its progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. If a community decide to pursue a particular objective it may consider this assessment a means of monitoring progress towards achievement.

**1. Economic Prosperity**

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

*The City and partnering agencies recognize the importance of a strategic approach to sustaining both their economy and Hartwell's unique character. The City support of the Hart County Chamber of Commerce and the Downtown Development Authority as part of ongoing efforts to champion local economic development. The City also works with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.*



## 2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

*The City maintains contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area. The City also works with the local Extension Service and Natural Resource Conservation Service to assist in local resource protection, as well as employing policies and practices related to State Vital Areas, soil and water conservation, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas. Hartwell also monitors actions by the Savannah-Upper Ogeechee Water Planning Council and the Army Corps of Engineers on behalf of Lake Hartwell.*

## 3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

*The City of Hartwell recognizes the growing importance of wise land use as part of the efforts to manage infrastructure costs and facilitating economic development. Through this planning process Hartwell has engaged in ongoing efforts to update area mapping and worked to ensure local policies encourage sustainable development that enables targeted growth while managing local resources, utilities, and infrastructure.*

## 4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

*Through this planning process and ongoing coordination among emergency responders, and through regular communication with other stakeholders, the City worked to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards. The City works with Hart County to maintain a Hazard Mitigation Strategy, and the City's fire protection services maintain a Local Emergency Response Plan as well as mutual aid agreements with the County.*

## 5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

*Hartwell recognizes the importance of both its small-town character in the downtown square and surrounding neighborhoods, and the community's tourism connection to the lake. The City seeks to work with the Downtown Development Association and the Hart County Chamber of Commerce to foster growth that enhances these elements, attracting businesses and residents that want a Hartwell lifestyle and will contribute to the fabric of the community.*

## 6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

*Hartwell works with Hart County and the other municipalities to actively coordinate their local SPLOST programs, and the City also participates with the Georgia Mountains Regional Commission and other appropriate regional organizations. The City also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The City is considered an active partner in regional activities and does not feel threatened or adversely impacted by any regional partners.*

## 7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

*Hartwell has recently increased efforts to improve housing options in the area by joining the Georgia Initiative for Community Housing (GICH). This comes in recognition of the need to help older neighborhoods and dilapidated units find support in revitalization, so that the city as a whole has a strong housing stock for the local work force. New residential development will also be needed, including housing for the elderly, more viable rental or low-cost options, as well as addressing regulations for modern housing trends such as tiny homes and short-term rentals.*

## 8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

*Hartwell does not have an active, comprehensive transportation planning program but does communicate their concerns and issues to the regional GDOT office and all communities do participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as able. As the region grows additional transportation planning would be considered a benefit, if not a necessity. Hart County does have a rural transit service.*

## 9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

*The City has a vested interest in seeing existing local resources improved and enhancing post-secondary options within the region and works with the Hart County School Board to ensure access for quality primary and secondary educational facilities and programs for area residents. Any opportunity to foster additional resources and/or to bring more post-secondary education to Hart County will be supported.*

## 10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

*There is no hospital in Hartwell, but St. Mary's Hospital in Lavonia does feature a trauma center and varieties of in-patient care just 15 miles away. The Hart County Health Department is located in Hartwell, and the City will work with all of these partners to enhance health care options within the community as needed.*

## GENERAL VISION STATEMENT

*"A city is not gauged by its length and width, but by the broadness of its vision and the height of its dreams."*

*Herb Caen*

Previous planning standards for Georgia defined a community vision as something "... intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction." It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the "big picture" as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.



***"Hartwell Vision Statement - Hartwell will be known for its small-town living, and as a destination for tourists and for business because of our efforts to be an inclusive and sustainable community of choice for people to live, work, and play as a result of its safety, walkability, quaint neighborhoods, support for local commerce, historic downtown, educational and cultural opportunities, and social vitality.***

***"Hartwell Mission Statement - The Mission of the City of Hartwell is to use informed, data-driven decisions to deliver quality, customer-focused municipal services with an emphasis on public health and safety, neighborhood livability, economic growth, responsible community development, infrastructure and facilities, and environment stewardship."***

This updated vision statement reflects the recent input from residents and stakeholders based on their consideration of the original versus the other comments and objectives cited during the planning process. The desire to remain a rural, charming small town is still a priority for Hartwell, particularly the elements in the community that contribute to the sense of hometown that city residents feel; The character of downtown



and the established neighborhoods, the various events and cultural activities that bring people together, and the relative quality and safety of the community that is considered very affordable. The revised vision statement includes a few more specific highlights of these critical elements that residents imply define the Hartwell they know, love, and wish to see retained or improved.

The stakeholders also expressed a desire to enhance the city's characterization as a destination, both for tourists and for residents. They feel the city can serve as a cultural oasis within this rural part of the State, and that working to enhance this role will make the community more attractive to prospective businesses and families. It's also a facet of their economic development strategy, leaning on the local quality of life and the abundance of recreation amenities available that will entice prospective growth.

Lastly, participants in the planning process nominated coupling a mission statement with the vision statement. Linking the two, they felt, would help clarify how the City would pursue the vision, and ensure that residents and employers alike would share a sense of buy-in from the City as everyone worked to achieve the desired vision.



## COMMUNITY DEVELOPMENT STRATEGY

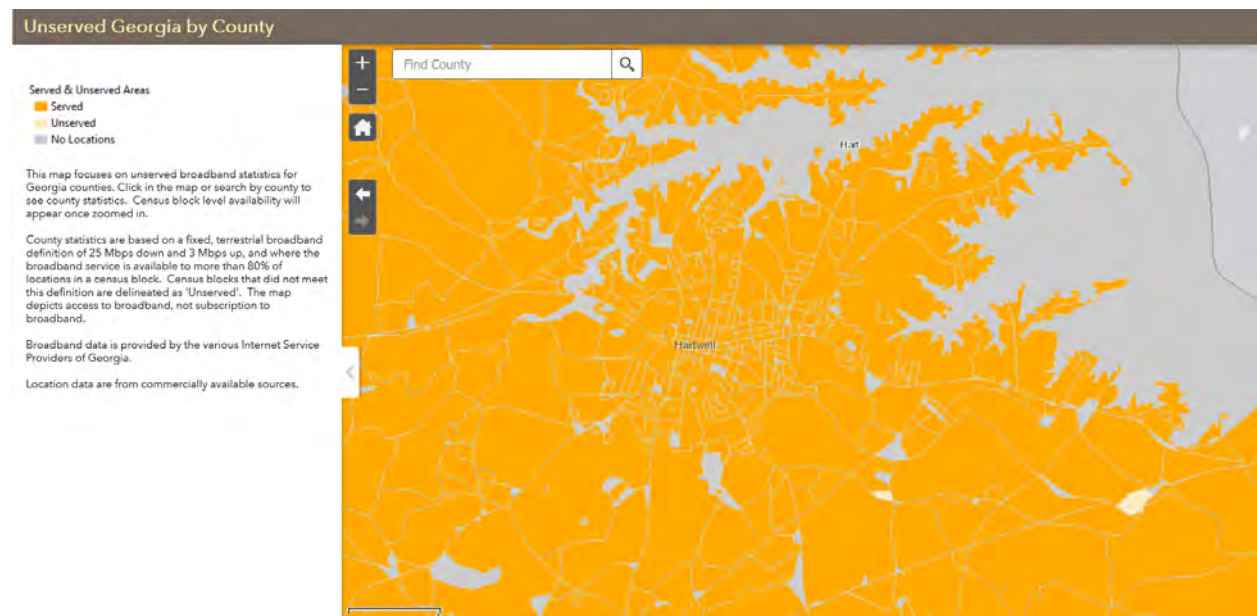
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### BROADBAND ASSESSMENT

The growing importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication. To address this issue the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "*Achieving Connectivity Everywhere (ACE) Act*" to facilitate the enhancement and extension of internet access in communities. The State will add future support programs and initiatives aimed at delivering the community improvement that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses.

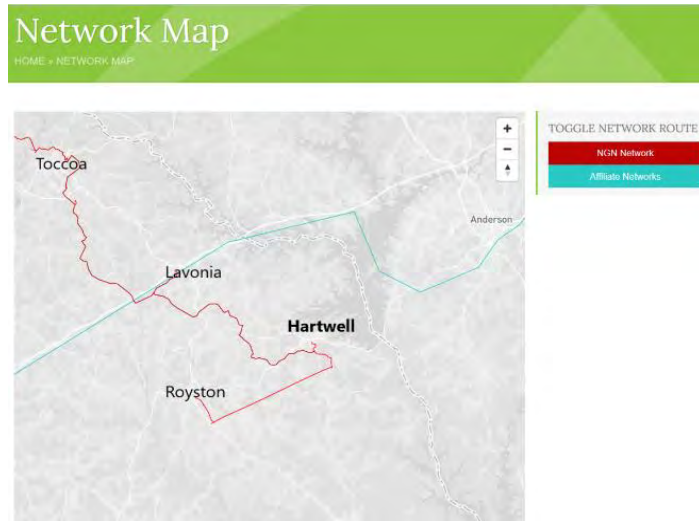
Achieving these goals at the local level begins with communities pursuing the *Broadband Ready Community Designation*, demonstrating that they've taken steps to reduce obstacles to broadband infrastructure investment by incorporating a broadband assessment into their comprehensive plan and has adopted a model ordinance. Here the ACE Act requires all local governments to incorporate the "*promotion of the deployment of broadband internet services*" into their local plan. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high-capacity broadband technology. Utilizing demographic data from the US Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas. (*See map below*) On this basis Hartwell as a whole at least has access to high-grade broadband, so any gaps in their local network remain small and likely effects mostly residential users.





Hartwell rates well in that they do have access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.



The City of Hartwell already has the reliable, high-speed internet access envisioned by the Georgia General assembly. HTC, a local telecommunications company, has built a fiber optic network capable of delivering 1 gigabit per second services to all end users in the city of Hartwell, whether business or residential. In addition, Hartwell has access to multiple internet middle mile providers, including Georgia Public Web (GPW), Segra and AT&T which all offer Metro Ethernet services to Hartwell business users.

HTC is currently in the process of expanding its fiber network into multiple areas in Hart County outside the city limits of Hartwell. (See attached map highlighting areas where fiber is currently in place and where fiber plans to be constructed during 2021.) In addition, on July 1, 2021, HTC's cable modem system will be upgraded to allow for gigabit services to be delivered to all customers remaining on that system. At that time, the vast majority of all Hart County residents will have access to gigabit service.

#### Priorities for Future Network Enhancements

- Ability to increase “last-mile” connections in residential areas
- Pursue Smart City Grant from Georgia Tech
- Report evaluating downtown WiFi system



As an additional reference Hartwell and Hart County were included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region's infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.



**SWOC Assessment – GMRC Digital Economy Plan**

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
	Strong Dev. Authorities and Chamber offices to assist start-up businesses and industries			
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
	Residents ability to telecommute			
Local Government	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need to better communicate to State Legislators the Region's needs regarding broadband initiatives & projects
	<p><b>Goal:</b> <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p><b>Strategy:</b> <i>Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development.</i> The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.</p> <p><b>Strategy:</b> <i>Promote and support the use of health information technology (IT).</i> The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.</p>			

**Note:** Though not referenced in the original document above Athens Technical College also serves part of the region, including Hart County.

## **TRANSPORTATION**

Transportation concerns the level of accessibility of sites and development, and the demands for transportation facilities and services vary by land use, demographics and other factors. The dynamic nature of accessibility and the various factors that determine functional performance in infrastructure suggest transportation planning requires special attention.

### **Roads**

Assessment of roadway infrastructure involves an inventory of roads by functional classification, a process by which streets and highways are grouped according to the character of service they are intended to provide. Individual roads and streets do not all serve the same function, nor do they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any particular road or street should play in serving the flow of trips through a roadway network.

Hartwell's road network is typical of rural towns, with a small grid system oriented around the historic town core, several arterial roads radiating outward to connect with other cities, and various roads added to the network as the city grew. Most of the roads are two-lane roads, with select arterials (such as US 29, east of downtown) featuring four or more lanes. The grid network around the town square harbors one-way traffic, and the overall design of the local system is considered functional.

Raised during the planning process, stakeholders suggest there are several points where traffic congestion is a concern, either by virtue of total volume, the conflict created among traffic types, or potential hazardous intersections. There is growing concern that the traffic within the heart of downtown could grow worse depending on the volume of freight traffic in the future. Hartwell does not feature a bypass, so residents are leery about the possible conflicts between local and through traffic in an economy growing more dependent on freight shipment. Residents also cited concerns about the management along US 29 east of downtown where the volume of commercial activity occurs. Here, the number of auto-oriented restaurants and shopping centers not only draws vehicles at selected hours but also has a significant volume of curb cuts that some consider hazardous.

However, apart from general wear and tear affecting road conditions none of the concerns mentioned during the process garnered such consensus as to indicate one or two particular priorities. Going forward it is suggested the City conduct a detailed traffic assessment to ensure that future road improvements are done both with an eye toward overall community development designs (as opposed to simply reacting to immediate needs) and with a special emphasis on how to keep the roadways within downtown at optimal levels for a small-town center.

### **Pedestrian Accessibility**

Pedestrian accessibility refers to the level of connections available within a community to people via walking, biking or other non-motorized means. Traditionally this is provided through sidewalks and trails.

Hartwell has a modest sidewalks system in and around their downtown. Much of the system is older and needs some repair or features outdated intersections lacking full ADA compliance, but portions have also been refurbished as part of recent revitalization efforts. The sidewalk network does provide fair connectivity around the square and the nearby campuses for Hart County Elementary and Middle Schools, but there is a growing case for various improvements. Respondents during the planning process cited a desire to improve pedestrian access and safety across more of the city, wishing the intown neighborhoods had sidewalk or trail access to more of the commercial strip, that crosswalks were improved along the busier roads around downtown, and that amenity trails (like the one proposed for the old Hartwell Rail Line) were available. This comes not only as a means to improve the chance for residents to engage the community without needing a car, but also amidst the prospect of pedestrian + automotive accidents increase as the

community grows. Most residents wish that heavier through-traffic could be redirected away from downtown, allowing the historic commercial core to operate more effectively as a social and civic destination.

*A 2012 map of the sidewalk network immediately around downtown Hartwell.*



### Alternate Transportation

Hart County Public Transit provides low-cost transportation to any citizens of Hart County. It is funded by the Georgia Department of Transportation, local government, and rider's fares. The service is available 5 days a week on a 24-hour notice and is operated out of the Senior Center.

### Airports and Rail Service

Hart County has north/south rail service along its western boundary along the Hartwell (HRT) Rail Line, plus an east/west spur that connects the line from Canon to Hartwell. The main HRT line sees approximate 3,000 train cars per year servicing local industries with a variety of dry and wet goods. This line connects with much heavier-trafficked routes at either end, allowing access to Georgia's coastal ports and to markets across the southeast. The spur line into Hartwell, however, does not see much active use and the portion within the city has been nominated for conversion as a possible rail-to-trail project. This line is not used to accommodate any passenger traffic, and at the moment economic development efforts for the County do not rely on expanding rail service in the City.



Section of GDOT rail map indicating routes in Hart County



Hart County shares a public airport with adjoining Franklin County, plus there are two others within 26 miles of Hartwell. The Franklin-Hart Regional Airport is just across the county line in nearby Canon. Elberton and Toccoa also have public airports, with the R.G. LeTourneau Field Toccoa-Stephens County Airport having Level II status due to a second runway and additional holding facilities on site.

County	City	ID	Runway Length (ft.)	Runway Width (ft.)	Level*
Elbert	Elberton	EBA	5,000	75	I
Franklin	Canon	18A	5,000	75	I
Stephens	Toccoa	TOC	5,000	100	II

Source: Georgia Airport Association

\* Georgia Aviation System (20-year) Plan - All public use airports in Georgia are assigned one of three functional levels as relates to the state's transportation and economic needs:

## **ENVIRONMENTAL ASSESSMENT**

The following is provided as a simplified assessment of critical environmental conditions in effect throughout the city of Hartwell. The locations for any identified conditions can be found on the correlating map.

### **Clean Water Act Compliance**

<b>Y</b>	<i>Any "not supporting" 303(d) listed waterbodies?</i>
	<i>If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.</i>
<b>Y</b>	<i>Any 305(b) listed waterbodies?</i>
<b>N</b>	<i>If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.</i>

The U.S. Fish and Wildlife Service has completed the National Wetlands Inventory for the Hartwell area. The mapping indicates that there are no significant wetland areas in the City of Hartwell, although areas classified as wetlands do exist to the west, south, and southeast of the City. Despite the occurrence of a number of perennial and intermittent streams in the City of Hartwell, there are no significant floodplains associated with these features. The Savannah River is in proximity to Hartwell, due to this proximity, the establishment and maintenance of the DNR's River Corridor Protection Criteria should be noted and supported. The City of Hartwell is not located in a water supply watershed requiring protective actions, however, because of the close proximity of the City to the public water intake along GA route 53, the adoption of the Georgia Environmental Planning Criteria for a Large Water Supply Watersheds (a watershed with an area of 100 square miles or more) should be considered to help maintain the quality of drinking water supplies for the safety and welfare of the public. Within 7 miles of a publicly owned water intake, the Environmental Planning Criteria for Water Supply Watersheds calls for the creation of 100 foot stream buffer of perennial tributaries of a water supply reservoir, restriction of impervious surfaces within 150 feet of the stream banks, the prohibition of septic tanks and drainfields within 150 feet of the stream bank, and hazardous materials handlers are required to maintain operations on impermeable surfaces with spill and leak collection systems. As stated earlier, these are the conditions established by the DNR for a large watershed water supply watershed. The City of Hartwell is not mandated to conform to these standards, however adopting these regulations (or more stringent) may be in the best interests of the community.

**Environmental Planning Criteria**

CHARACTERISTIC	Hartwell	Hart County	There are various environmentally sensitive areas location throughout the city, though most occur at smaller scales and limited to single properties. The city has adopted some form of protective measures in accordance with the DNR Part V criteria, though some should be reviewed for possible improved monitoring and enforcement.
<i>Floodplains</i>	Y	Y	
<i>Forest Lands</i>		Y	
<i>Ground Water Recharge Areas</i>		Y	
<i>Plant &amp; Animal Habitat</i>			
<i>Prime Agricultural Lands</i>		Y	
<i>Protected Mountains</i>			
<i>Steep Slopes</i>			
<i>Water Supply Watersheds</i>	Y	Y	
<i>Wetlands</i>	Y	Y	
<i>Protected Rivers</i>		Y	

During the planning process many stakeholders cited the abundance of outdoor recreational opportunities, the scenic beauty of the area, and the affinity for having viable agricultural operations in the county as all contributing to the appeal of visiting and living in Hartwell. The lake is a tremendous and defining asset for the community and everyone agreed that part of the prevailing small-town charm is the rural setting of Hart County. People want to see Hartwell grow at least a little as a destination, but they wish to preserve the qualities of the natural surroundings. They generally favor policies that celebrate these traits and help protect the environment so that future generations could experience the same benefits.



Hart State Park.

Image courtesy of the US Army Corps of Engineers

**AREAS REQUIRING SPECIAL ATTENTION**

As part of this process communities should consider their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area.

*Areas of significant natural or cultural resources in need of attention*  
*(Map ID: Rehabilitation)*

The Rome Street Neighborhood goes back to the early 1900's and has always been a prominent diverse community in Hartwell. Within the Rome Street Neighborhood there are many deteriorating structures that are a haven for drug-related activities, vagrancy, and crime. There exists an opportunity for infill development that not only aids in the eradication of blighting influences but could provide opportunities to promote historical building patterns and design.

The areas surrounding Railroad St. are also being considered for restoration and rehabilitation. There have been plans to improve the train depot, the weigh station, as well as creating a boardwalk behind the businesses on Depot Street. This boardwalk will include a farmer's market, music venue, and a pedestrian connection to business further north with a walk-through alleyway.

Similar to the Rome Street Neighborhood, the Leard Street Neighborhood is prominently sub-standard housing and is in need of rehabilitation. There are several commercial buildings that have cultural significance which lead into this neighborhood that, if restored, would benefit this neighborhood as well. The Rome Street and Leard Street Neighborhoods could benefit from significant aesthetic improvements such as street trees, pocket parks, etc.

*Areas where rapid development or change of land uses is likely to occur  
(Map ID: High Growth)*

The stretch of Highway 29 crossing over the eastern city limits has seen a number of commercial developments put in place. The trend seems to be pushing non-residential development to the east of Hartwell and down this corridor. Another corridor that could likely expand its non-residential development is along the Highway 51 Corridor. There are many opportunities for development along this route that the city could benefit from. Both of these corridors adjoin the urban core of Hartwell and could stir business in the downtown area.

*Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation*

The City of Hartwell has invested in infrastructure in target areas to encourage development. By already having infrastructure in place, developers would be more likely to build on these sites. The areas surrounding downtown need upgrades to the infrastructure. The infrastructure in place is out of date and needs to be replaced to sufficiently service the uses within these areas.

*Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness*

The City of Hartwell would like to have several pocket parks throughout the city, in order to give residents and visitors alike, somewhere to enjoy the natural and cultural resources that Hartwell has to offer. Some areas where parks would be beneficial are the Rome Street Neighborhood, Leard Street Neighborhood, and other areas close to downtown Hartwell. (These are included in the areas marked for rehabilitation.)

*Large, abandoned structures or sites, including those that may be environmentally contaminated, +  
Areas with significant infill development opportunities  
(Map ID: Economic Opportunity)*

There are several abandoned structures across the City of Hartwell that, if rehabilitated, could really bring life to the community. S. Forest Avenue and the old mill on South Jackson Street have potential for redevelopment. Carolina Street has several abandoned buildings including the Umbrella Company building, as well as an abandoned restaurant that could be utilized for non-residential development purposes. One structure that has a great deal of historical character and significance is the abandoned Pure Oil Station. This station is located in front of the CVS on East Howell Street. Lastly, W. Johnson Street, and specifically the old jail and cotton gin, are sites targeted for redevelopment.

There are several undeveloped properties scattered across the city. Several opportunities for infill are along Carolina Street. The old Coca-Cola bottling plant is a historical building that would be a strong candidate for infill development adjoining downtown Hartwell. The abandoned buildings and properties listed above are also great opportunities for infill.

## **LAND USE ASSESSMENT**

Land use refers to the distribution and prominent activities in relation to the resources and infrastructure necessary to sustain each use and achieve the desired character for the community. Cities such as Hartwell will typically seek a balance of housing along with various commercial and recreational nodes to shape an appealing place for families, while also finding places to harbor industrial and goods production uses that will boost the economy. Where things will/ can develop will both be shaped by, and give shape to, critical decisions by the City and County in how they invest in roads, schools, parks, and more. Ultimately the goal is for the community to have the desired mix of land uses, and to have them dispersed in patterns that minimize conflicts and optimize resources.



Very little agricultural land use remains in Hartwell. Two tracts are classified as agricultural off of Fairview Avenue in the southeast part of the city. A few other agricultural tracts are located in the western part of the city off of Lakeview Circle north of Howell Street (SR 51/SR 77).

Housing comprises the predominant land use in Hartwell, with single-family detached units the most prevalent type of residence. Virtually every section of the city contains residential neighborhoods of most single-family units. Additional options can be found, however: There are less than two dozen mobile homes existing on individual lots and one mobile home park off Leard Street in the northwest section of the city. Meanwhile, multiple-family developments in Hartwell, which are mostly projects of the Hartwell Housing Authority, include primarily duplexes and quadraplexes. These developments all exist in the northern half of Hartwell. A ten-unit townhouse development is located at the southwest corner of Johnson and Chandler Streets.

There are a variety of public and institutional uses in Hartwell. Public uses include the county courthouse, city hall, county sheriff and fire facilities, Hartwell elementary school, the Hart County middle school and high school complex, health department, museum, and the public library. Institutional uses include a hospital, medical center, a few nursing and personal care homes, three cemeteries, and numerous churches.

Most commercial land uses are concentrated in the city's central core, with commercial activity also being present along Howell Street (SR 51/SR 77) and Franklin Street (U.S. 29). There are a few "neighborhood" commercial uses in the south section of Hartwell along both sides of Jackson Street (SR 172). Several scattered commercial uses are located within the residential section in the northeast part of the city. Newer commercial development (office park) of a suburban character has taken place between Chandler Street (SR 51) and Vickery Street in the northwest section of Hartwell.

Industrial land uses are located along the Hartwell Railroad south and west of the central business district, including Milliken, Monroe Auto Equipment, and Dundee Mills, Inc. Other industrial areas in Hartwell include the North Georgia Armory, the Hartwell Company (Blecraft plant), properties north of Benson Street west of Campbell Street, north of Johnson Street, and south of Opel Street (extreme southern portion of the city).

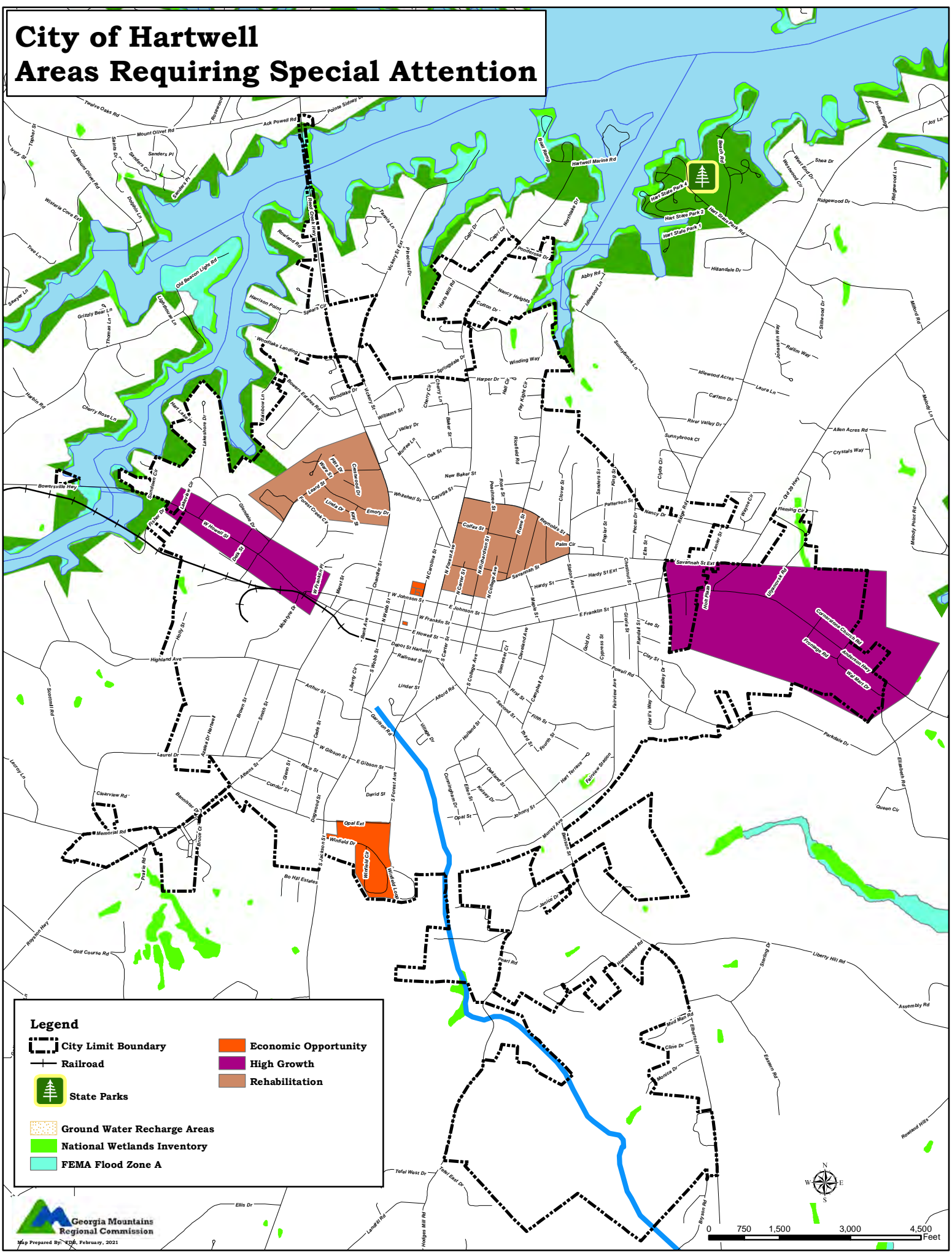
The only properties shown in the park/recreation/conservation category are the community center on the west side of Richardson Street and the park/recreation complex located in the far eastern portion of the city, neither of which is owned/operated by the City. The City did, however, engage a long-term lease with the Army Corps of Engineers for Hart State Park. The City plans to develop hotel facilities on-site, as well as camping areas. A conceptual master plan and utility feasibility study is being developed and approved with the Corps. The Hartwell Mega Ramp is another joint project that the City is pursuing. The City has a memorandum of understanding (MOU) with Hart County & partner with them to maintain the park. The costs are split between each entity 50/50.

Undeveloped properties are found in the extreme outlying portions of the city in all directions. The most extensive area of undeveloped land lies east and southeast of Opel Street/Forest Avenue in the south parts of the city. A significant number of vacant platted lots exist in the older developed portions of the city, as well as in new subdivisions located in the northwest and extreme northern portions of Hartwell.

The City of Hartwell is aggressively pursuing annexing properties into the City. The City would like to acquire more properties between Highway 29 and the lake, in order to strengthen the "lakeside community" aspect of Hartwell. Hartwell has an excess of infrastructure in place but should develop a map of potential targets, a database of capacities & service areas, and a response plan. These will provide information on areas that need improvement/expansion, as well as determine how much growth their existing infrastructure can support. The City is also continuing attempts to annex state roads when possible.

# City of Hartwell

## Areas Requiring Special Attention



**Legend**

- City Limit Boundary
- Railroad
- State Parks
- Ground Water Recharge Areas
- National Wetlands Inventory
- FEMA Flood Zone A

- Economic Opportunity
- High Growth
- Rehabilitation

## **DEVELOPMENT TRENDS AND INFLUENCES**

The predominant forces driving development patterns in and around Hartwell are the reservoir and the connection to I-85. The reservoir is the primary driver, both as a magnet for tourism and the related industries and as a lure for specialty residential development. Various scales of housing have been built with access to the shorelines all around the lake in both Georgia and South Carolina, including both full-time residences and vacation properties. All indications are the Lake will continue to grow more popular as the region grows in population, with more and more day visitors seeking recreation opportunities. This will in turn raise demand for tourism-supporting industries as well as secondary entertainment options for those visitors in the area for longer.

The access to I-85 is critical in that the interstate is fast becoming a major goods manufacturing and distribution corridor between Atlanta and Greenville. As SK Batteries and additional businesses move in just down the freeway, and with St. Mary's Hospital and utility capacity enabling advanced industrial development around nearby Lavonia, a variety of employment options are projected for northern Hart County. Much of this will have a residual impact on Hartwell, either as some manufacturers seek an alternative location or as workers for the other industries locate within the established city for other quality of life factors.

Additional development influences to consider:

- Access to broadband technology enabling smaller businesses to survive anywhere, leading to more people seeking communities based on lifestyle.
- Housing supplies will be critical as the region's economy grows, leading demand for new developments and putting pressure on established neighborhoods to revitalize or risk becoming depressed areas. Demand for specialty housing or even select urban-scale housing is expected to increase.

## **ECONOMIC DEVELOPMENT**

The economic development element provides the local city government the opportunity to inventory and assess the community's current economic base, labor force characteristics, local economic development opportunities, and other resources. It also helps to determine economic needs and goals and to merge this information with other current data on population trends and characteristics with other plan elements so that an economic strategy can be developed for the community.

### **Unemployment trends for Hart and surrounding Counties** (Source: Bureau of Labor Statistics, 2020)

County	2010 Unemploy- Rate	2011 Unemploy- Rate	2012 Unemploy- Rate	2013 Unemploy- Rate	2014 Unemploy- Rate	2015 Unemploy- Rate	2016 Unemploy- Rate	2017 Unemploy- Rate	2018 Unemploy- Rate	2019 Unemploy- Rate	Rank of Rate	2019 Civilian Labor Force	2019 Labor Force Employed	2019 Labor Force Unemployed
GEORGIA	12.2	12.1	10.5	9.1	7.6	6.3	5.5	4.7	4.0	3.5	-	52,870	50,997	1,873
ELBERT	14.9	16.1	12.6	10.8	8.6	7.5	6.5	5.2	4.8	4.0	5	7,658	7,352	306
FRANKLIN	12.7	12.2	11.3	9.8	8.1	6.3	5.2	4.7	3.8	3.5	2	9,942	9,592	350
HART	11.5	11.2	10.3	9.2	7.5	6.2	5.4	4.4	3.6	3.5	3	11,303	10,903	400
MADISON	10.4	10.1	8.9	7.6	6.7	5.6	4.9	4.2	3.5	3.0	1	13,282	12,877	405
STEPHENS	12.3	11.9	10.5	9.1	7.6	6.6	5.9	5.2	4.6	3.9	4	10,685	10,273	412

Like many rural north Georgia communities, Hartwell and Hart County have long had sustainable agricultural sectors but were already losing older 20<sup>th</sup> Century manufacturing operations when the Great Recession struck. Recovery has yielded some success and new goods production has moved into Hartwell and in particular the nearby city of Lavonia and along I-85. This has buoyed the prospects for further growth in the city and now Hartwell's leaders and residents are looking toward the newest ways they can capitalize on their assets to bring economic diversity and expansion to the area.

Hartwell does have access to numerous assets in spurring economic development. There is the North Georgia Network, providing high-speed/ high-capacity broadband access to prospective employers and residents. There is the proximity to the interstate and St. Mary's Medical Center in Lavonia, Lake Hartwell,

and a modest private airfield 10 miles away in Canon. The City hopes these amenities will showcase the quality of life available to the next generation of businesses that can afford to locate in rural settings, choosing Hartwell for the tranquility and lifestyle it would offer to the employees.

**Employment by Occupation (Civilian Population 16 Years and Older), 2014-2018**

	Elbert	Franklin	Hart	Madison	Stephens	Georgia
<i>Total</i>	7,626	8,644	<b>9,948</b>	12,522	10,301	4,721,065
Percent Employed in...						
Management, Business, Science, and Arts	24.1	28.7	<b>28.4</b>	32.1	27.3	37.1
Service	15.4	16.3	<b>17.4</b>	14.4	22.4	16.5
Sales and Office	20.6	19.2	<b>21.5</b>	22.0	18.2	22.7
Natural Resources, Construction, and Maintenance	10.6	12.6	<b>9.9</b>	11.8	8.8	9.0
Production, Transportation, and Material Moving	29.3	23.2	<b>22.9</b>	19.7	23.4	14.7

Source: US Bureau of the Census, 2019

There are additional opportunities still available within the areas of tourism, recreation, and film production. All three sectors show strong growth projections for the Georgia Mountains Region and Hartwell has much to offer regarding all three. All of these would not only present ways to bring outside revenue into the community but also match well with the existing character of Hartwell cherished by residents.

The GMRC's *Comprehensive Economic Development Strategy/ Regional Plan* includes a discussion of the current economic climate and discusses the various elements affecting, and resources available to, Hartwell as the region pursues economic growth. (A copy of this section is available in the appendix) Overall, the region is focusing on several key priorities relevant to Hartwell:

- **Continued development along the I-85 corridor**, particularly in the manufacturing, warehousing, and light industry sectors. This will eventually be a high-intensity employment area linking the Atlanta and Greenville metropolitan centers.
- **Sustaining and advancing the agricultural industries**. Though advancing suburbanization threatens to reduce farmland in the area, agriculture and related businesses remain vital to the region's economy and will take on increased importance as the need for food products grows. There are opportunities with higher demand for Georgia Grown products and farm-to-table options.
- **Access to utilities**. Available and affordable capacity for water, sewer, and broadband technology are seen as vital to the industries of tomorrow, and Hartwell is positioned to capitalize on access to all three.
- **Labor skills will evolve**. The nature of conventional career paths and necessary job skills have changed dramatically in the past 30 years and will continue to do so in the foreseeable future. Hartwell and other rural communities will need to leverage resources to ensure local labor has access to education and skills training outlets in order to recruit and retain sustainable industries.

Regarding available resources, the City and partnering agencies recognize the importance of a strategic approach to sustaining both their economy and Hartwell's unique character. The City support the Hart County Chamber of Commerce and the Downtown Development Authority as part of ongoing efforts to champion local economic development. The City also works with the GMRC and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.



## **NEEDS AND OPPORTUNITIES**

The effectiveness of any planning process requires identifying the needs that must be addressed in order to achieve a community's goals, clarifying the targets for the local government. To do this the planning process asks communities to assess the information outlined in an effort to identify their respective **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats. In doing this SWOT analysis the communities can more effectively define their objectives and actions to as to better achieve the desired vision.



This part of the planning process also reviewed various forms of data and information about each community. Information such as Census data and Department of Labor data was reviewed for insight into local conditions, plus each local government was asked to provide summaries of their immediate operational and capital improvement needs to give an indication of their priorities ahead of discussions about public objectives. When evaluating this data and information the planning process focused on whether it verified needs or opportunities identified previously, whether it uncovered new needs or opportunities not previously identified, and whether it indicates significant local trends that need to be considered in the planning process.

The SWOT analysis for Hartwell involved discussions among City staff, the Advisory Committee, and the public hearing event held at City Hall on December 9. It was also cross referenced with information gleaned from the online surveys where respondents outlined key assets and liabilities about their community.

The results echo the prevailing themes throughout the process about Hartwell being appreciated as an attractive small town with access to various regional amenities due to its location. Conversely, the fears and weaknesses hovered around those elements and forces that would too dramatically change Hartwell or hold it back from making necessary improvements in the areas of housing and economic growth. Residents agreed that Hartwell has areas in need of revitalization, but that improving these areas should be the higher priority over investing in expansion outward. They also agreed that capitalizing on the many attractions and assets around Hartwell, such as the lake or access to the Interstate, provide the elements needed to attract economic investment if the community can properly sustain and market these amenities.

STRENGTHS/ KEY ASSETS	WEAKNESSES/ LIABILITIES
<ul style="list-style-type: none"> <li>• Small-town feel (2)</li> <li>• Great business environment &amp; community</li> <li>• Great committee volunteers &amp; unity</li> <li>• Infrastructure</li> <li>• Leadership (2)</li> <li>• Volunteers</li> <li>• Brotherhood/community spirit/involvement</li> <li>• Lake (2)</li> <li>• Clean Mainstreet</li> <li>• Good weather</li> <li>• Close to Freeway</li> <li>• History and authenticity</li> <li>• Close to Atlanta, Greenville, Charlotte</li> </ul>	<ul style="list-style-type: none"> <li>• Loosing small-town feel/too many 'Chains' (2)</li> <li>• Lack of parking</li> <li>• Diversity involvement</li> <li>• Create ways to draw people to stay DT</li> <li>• Cooperation with county</li> <li>• Rome area needs rehabilitation</li> <li>• Vacant homes</li> <li>• Creating regional leadership in region</li> <li>• Spending on tourism</li> <li>• Lack of consistent, unified source for information</li> <li>• Have all businesses play by same rules (restaurants/bars)</li> <li>• Healthcare - #1 reason older people move – closer to healthcare</li> <li>• Lack of housing – condos, appts, starter homes</li> <li>• Lack of business to keep people shopping here (Target or Clothing stores)</li> <li>• Businesses only operate on weekends/close early</li> <li>• Lack of walking/biking options</li> <li>• Lack of togetherness between communities</li> </ul>
OPPORTUNITIES/ UNIQUE POSSIBILITIES	THREATS/ OUTSIDE RISKS TO THE CITY
<ul style="list-style-type: none"> <li>• Finding businesses for vacant buildings</li> <li>• Housing in upper areas of buildings downtown</li> <li>• Attainable housing</li> <li>• Continue to develop a unified system for selling the community</li> <li>• Attracting developers</li> <li>• Zoning</li> <li>• Lake/environmental capital</li> <li>• Lake</li> <li>• AG tourism</li> <li>• Yearly festivals/events to bring others</li> <li>• Trails – wine, AG, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Fear of change – we've never done that before – getting in the way (3)</li> <li>• Gov't funding/regulations – core restricts waverunner, parties, etc.</li> <li>• Changing of traffic patterns</li> <li>• Corps lake levels</li> <li>• Gas Prices</li> </ul>

The planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision. The following represents a list of generalized goals and priorities generated during the planning process that have greatly helped shape the specific list of needs and opportunities for Hartwell.

- *Preserving the Downtown Historic District*

Respondents overwhelmingly expressed strong support for downtown Hartwell as essentially the soul of the community. They wish to preserve the historic structures, have a great affinity for the general look of the area as a quintessential town square, and appreciate how it can serve as the center for so many community events. It's also considered a crucial indicator of the scale of community preferred by residents who wish Hartwell to remain a small town. Thus, going forward it will be critical that the City think of growth and development in terms of how that complements Hartwell by preserving and enhancing the fabric of the downtown square.

- *Exploring a relocation of the County Courthouse*

While many residents and visitors hail downtown, they do not like the look of the County Courthouse in the central square, both because of its contrasting architectural style and for want of a traditional open town square. The courthouse is obviously not a City facility, so any discussion on this topic must involve Hart County. What the City could do, however, is work with the County on advance planning to explore and promote alternative locations for when the County may find a relocation to be viable compared to any major expansions or renovations. In so doing it would be prudent for the City to be a cooperative partner and do everything possible to keep a relocated Courthouse still close to the square, since that type of civic use can complement the restaurants and shops in the area.

- *Preserving and Improving the Established Neighborhoods.*

Respondents noted that the city has existing neighborhoods that complement the downtown character of the community, add to the city's historic character, and provide viable housing options for a variety of household types. They especially appreciate that some of the neighborhoods are walkable and connected to downtown or local schools, evincing Hartwell's small-town flavor. The City should aspire to keep these neighborhoods viable and vibrant, celebrating them as an integral part of the community. Each neighborhood should be assessed for any needs or policy amendments to ensure their long-term potential.

- *Enhance the Local Park Scene*

Parks, trails, and greenspaces are growing in importance to communities across the country, often viewed as investments in social infrastructure. Parks provide opportunities for recreation, places for civic events, and opportunities to convey the history and character of the community in shared, public ways. As such, parks enhance the appeal of a community as a place to live or as a destination to visit, both being traits which appeal to businesses. The City should maintain its own master plan regarding parks (particularly passive use parks and trails) and develop a system that enhances Hartwell's reputation as a destination for both tourists and raising families.

- *Enhance the Relationship with Lake Hartwell*

The city of Hartwell and the Lake Hartwell reservoir are intrinsically connected, but many residents feel the connection between the two could be enhanced both physically and reputationally. Many people wish there was a more direct and obvious link between Hartwell's downtown core and public lake areas, as a way to enable more and better crossover tourism and cultural resonance. The desire for a sense of co-branding that would resonate with area visitors and give the city a broader appeal. The City should explore ways to use symbology and marketing to improve this messaging and consider a long-term way of amending key corridors that will enhance physical connections between downtown and key parts of the lake.



- *Managing the Impacts of Growth*

While respondents were excited about the opportunities provided through growth, many still expressed concern over HOW that growth would affect the community. Increased varieties and options for dining and retail are welcome and in fact wanted, but not in a conventional suburban fashion that hurts the viability of downtown businesses and fosters only chain operations. Likewise, traffic management will be critical to preserving the character, walkability, and viability of established neighborhoods and downtown. The City should be thoughtful in directing where and how new commercial activity is incorporated into the area so as to minimize adverse impacts.

- *Being Mindful About Change*

Through various elements of the planning discussion respondents noted that while the City should preserve their small-town character and historic elements, there are ways in which change and evolution are either needed or inevitable. Adapting technology for improving communication and governing operations is a must, as well as being honest about how commerce and public services will evolve in the future. This will have ramifications regarding school programming, City employment, and objectives for local labor force training. The City must also strive to stay ahead of discussions on social changes and ensure there is public discourse that keeps the community working together, rather than simply responding as needed.

- *Refining Hartwell as a Destination*

In addition to parks and the lake scene, there is growing interest in ensuring the city has a variety of entertainment options for youth, families, and adults. People want their hometowns to meet as much of the “live, work, play” ethos as possible, and increasingly the demand is there for communities to provide a variety of outlets to satisfy the “play” element of that list. Especially as many industries are capable of locating anywhere (thanks to broadband access), both companies and households are looking for reasons to be in certain communities above and beyond the cost of living. Hartwell has been touted for the art scene, community events, and spirit of volunteerism for a community of its size. The City and its partners should seek to build on these with an eye toward also seeking ways to attract entertainment options that will make Hartwell an even more inviting place to employers and families alike.

From those general topics, the following represents a refined listing of Needs and Opportunities for the City of Hartwell. Most of these were carried over from the first part of the planning process, identified during the development of the Community Assessment. The following list was created from comments/concerns from the stakeholders, as well as public hearings/surveys conducted prior to the comprehensive plan update. The list has been confirmed and/or refined based on the discussions with stakeholders and analyses throughout the planning process.

NEEDS AND OPPORTUNITIES	MITIGATION STRATEGIES
<b>Preserving the Downtown Historic District</b>	
Business owners need to maintain store fronts	<ul style="list-style-type: none"> <li>Continue to develop and plan possibilities for downtown improvements, including facade improvements. <a href="#">(Policy)</a></li> </ul>
Need to maintain walkability of downtown; Connection with neighborhoods	<ul style="list-style-type: none"> <li>Develop report to find which areas lack ADA compliance <a href="#">(2022)</a></li> <li>Create sidewalk improvement schedule <a href="#">(2023)</a></li> </ul>
Need to improve parking in the vicinity of downtown Hartwell; Explore options for a parking deck	<ul style="list-style-type: none"> <li>Develop/implement regulations requiring business owners to park off-street <a href="#">(2021)</a></li> <li>Create parking study to show current parking, as well as vacant areas that could be utilized <a href="#">(2022)</a></li> </ul>
Need to slow traffic through downtown	<ul style="list-style-type: none"> <li>Create traffic study for future improvements with GDOT &amp; Streets Department <a href="#">(2023)</a></li> </ul>
<b>Exploring a Relocation of the County Courthouse</b>	
Engage the County about the future of the Courthouse	<ul style="list-style-type: none"> <li>Create exploratory committee; Identify future options for the Courthouse <a href="#">(2022)</a></li> <li>Conduct report identifying available options for possible relocation <a href="#">(2021)</a></li> </ul>
<b>Preserving and Improving the Established Neighborhoods</b>	
Vacant and blight housing conditions need to be addressed	<ul style="list-style-type: none"> <li>Improve enforcement of the standard building code to minimize the number of dangerous, dilapidated housing units in Hartwell <a href="#">(2021)</a></li> <li>Target grant funds where significant numbers of substandard housing units presently exist <a href="#">(2022)</a></li> <li>Implement a program to contact absentee landlords requiring them to secure, renovate, or sell properties <a href="#">(2021)</a></li> <li>Develop a program to assist homeowners with repairs <a href="#">(2022)</a></li> </ul>
Provide/improve sidewalks, street lighting and park/rec areas in Rome Street & Leard Street Neighborhoods	<ul style="list-style-type: none"> <li>Pursue grant money for sidewalks <a href="#">(2023)</a></li> <li>Develop action plan with GICH Cmte. <a href="#">(2021)</a></li> </ul>
<b>Enhance the Local Park Scene</b>	
More park space is needed throughout city limits	<ul style="list-style-type: none"> <li>Pursue grant money for small pocket parks <a href="#">(2023)</a></li> <li>Develop parks and trails study for the city <a href="#">(2022)</a></li> </ul>
<b>Enhance the Relationship with Lake Hartwell</b>	
Need to pursue development of Hartwell Lakeside (formerly Hart State Park)	<ul style="list-style-type: none"> <li>Implement Hartwell Lakeside master plan</li> </ul>
Review options for enhancing corridors between downtown and the lake	<ul style="list-style-type: none"> <li>Create feasibility study on golf cart/bike paths connecting Hartwell Lakeside &amp; the marina to downtown area <a href="#">(2022)</a></li> <li>Aggressively pursue annexation opportunities between downtown Hartwell &amp; the lake <a href="#">(Policy)</a></li> <li>Develop parks and trails study for the city <a href="#">(2022)</a></li> </ul>

<b>Managing the Impacts of Growth</b>	
Need more affordable housing options	<ul style="list-style-type: none"> <li>Amend policies and acquire land to accommodate multi-family housing (2022)</li> <li>Create study of affordable housing options best suited for City's needs (2022)</li> </ul>
Traffic lights are needed at Bowman Hwy. & Howell Street, as well as Bowman Hwy. & Gibson Street	<ul style="list-style-type: none"> <li>Create traffic study for future improvements with GDOT &amp; Streets Department (2023)</li> </ul>
Highway 29 needs to be widened	<ul style="list-style-type: none"> <li>Develop report with GDOT on possible widening/redesign (2024)</li> </ul>
Need to address future City/County water needs	<ul style="list-style-type: none"> <li>Report identifying the long-term water and sewer capacities; Options for Improvements (2025)</li> </ul>
Preserve environmentally sensitive/important lands through regulatory protections	<ul style="list-style-type: none"> <li>Develop annual report identifying state of local Environmentally Sensitive Areas (2021)</li> </ul>
Update Zoning Map to mitigate conflicting land uses	<ul style="list-style-type: none"> <li>Reclassify certain vacant lands for multiple-family residential to R-2 at the time a new zoning ordinance map is updated and adopted (2022)</li> <li>Ensure that the zoning map allows expansion of the central business district, westward along Johnson, Franklin and Howell Streets (2022)</li> <li>Ensure that the zoning map reflects expanded industrial lands adjacent to existing industrial uses (2022)</li> <li></li> </ul>
<b>Being Mindful About Change</b>	
Strive to preserve the city's history and character	<ul style="list-style-type: none"> <li>Report identifying elements of the city to preserve &amp; programs to celebrate Hartwell's heritage (2023)</li> <li>Develop a program to recognize businesses and residents who've had a sustained impact on the community (2022)</li> </ul>
Need to improve engagement with the youth	<ul style="list-style-type: none"> <li>Create annual forum inviting students to speak with community leaders about the city (2022)</li> </ul>
<b>Refining Hartwell as a Destination</b>	
Need increased variety of commercial business uses	<ul style="list-style-type: none"> <li>Incentives to fill vacant buildings (2021)</li> <li>Publish/Advertise Revolving Loan Fund (Policy)</li> </ul>
Need more job opportunities within the City; Increase tourism in Hartwell	<ul style="list-style-type: none"> <li>Organize downtown merchants group (2021)</li> <li>Create marketing plan for the City (2022)</li> <li>Provide more variety of historical/cultural events (2023)</li> <li>Provide downtown merchants association workshops/training opportunities regarding effective retailing strategies (window displays, product mix, advertising). (2022)</li> </ul>
Problem of the young adult population leaving the city to find jobs	<ul style="list-style-type: none"> <li>Set up job skills forum with high school, area technical college, and Department of Labor personnel to brainstorm (2021)</li> </ul>
Need to improve gateway signage	<ul style="list-style-type: none"> <li>Pursue gateway/signage grant money (2022)</li> </ul>
Need for more attractions to boost tourism and entertainment options	<ul style="list-style-type: none"> <li>Report identifying market thresholds for various entertainment attractions (2022)</li> <li>Develop assessment of attractions across the Hart County region (2022)</li> </ul>



## **RECOMMENDED CHARACTER AREAS**

Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area.

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics;
2. Has potential to evolve into a unique area when provided specific and intentional guidance; or
3. Requires special attention do to unique development issues.

Character areas are often times identified based on environmental and/or physical characteristics of an area and it is not uncommon for communities to define their physical spaces based on a combination of both.

The Recommended Character Areas shown in the Community Assessment represent a starting point in the discussion to create the Future Development Map that is a key component of the Community Agenda. General areas show in the Community Assessment Recommended Character Area map will be refined through the Community Participation Program and continued planning analysis. Boundaries, descriptions, and vision statements for future development will be created during the community visioning process and the development of the Comprehensive Plan.

The character areas identified for Hartwell have been adopted to recognize the various goals and opportunities available to the city. They're intended to preserve the key elements about the community's vintage charm (Historic Downtown, Historic Residential) and small-town lifestyle (Village Residential). Some are chosen based on the need for designated improvements (Neighborhood Revitalization, Gateway Corridor) that will enhance the city's overall image and performance. Taken all together, if the City is able to follow through with the proposed actions and policy improvements, the resulting land use and development types should match those identified in these districts and ultimately yield a future that closely resembles the ambitions of the residents.

### **Recommended Character Areas**

**Village Residential  
Downtown Hartwell  
Neighborhood Revitalization  
Historic Residential  
Parks/Rec/Greenspace/Trails  
Industrial  
Gateway Corridor  
Commercial Corridor  
Mixed Public Use**

## Village Residential

Village residential refers to those neighborhoods adjoining activity centers throughout the City of Hartwell. Typically, these feature smaller, sometimes urban lot sizes, large enough for the structure and accompanying yards. The districts are almost exclusively residential in use but are immediately connected to a commercial district or some cultural center, often with pedestrian access provided.

These areas incorporate connecting streets and homes that are usually within 25-50 feet of the roadway. The units are also built to an overall density to indicate a true neighborhood, a cluster of units large enough to endow a community and not feel isolated.

The City of Hartwell's neighborhood district consists of the various urban-scale residential blocks surrounding the Main Street district. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Most housing in these neighborhoods is predominantly site-built in design, with some units dating from the 1930's and most are older than 30 years. The typical sites range from  $\frac{1}{2}$  to  $\frac{1}{4}$  acres, each with a single-story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

There are a variety of styles present, most with pitched roofs and front porches. Some units have been expanded or renovated and based on the visual impact and occupancy rates the district as a whole appears economically stable. In some cases the transitions alongside the rural parts of the city/county are seamlessly experienced thanks to the mature trees and comparable architectural styles of rural housing.

### Development Encouraged

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional

### Implementation Measures

- Forum reviewing/amending development regulations as needed (2022)
- Develop design guideline reference material (2023)



## Downtown Hartwell

Hartwell is a classic rural city center that emerged from a crossroads community to a mid-20<sup>th</sup> century urban core. The several blocks surrounding the courthouse are the retail, civic and social hub for the city while also serving as the defining spaces and forms that give Hartwell its rural, small-town character.

The defining elements include the urban scale blocks, the massing of buildings and the prevalence of commercial, civic and service uses befitting a historic town center. Most of the structures are traditional shop-front buildings of 2-3 stories with frontage right along the sidewalks. Design elements feature a variety of brick, stone and wood construction with familiar displays of signage and windows depicting commercial settings oriented around luring pedestrians.

Ancillary elements exhibit traditional small scale urban form. Sidewalks connect Howell and Franklin Streets with surrounding blocks, including nearby residential neighborhoods. There are various planters, lampposts and garbage receptacles along the walkways.

The bulk of the city's social center and an economic hub for residents and visitors alike stems from Howell and Franklin Streets, complete with popular local restaurants and many unique, boutique shops.

The downtown Hartwell district is likely to retain its form but possibly expand in scale as businesses respond to the growing popularity of this area. A new streetscape plan will beautify the area and further enhance recent efforts to rehabilitate many older structures. Additional plans for new park space in the area, improved signage and coordination of events around downtown are all intended to enhance the Main Street district's role as the social center for Hartwell.

### Development Encouraged

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street
- Minimize surface parking; Preference for public lot
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and Main Street district

### Implementation Measures

- Support preservation of existing historic structures ([Policy](#))
- Forum reviewing/amending development regulations as needed ([2022](#))
- Develop *Iconic Images* database ([2023](#))
- Conduct study assessing opportunities for new park space ([2022](#))
- Create parking study, including options for creating a parking deck ([2022](#))





## Downtown Hartwell





## Neighborhood Revitalization

The majority of substandard housing inside the city limits is found within the Rome and Leard Street Neighborhoods. The City desires to provide affordable housing opportunities to low-and-moderate-income families in these areas. Likewise, the City wishes to provide opportunities for infill residential and commercial development. These areas in the northern half of Hartwell need improvements using a combination of local dollars and resources in coordination with USDA and CDBG funds to complete housing rehabilitation, sidewalk improvements, and an innovative first-time homeowner program.

The Rome Street Neighborhood is the traditional center of the African-American community in Hartwell. Churches, businesses, and schools serving the community were established and remain vital to the residents of the neighborhood. The Savannah River Academy was founded in 1909 to serve as the high school for the African American students in Hartwell. While the buildings are not in existence today, it is the consensus of the residents of the Rome Street Neighborhood to reconstruct the buildings on the historic site as a historic resource for the citizens of Hartwell.

Within both neighborhoods there are many deteriorating structures that are a haven for drug-related activities, vagrancy, and crime. There exists an opportunity for infill development that not only aids in the eradication of blighting influences, but could provide opportunities to promote historical building patterns and design.

Throughout these neighborhoods, many homes are being well maintained, renovated, and rehabilitated. A strong sense of neighborhood pride and homeownership is evident. While there are many vacant lots in these areas, the majority of the vacant lots are free of litter and debris. Even with these accomplishments and successful programs, there are a significant number of opportunities to improve public safety, eliminate dilapidated buildings, improve the sidewalk and drainage infrastructure and improve the housing conditions. With a number of parcels being vacant or open space, there is ample opportunity for park space. With a good amount of mature trees, these park areas would have a healthy tree canopy.

### Development Encouraged

- Single family detached
- Multi-Family Residential
- Small-scale Commercial
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

### Implementation Measures

- Maintain development regulations; Refine as needed (*Policy*)
- Support preservation of historic and cultural resources/structures (*Policy*)
- Maintain/Pursue policies that encourage appropriate infill development (*Policy*)
- Work with GICH committee to develop a program to help revitalize mill houses (*2021*)

## Neighborhood Revitalization





## Parks/ Recreation/ Greenspace/ Trails

This district is reserved for naturally landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens or popular spots designated for hiking, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

These are spaces restricted from new development save for the maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of locally-appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural culture the City of Hartwell has to offer.

### Development Encouraged

- Recreation areas
- Trails/Golf Cart/Bike Paths
- Pocket Parks
- Minimal land disturbance
- Conservation design subdivisions

### Implementation Measures

- Develop/ Maintain a Parks and Rec Master Plan (2023)
- Conduct study assessing opportunities for new park space (2022)



## Industrial

Areas used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Currently the City of Hartwell has few sites suitable for goods manufacturing, but does intend to accommodate some industrial growth for the future. Currently, the closest Industrial Park is the Gateway Industrial Park on the I-85 Corridor in the northern portion of Hart County. It offers 150 acres of modern manufacturing space, office space, and property for new build-to-suit facilities. Additional, smaller properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access.

These spaces are targeted for accommodating industrial needs, and as such are dispersed to minimize their impact on local communities or the natural environment. Design should include buffers and restrictions against ecological impacts, with a preference for green technology in design or operation. Minimal traffic impacts are preferred both due to limitations of the local roadways and to protect the communities and residents within the valleys.

### Development Encouraged

- Industrial, low-impact mining, warehousing and distribution
- Large-scale institutional uses
- Requirement for appropriate buffering from adjoining properties

### Implementation Measures

- Inventory all potential industrial sites (2024)
- Develop utility and commercial traffic assessment for growing industry (2025)





## Gateway Corridor

Gateway Corridors refers to the main arterial roadways leading into/ out from downtown. These are mixed-use corridors, home to churches, businesses, schools, and shopping with several established neighborhoods adjacent to the area. Their distinction comes from both the primacy of their function but also their role as transitional spaces from the historic town center to adjoining districts.

Gateway corridors are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents. They also help through travelers recognize the more unique, small-town elements of the city.

These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community's rural culture. Units may be detached or attached but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape.

Additional characteristics recommended for the district, which are intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.

### Development Encouraged

- Mixed-use
- Multi-Family
- Small-scale commercial or institutional
- Minimal parking on front and sides; Attached units permitted

### Implementation Measures

- Create Gateway Corridor Development plans (2022)
- Create signage and establish true gateways along each corridor (2023)
- Develop pockets of landscaping and possible art and/or promotional boards (2024)
- Consider design guidelines for Gateway Corridors (2025)



## Historic Residential

The historic residential structures in the city of Hartwell are significant for representing the various stages of settlement and development in the city. During the late 19th and early 20th centuries, the majority of the historic residential construction in Hartwell consisted of wood frame structures and a few brick structures. Most of Hartwell's historic residences are concentrated along Benson Street, Forest Avenue, Johnson Street, Franklin Street, Howell Street, College Avenue, Webb Street, Athens Street and Jackson Street, as well as the smaller streets which exit off the eight major streets. Most historic residences located along these major streets have been listed in the National Register of Historic Places since September 1986 either as part of a district or as individual nominations (see enclosed maps). The four National Register District's for the City of Hartwell include the Hartwell Commercial Historic District, Benson Street-Forest Avenue Residential Historic District, Franklin Street-College Avenue Residential Historic District, and the Witham Cotton Mills Historic District.

### Development Encouraged

- Single Family Residential
- Minimize surface parking

### Implementation Measures

- Maintain development regulations; Refine as needed (*Policy*)
- Support preservation of historic and cultural resources/structures (*Policy*)
- Establish facade grant program (*2021*)





## Commercial Corridor

The Commercial Corridor is located to the far Eastern region of Hartwell. It includes several “big box” commercial buildings. By concentrating the bigger commercial structures to the edges of the city, Hartwell can maintain its small-town feel near downtown. Although on the edges of the city, the location of the Commercial Corridor is still within close vicinity to downtown for residents and visitors of Hartwell. Landscaping regulations within the parking lots of these areas will enhance the appearance of large expanses of parking.



### Development Encouraged

- Light/Moderate Commercial
- Office Use
- Minimize surface parking as much as possible
- Sited along 2-3 lane arterials
- Concentrated at nodal intersections or key stretches

### Implementation Measures

- Maintain development regulations; Refine as needed (*Policy*)
- Maintain/Pursue policies that encourage appropriate infill development (*Policy*)
- Implement Parking Lot Landscaping Requirements (*2024*)



## Mixed Public Use

These areas include Hartwell Elementary and Middle Schools, some cemeteries, and various light industrial uses. Most of these areas are located on the Southern edges of the City Limits, with the exception of the schools mentioned above.

### Development Encouraged

- Campus/Institutional/Public Uses
- Office Use
- Minimize surface parking

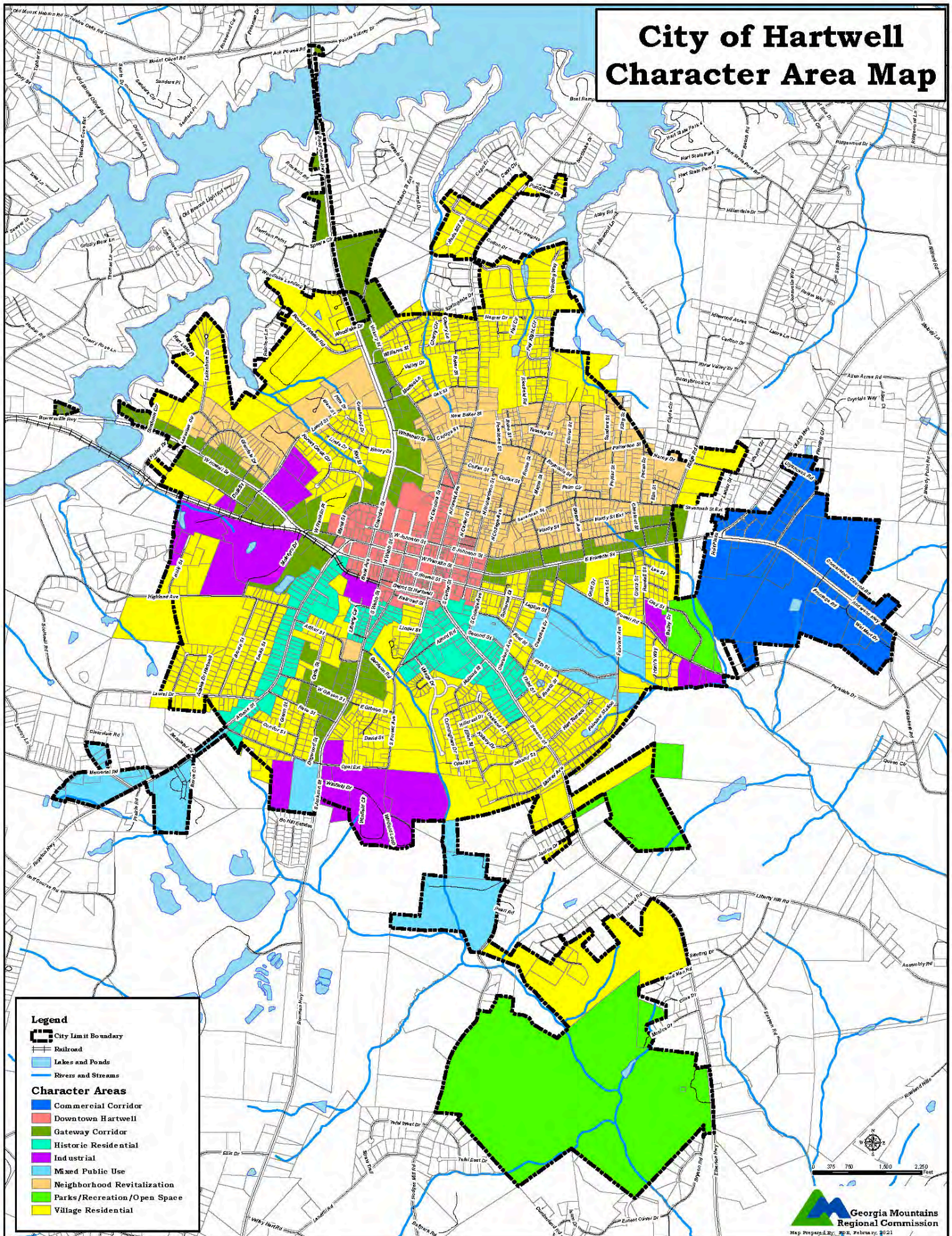
### Implementation Measures

- Maintain development regulations; Refine as needed (*Policy*)





# City of Hartwell Character Area Map





**IMPLEMENTATION PROGRAM****4**

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order to realize the community's goals. Identifying these items helps the community organize their actions.

**REPORT OF ACCOMPLISHMENTS**

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

<b>ACTION DESCRIPTION</b>	<b>STATUS</b>	<b>COMMENT</b>
Improve Downtown Sidewalks - Depot Street	Complete	
Complete Rome St. Neighborhood Redevelopment Plan	In Progress	
Implement Multi-Phase Recreational Improvements (Lake Hartwell Mega Ramp)	Complete	
Provide general park space throughout city (Pocket Parks)	Postponed	Deferred till 2022; Funding directed to other priorities
Expand marketing plan/public announcements for Recycling Center	Cancelled	No longer a priority
Amend Sign Ordinance	Complete	
Update Zoning Map	Complete	
Complete Railroad Turntable Project	In Progress	
Build new fire station	Postponed	Deferred until (approximately) 2022 as funding is assembled
Acquire lease for Hart State Park from Corps & develop	Complete	
Continue marketing endeavors at Cateechee Golf Course	In Progress	
Install new sand filters at Wastewater Treatment Plant	In Progress	
Complete Drinking Water Treatment Plant Project	Complete	
Complete Railroad Street Project	In Progress	
Replace Sewer I & I	Complete	
Comprehensive Plan Update	Complete	
Update Service Delivery Strategy	Completed	

## **POLICIES AND LONG-TERM OBJECTIVES**

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

In addition, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

The following items have been identified as policies, general objections and directions for Hartwell that will be used as guidelines for general, long-term practices for the government.

- Promote local festivals, events & historic tourism
- Cooperate with DDA to promote downtown
- Continue to improve roads
- Continue to improve and repair Sewer I & I
- Purchase two new police vehicles per year
- Aggressively annex viable areas
- Continue to annex state roads when possible
- Promote storm water management
- Continue to invest in maintaining and improving utilities, infrastructure, facilities and services.
- Support Historic Society activities
- Maintain, and routinely assess, existing development regulations
- Encourage infill development in vacant and abandoned buildings
- Promote a diverse, healthy economy in Hartwell and surrounding Hart County
- Recruit new business and help expand existing businesses via NextSite
- Improve and maintain pedestrian infrastructure to ensure downtown Hartwell is safely walkable and connected to adjoining neighborhoods
- Continue to develop and plan possibilities for downtown improvements, including facade improvements.
- Aggressively pursue annexation opportunities between downtown Hartwell & the lake
- Publish/Advertise Revolving Loan Fund
- Support preservation of historic and cultural resources/structures
- Maintain/Pursue policies that encourage appropriate infill development

## COMMUNITY WORK PROGRAM

The third forward-thinking element of the Implementation Program is the Community Work Program (CWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

Note: Some items listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA). These items will include "DCA" under the list of potential funding sources.

ACTION DESCRIPTION	2021	2022	2023	2024	2025	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCES
Continue marketing endeavors at Cateechee Golf Course	x	x	x	x	x	Administration	\$100,000	General Funds/Grants
Downtown Redevelopment/ Funding support for DDA	x	x	x	x	x	DDA	\$36,000	General Funds
Pursue Georgia Smart City, Georgia Tech Grant	x	x	x	x	x	Admin.	Staff time	General Funds
Update city website; Digitize city hall operations, pay kiosks	x	x	x	x	x	Admin.	\$100,000	Grant
Work with GICH committee to develop a program to help revitalize mill houses	x	x	x	x	x	Planning & Zoning, Public Works	<\$1,000	Staff time (General Funds)
Implement Hartwell Lakeside master plan	x	x	x	x	x	Admin., Public Works	TBD	General Funds, Grants
Complete Rome St. Neighborhood Redev. Plan	x	x	x			Planning & Zoning	Minimal Cost	Grant
Complete programmed sidewalk/ crosswalk repairs and upgrades	x	x	x			Public Works; DDA	\$50,000	CDBG
Install new sand filters at Wastewater Treatment Plant	x	x				Sewer Dept.	\$1,000,000	Grant
Complete Railroad Street Park	x	x				Streets Dept./ TORCH	\$100,000	Grant
Update Design Guidelines – Historic Districts	x	x				HPC; GMRC	\$12,000	Grant; General Funds
Review official City tagline	x	x				Archway	No Cost	General Funds
Add conservation design option to subdivision ordinance	x					Planning & Zoning	<\$1,000	Staff time (General Funds)
Annex Hartwell Lakeside	x					Planning & Zoning	<\$1,000	Staff time (General Funds)
Engage Tourism Team to update Hartwell info for Explore Georgia	x					Econ. Development	<\$1,000	Staff time (General Funds)
Implement regulations requiring business owners to park off-street	x					Planning & Zoning	<\$1,000	Staff time (General Funds)
Develop report re: relocation options for Courthouse	x					Planning & Zoning	<\$1,000	Staff time (General Funds)
Improve enforcement of the standard building code	x					Planning & Zoning	<\$1,000	Staff time (General Funds)



ACTION DESCRIPTION	2021	2022	2023	2024	2025	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCES
Update contact information and policies for reaching absentee landlords	x					Planning & Zoning	<\$1,000	Staff time (General Funds)
Develop action plan with GICH Committee	x					Planning & Zoning	<\$1,000	Staff time (General Funds)
Develop annual report re: state of local Environmentally Sensitive Areas	x					Planning & Zoning, GMRC	\$500	DNR
Develop catalog of incentive programs for filling vacant bldgs.	x					Econ. Development	TBD	Grants
Organize downtown merchants group	x					Econ. Development	<\$1,000	Staff time (General Funds)
Job skills forum with high school, technical colleges, and Dept. of Labor	x					Econ. Development	<\$1,000	Staff time (General Funds)
Establish façade grant program	x					Planning & Zoning	\$10,000	General Funds, Grants
Provide general park space throughout city (Pocket Parks)		x	x	x		Streets Dept.	\$10,000/ea	LDF or CDBG Grant
Complete Railroad Turntable Project		x	x			Administration	\$100,000	General Funds, Grants
Build new fire station		x	x			Fire Dept.	\$1,500,000	General Funds, Grants
Water line replacement Slaton Ave., Clover		x	x			Water Dept.	TBD	CDBG; General Funds
Develop report re: ADA compliance in downtown		x				Planning & Zoning, GMRC	\$1,000	General Funds, Grants, DCA
Create parking study, including options for a parking deck		x				Planning & Zoning	\$5,000	General Funds, Grants
Create exploratory committee re: possible Courthouse relocation		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Pursue grant funds to improve substandard housing units		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Develop a program to assist homeowners with repairs		x				Planning & Zoning	\$100,000	CDBG, Grants
Create feasibility study on golf cart/bike paths		x				Planning & Zoning, GMRC	\$5,000	General Funds, GDOT
Develop parks and trails master plan		x				Planning & Zoning, GMRC	\$5,000	General Funds, Grants, DCA
Update regulations to increase options for multi-family housing development		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Create study of affordable housing options		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Reclassify certain vacant lands for multiple-family residential to R-2		x				Planning & Zoning	<\$1,000	Staff time (General Funds)

ACTION DESCRIPTION	2021	2022	2023	2024	2025	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCES
Update zoning map re: expansion of the central business district		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Update zoning map re: expanded industrial lands		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Develop program recognizing impactful businesses and residents		x				Econ. Development	<\$1,000	Staff time (General Funds)
Create annual forum mixing students with community leaders		x				Econ. Development	<\$1,000	Staff time (General Funds)
Create marketing plan for the City		x				Econ. Development	\$5,000	General Fund
Pursue grant money for installing gateway signage		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Report identifying market thresholds for tourist attractions		x				Econ. Development	<\$1,000	Staff time (General Funds)
Develop assessment of tourist attractions across region		x				Econ. Development	<\$1,000	Staff time (General Funds)
Conduct forum reviewing/amending development regulations as needed		x				Planning & Zoning	<\$1,000	Staff time (General Funds)
Conduct study assessing opportunities for new park space		x				Planning & Zoning, GMRC	\$1,000	General Fund, DCA
Create development plans for Gateway Corridors		x				Planning & Zoning, GMRC	\$10,000	General Fund, DCA
Create new sidewalk improvement schedule			x			Public Works	<\$1,000	Staff time (General Funds)
Pursue grant money for sidewalks			x			Public Works	<\$1,000	Staff time (General Funds)
Pursue grant money for small pocket parks			x			Planning & Zoning	<\$1,000	Staff time (General Funds)
Create traffic study to identify needed improvements			x			Public Works	<\$1,000	Staff time (General Funds)
Develop report identifying priority properties for preservation			x			Planning & Zoning	<\$1,000	Staff time (General Funds)
Create report exploring ways to increase variety of cultural events			x			Econ. Development	<\$1,000	Staff time (General Funds)
Provide downtown merchants association workshops/training opportunities			x			Econ. Development	<\$1,000	Staff time (General Funds)
Develop design guideline reference material			x			Planning & Zoning, GMRC	\$5,000	General Fund, DCA
Create signage and establish true gateways along each corridor			x			Public Works	\$100,000	General Fund, Grants, GDOT
Develop report with GDOT on possible widening/redesign				x		Planning & Zoning, Public Works	<\$1,000	GDOT
Develop Iconic Images database for use in developing design guidelines				x		Planning & Zoning	<\$1,000	Staff time (General Funds)

ACTION DESCRIPTION	2021	2022	2023	2024	2025	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCES
Develop pockets of landscaping and possible art and/or promotional boards				x		Econ. Development, Public Works	TBD	General Fund, Grants
Implement parking lot landscaping requirements				x		Planning & Zoning	<\$1,000	Staff time (General Funds)
Inventory all potential industrial sites				x		Planning & Zoning, Econ. Development	<\$1,000	Staff time (General Funds)
Report re: long-term water and sewer capacities					x	Public Works	<\$1,000	Staff time (General Funds)
Consider design guidelines (outside of downtown)					x	Planning & Zoning, GMRC	<\$1,000	Staff time (General Funds)
Develop utility and commercial traffic assessment					x	Econ. Development	<\$1,000	Staff time (General Funds)
Update Comprehensive Plan					x	Planning & Zoning, GMRC	\$15,000	DCA

**APPENDIX**

- **Hartwell Demographic Profile**
- **Hart County Area Labor Profile**
- **Summary of Public Surveys and Meetings**
- **Economic Climate**
- **Samples of Public Notifications/ Involvement**
- **Hart Telephone Broadband Service Area Map**



## Hartwell Demographic Profile





# Georgia Mountains Regional Commission

## HART COUNTY, GEORGIA

### TOTAL POPULATION

	2010	2017	CHANGE		2018
			#	%	
<b>Georgia</b>	<b>9,713,521</b>	<b>10,429,379</b>	<b>715,858</b>	<b>7.37 %</b>	<b>AGE DISTRIBUTION</b>
<b>GMRC Region</b>	<b>619,624</b>	<b>703,279</b>	<b>83,655</b>	<b>13.50 %</b>	
<b>Hart County</b>	<b>25,210</b>	<b>25,794</b>	<b>584</b>	<b>2.32 %</b>	
Bowersville town	465	474	9	1.94 %	< 18 yo 21.30 % 18-64 57.30 % 65+ 21.40 %
Canon city (pt.)	43	45	2	4.65 %	
Hartwell city	4,471	4,469	-2	-0.04 %	
Lavonia city (pt.)	0	0	0	0	<b>GENDER DISTRIBUTION</b>
Royston city (pt.)	648	651	3	0.46 %	
Balance of Hart Co.	19,583	20,155	572	2.92 %	
					% Female 50.60 %

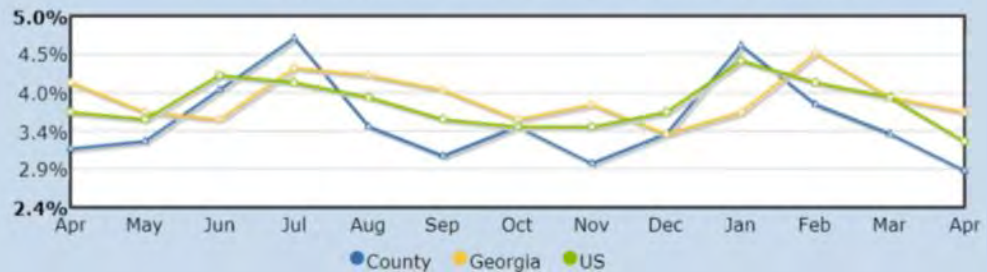
### MINIMAL EDUCATION

#### Adults age 25+ / 2013-2017

< 9 <sup>th</sup> Grade	4.8 %
9 <sup>th</sup> – 12 <sup>th</sup>	14.1 %
HS Graduate	39.2 %
Some College	20.4 %
Assoc. Degree	7.8 %
Bach. Degree	8.3 %
Grad. Degree	5.4 %

### UNEMPLOYMENT TRENDS

2018 - 2019 Local Unemployment Rate (Not Seasonally Adjusted)



### HOUSING

New Residential Units	2014	2015	2016	2017	2017 Housing Conditions Hart County	Share of Units
Banks	17	24	29	38	Single Family - Detached	70.2%
Dawson	177	173	492	310	Single Family - Attached	1.5%
Forsyth	3194	3502	3515	2982	Multi-Family	4.5%
Franklin	2	39	40	70	Mobile Home/ Trailer	23.8%
Habersham	35	17	96	192		
Hall	722	946	1578	1363	Built before 1939	5.6%
<b>Hart</b>	<b>35</b>	<b>38</b>	<b>64</b>	<b>64</b>	With incomplete kitchens	0.6%
Lumpkin	91	215	173	205	With incomplete plumbing	0.9%
Rabun	47	52	55	62		
Stephens	25	26	32	0		
Towns	103	115	128	57		
Union	87	129	155	170		
White	38	55	70	88		
					<b>Dollars</b>	
					Median Cost - Owner	\$593
					Median Cost - Renter	\$666

Demographic data courtesy of the US Bureau of the Census

Unemployment Rate courtesy Georgia Department of Labor

## Hart County Area Labor Profile





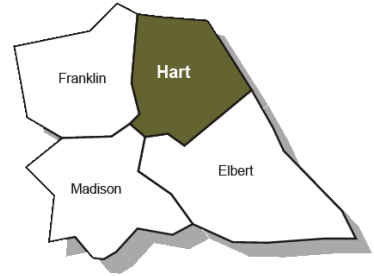


*Georgia*

## Area Labor Profile

**Hart**

**County**



Updated: Aug 2020

## Labor Force Activity - 2019

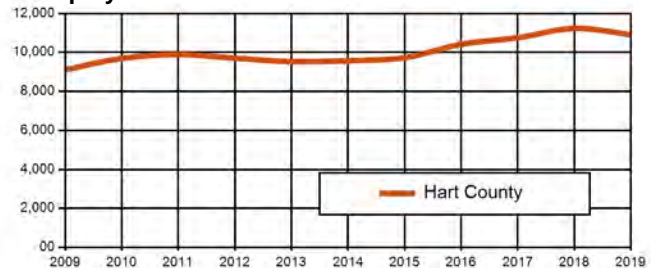
### 2019 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Hart	11,303	10,903	400	3.5%
Elbert	7,658	7,352	306	4.0%
Franklin	9,942	9,592	350	3.5%
Madison	13,282	12,877	405	3.0%
<b>Hart Area</b>	<b>42,185</b>	<b>40,724</b>	<b>1,461</b>	<b>3.5%</b>
Georgia	5,110,318	4,935,310	175,008	3.4%
United States	163,539,000	157,538,000	6,001,000	3.7%
Anderson, SC	91,576	89,109	2,467	2.7%
Oconee, SC	35,039	34,068	971	2.7%

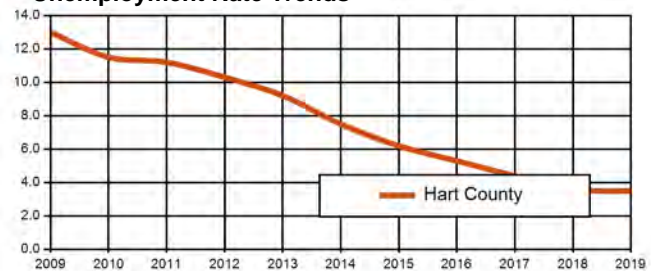
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

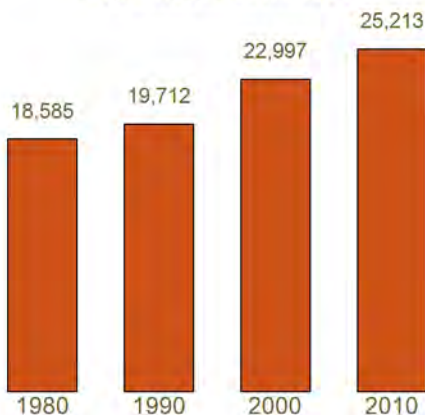
### Employment Trends



### Unemployment Rate Trends



### Population Estimates



### Population

	2010 Census	2019 Rank	2019 Estimate	% Change 2010-2019	2025 Projected*	% Change 2010-2025
<b>Hart</b>	<b>25,213</b>	<b>70</b>	<b>26,205</b>	<b>3.9</b>	<b>26,310</b>	<b>4.4</b>
City of Hartwell	4,469					
<b>Hart Area</b>	<b>352,980</b>		<b>380,732</b>	<b>7.9</b>	<b>395,533</b>	<b>12.1</b>
Georgia	9,687,653		10,617,423	9.6	11,538,707	19.1
United States	308,745,538		328,239,523	6.3	349,439,199	13.2
Anderson, SC	185,414		202,558	9.2	208,820	12.6
Oconee, SC	71,983		79,546	10.5	87,500	21.6

Source: Population Division, U.S. Census Bureau, \*Governor's Office of Planning and Budget.

**MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR**

**Equal Opportunity Employer/Program**

**Auxiliary Aids and Services Available upon Request to Individuals with Disabilities**

**Workforce Statistics & Economic Research; E-mail: [Workforce\\_Info@gdol.ga.gov](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875**

# Industry Mix - 1st Quarter of 2020

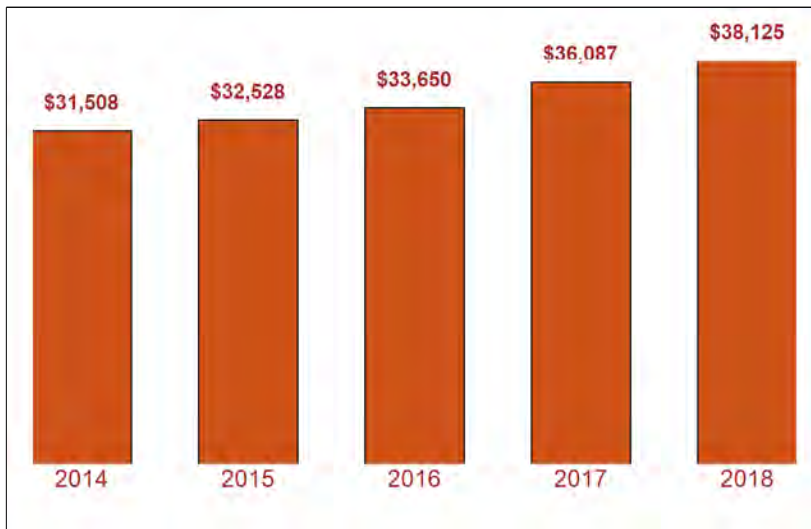
INDUSTRY	NUMBER OF FIRMS	Hart EMPLOYMENT		WEEKLY WAGE		Hart Area			
		NUMBER	PERCENT			NUMBER OF FIRMS	NUMBER	PERCENT	WEEKLY WAGE
<b>Goods-Producing</b>	<b>92</b>	<b>2,329</b>	<b>35.4</b>	<b>910</b>		<b>436</b>	<b>7,017</b>	<b>29.4</b>	<b>849</b>
Agriculture, Forestry, Fishing and Hunting	14	245	3.7	668		49	505	2.1	692
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0		16	162	0.7	1,044
Construction	50	258	3.9	762		208	1,020	4.3	826
Manufacturing	28	1,827	27.8	964		163	5,332	22.3	863
Food	3	639	9.7	881		8	1,151	4.8	789
Textile Mills	2	*	*	*		4	106	0.4	788
Textile Product Mills	1	*	*	*		1	*	*	*
Apparel	1	*	*	*		2	*	*	*
Wood Product	2	*	*	*		11	136	0.6	685
Printing and Related Support Activities	2	*	*	*		4	*	*	*
Chemical	1	*	*	*		4	59	0.2	1,396
Plastics and Rubber Products	3	*	*	*		7	310	1.3	944
Fabricated Metal Product	4	104	1.6	670		35	649	2.7	839
Machinery	3	22	0.3	1,139		10	*	*	*
Electrical Equipment, Appliance, and Component	2	*	*	*		4	347	1.5	792
Transportation Equipment	1	*	*	*		8	767	3.2	1,117
Furniture and Related Product	1	*	*	*		6	*	*	*
Miscellaneous	2	*	*	*		5	*	*	*
Nonmetallic Mineral Product	0	0	0.0	0		54	916	3.8	735
<b>Service-Providing</b>	<b>296</b>	<b>3,040</b>	<b>46.2</b>	<b>662</b>		<b>1,245</b>	<b>12,022</b>	<b>50.3</b>	<b>638</b>
Utilities	5	*	*	*		8	180	0.8	1,452
Wholesale Trade	17	73	1.1	791		106	1,057	4.4	880
Retail Trade	75	912	13.9	459		300	2,873	12.0	486
Transportation and Warehousing	8	25	0.4	505		50	868	3.6	708
Information	6	*	*	*		18	152	0.6	1,323
Finance and Insurance	23	140	2.1	1,057		86	500	2.1	1,121
Real Estate and Rental and Leasing	7	22	0.3	772		29	75	0.3	728
Professional, Scientific, and Technical Services	38	232	3.5	941		116	495	2.1	746
Management of Companies and Enterprises	0	0	0.0	0		8	168	0.7	1,052
Administrative and Support and Waste Management and Remediation Services	20	263	4.0	1,187		88	635	2.7	828
Educational Services	4	39	0.6	304		11	333	1.4	486
Health Care and Social Assistance	30	416	6.3	812		128	1,874	7.8	736
Arts, Entertainment, and Recreation	7	126	1.9	334		18	153	0.6	359
Accommodation and Food Services	32	545	8.3	272		124	2,059	8.6	278
Other Services (except Public Administration)	24	69	1.0	554		88	539	2.3	641
<b>Unclassified - industry not assigned</b>	<b>18</b>	<b>15</b>	<b>0.2</b>	<b>1,226</b>		<b>67</b>	<b>61</b>	<b>0.3</b>	<b>1,150</b>
<b>Total - Private Sector</b>	<b>406</b>	<b>5,384</b>	<b>81.8</b>	<b>771</b>		<b>1,681</b>	<b>19,039</b>	<b>79.7</b>	<b>716</b>
<b>Total - Government</b>	<b>29</b>	<b>1,198</b>	<b>18.2</b>	<b>690</b>		<b>131</b>	<b>4,849</b>	<b>20.3</b>	<b>720</b>
Federal Government	6	81	1.2	1,268		27	293	1.2	1,294
State Government	13	174	2.6	644		44	444	1.9	622
Local Government	10	943	14.3	649		60	4,112	17.2	690
<b>ALL INDUSTRIES</b>	<b>435</b>	<b>6,582</b>	<b>100.0</b>	<b>756</b>		<b>1,812</b>	<b>23,889</b>	<b>100.0</b>	<b>717</b>
<b>ALL INDUSTRIES - Georgia</b>						<b>301,507</b>	<b>4,526,764</b>		<b>1,159</b>

Note: \*Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2020.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

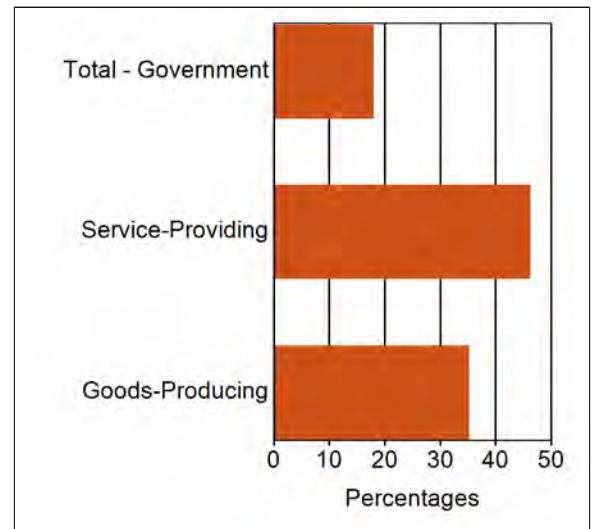
## Hart Per Capita Income

Source: U.S. Bureau of Economic Analysis



## Hart Industry Mix 2020

Source: See Industry Mix data on Page 2.



## Top Ten Largest Employers - 2020\*

### Hart

Driv Automotive, Inc.  
Hart Care Center, Inc.  
Ingles Markets, Inc.  
Lake Foods, LLC  
Nestle Purina Petcare Company  
Pharma Tech Industries  
Ritz  
Rose Acre Farms, Inc.  
Royston, LLC  
Walmart

### Hart Area

AutoZone, Inc.  
Carry-On Trailer, Inc.  
Driv Automotive, Inc.  
Lake Foods, LLC  
Mollertech South, LLC  
Pilgrim's Pride Corporation  
Royston, LLC  
St Marys Sacred Heart Hospital, Inc.  
The York Group  
Walmart

### COUNTY

Franklin  
Franklin  
Hart  
Hart  
Elbert  
Elbert  
Hart  
Franklin  
Elbert  
Hart

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the First Quarter of 2020. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

## Education of the Labor Force

### Hart Area

### PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	7.9%	6.1%	5.9%	4.2%	5.5%	17.8%
Some High School	18.7%	23.8%	22.2%	16.2%	16.1%	19.8%
High School Grad/GED	39.9%	41.4%	37.6%	41.4%	41.1%	37.3%
Some College	16.7%	24.4%	15.9%	17.4%	17.2%	11.3%
College Grad 2 Yr	5.2%	2.6%	7.2%	7.0%	6.2%	1.8%
College Grad 4 Yr	7.5%	1.8%	8.2%	9.5%	8.8%	6.4%
Post Graduate Studies	4.2%	0.0%	3.0%	4.3%	5.1%	5.6%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.



## High School Graduates - 2019



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Elbert	170	--	170
Franklin	237	--	237
Hart	224	--	224
Madison	326	--	326
<b>Hart Area</b>	<b>957</b>	<b>--</b>	<b>957</b>

Note: Public schools include city as well as county schools systems.

\* Private schools data is not available for 2019 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

## Colleges and Universities

### Hart Area

#### Elbert

Elbert County Campus (Satellite campus of Athens Technical College) [www.athenstech.edu/](http://www.athenstech.edu/)

#### Franklin

Emmanuel College [www.ec.edu](http://www.ec.edu)

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

## Technical College Graduates - 2019\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Accounting Technology/Technician and Bookkeeping°	148	149	128	0.7	-14.1
Administrative Assistant and Secretarial Science, General	62	58	38	-6.5	-34.5
Aesthetician/Esthetician and Skin Care Specialist°	9	17	11	88.9	-35.3
Allied Health and Medical Assisting Services, Other°	6	8	7	33.3	-12.5
Autobody/Collision and Repair Technology/Technician°	58	66	101	13.8	53.0
Automobile/Automotive Mechanics Technology/Technician°	132	140	150	6.1	7.1
Biology Technician/Biotechnology Laboratory Technician°	19	13	19	-31.6	46.2
Business Administration and Management, General°	32	31	18	-3.1	-41.9
Business Administration, Management and Operations, Other	17	15	7	-11.8	-53.3
CAD/CADD Drafting and/or Design Technology/Technician°	11	16	18	45.5	12.5
Child Care Provider/Assistant°	62	76	223	22.6	193.4
Clinical/Medical Laboratory Technician	20	3	9	-85.0	200.0
Commercial Photography°	10	22	33	120.0	50.0
Computer Installation and Repair Technology/Technician°	164	139	136	-15.2	-2.2
Computer Programming Special Applications°	43	32	48	-25.6	50.0
Cosmetology/Cosmetologist, General°	159	154	189	-3.1	22.7
Criminal Justice/Safety Studies°	107	85	87	-20.6	2.4
Culinary Arts/Chef Training	21	23	25	9.5	8.7

# Technical College Graduates - 2019\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Customer Service Support/Call Center/Teleservice Operation	8	5	1	-37.5	-80.0
Data Entry/Microcomputer Applications, General°	93	30	37	-67.7	23.3
Data Processing and Data Processing Technology/Technician°	37	27	29	-27.0	7.4
Dental Assisting/Assistant	12	10	11	-16.7	10.0
Dental Hygiene/Hygienist	11	12	11	9.1	-8.3
Diesel Mechanics Technology/Technician°	49	39	29	-20.4	-25.6
Drafting and Design Technology/Technician, General°	19	27	20	42.1	-25.9
Early Childhood Education and Teaching	39	38	25	-2.6	-34.2
Electrician°	103	103	133	0.0	29.1
Emergency Medical Technology/Technician (EMT Paramedic)°	102	129	189	26.5	46.5
Engineering Technologies and Engineering-Related Fields, Other	12	6	15	-50.0	150.0
Environmental Control Technologies/Technicians, Other	8	6	9	-25.0	50.0
Food Preparation/Professional Cooking/Kitchen Assistant°	37	23	39	-37.8	69.6
General Office Occupations and Clerical Services°	13	13	8	0.0	-38.5
Health Information/Medical Records Technology/Technician	17	9	2	-47.1	-77.8
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	94	98	137	4.3	39.8
Hospitality Administration/Management, General°	51	20	64	-60.8	220.0
Hotel/Motel Administration/Management°	15	3	15	-80.0	400.0
Human Resources Management and Services, Other°	14	2	11	-85.7	450.0
Industrial Mechanics and Maintenance Technology°	25	23	24	-8.0	4.3
Interior Design°	24	42	47	75.0	11.9
Legal Assistant/Paralegal	4	10	14	150.0	40.0
Licensed Practical/Vocational Nurse Training	32	47	54	46.9	14.9
Lineworker°	57	59	62	3.5	5.1
Machine Shop Technology/Assistant°	45	32	81	-28.9	153.1
Marketing/Marketing Management, General	15	17	8	13.3	-52.9
Mechanic and Repair Technologies/Technicians, Other	6	7	7	16.7	0.0
Medical Insurance Coding Specialist/Coder°	20	11	1	-45.0	-90.9
Medical Office Assistant/Specialist°	13	7	10	-46.2	42.9
Medical/Clinical Assistant	61	66	44	8.2	-33.3
Medium/Heavy Vehicle and Truck Technology/Technician°	69	47	72	-31.9	53.2
Meeting and Event Planning°	11	9	14	-18.2	55.6
Network and System Administration/Administrator°	44	28	36	-36.4	28.6
Nursing Assistant/Aide and Patient Care Assistant/Aide°	1	31	10	3000.0	-67.7
Pharmacy Technician/Assistant	12	8	7	-33.3	-12.5
Phlebotomy Technician/Phlebotomist°	10	14	12	40.0	-14.3
Physical Therapy Technician/Assistant	18	17	17	-5.6	0.0

## Technical College Graduates - 2019\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Professional, Technical, Business, and Scientific Writing°	2	6	2	200.0	-66.7
Radiologic Technology/Science - Radiographer	13	14	16	7.7	14.3
Registered Nursing/Registered Nurse	48	54	53	12.5	-1.9
Selling Skills and Sales Operations°	8	12	11	50.0	-8.3
Social Work, Other°	26	31	33	19.2	6.5
Surgical Technology/Technologist	15	16	14	6.7	-12.5
Tool and Die Technology/Technician°	2	4	1	100.0	-75.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	63	52	74	-17.5	42.3
Veterinary/Animal Health Technology/Technician and Veterinary Assistant°	18	21	18	16.7	-14.3
Web Page, Digital/Multimedia and Information Resources Design	4	6	1	50.0	-83.3
Welding Technology/Welder°	141	150	175	6.4	16.7

Definition: All graduates except those listed as technical certificates(°) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

\*Data shown represents Annual 2017, 2018, and 2019.

Note: Please visit TCSG website for any college configuration changes.

## Georgia Department of Labor Location(s)

### Career Center(s)

37 Foreacre Street

Toccoa, GA 30577-3582

**Phone:** (706) 282 - 4514

**Fax:** (706) 282 - 4513

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at [workforce\\_info@gdol.ga.gov](mailto:workforce_info@gdol.ga.gov)

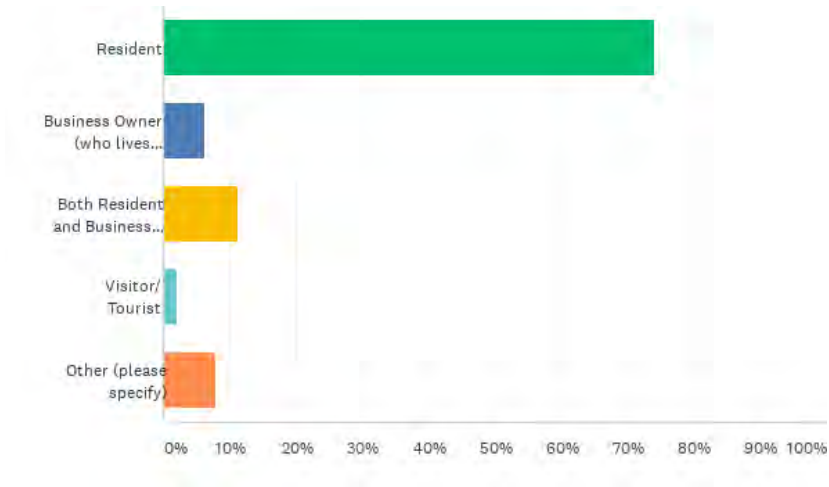


## Summary of Public Surveys and Meetings



**Q1: I am submitting comments for Hartwell as a:**

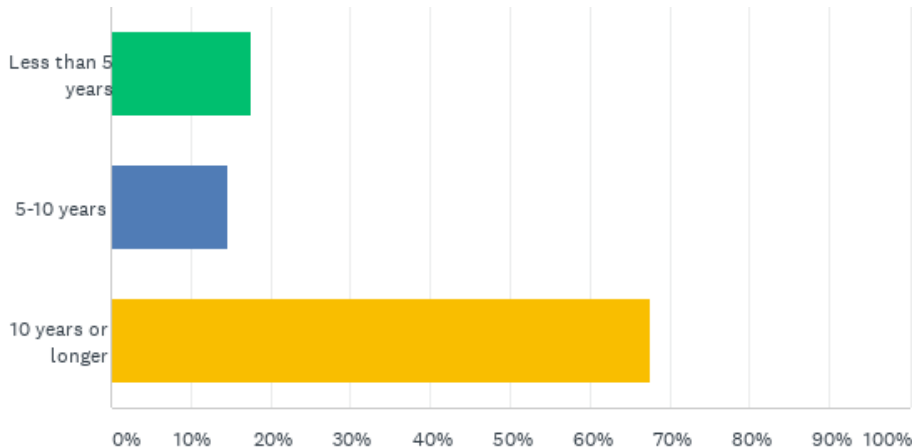
Answered: 238 Skipped: 3



1

**Q2: If you live and/or work in Hartwell, how long have you been in the area?**

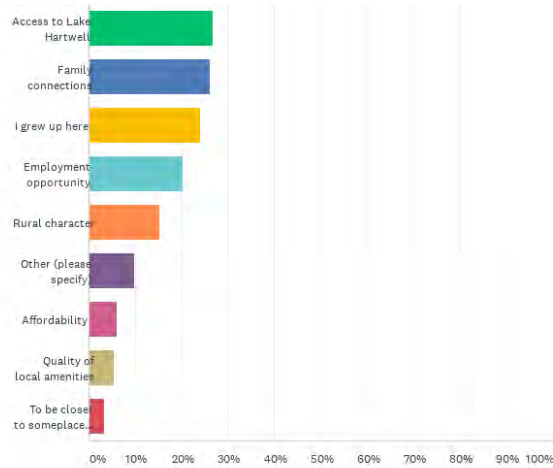
Answered: 232 Skipped: 9



2

### Q3: If you moved to Hartwell from somewhere outside of Hart County please indicate which of the reasons explain your move.

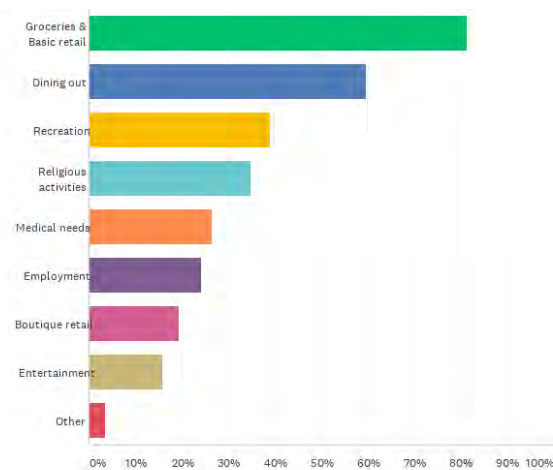
Answered: 183 Skipped: 58



3

### Q4: If you live within Hartwell, please indicate if for any the following activities is Hartwell your primary destination.

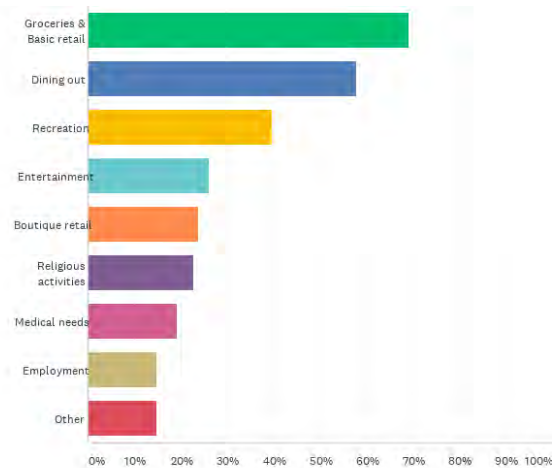
Answered: 169 Skipped: 72



4

### Q5: If you live outside of Hartwell, please indicate if for any the following activities is Hartwell your primary destination.

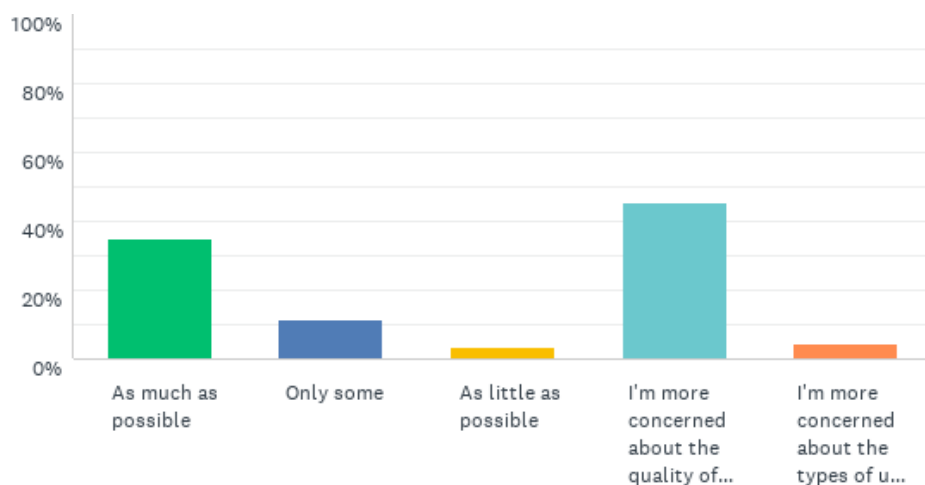
Answered: 88 Skipped: 153



5

### Q6: How much new growth and development should be directed into or immediately around Hartwell?

Answered: 149 Skipped: 92

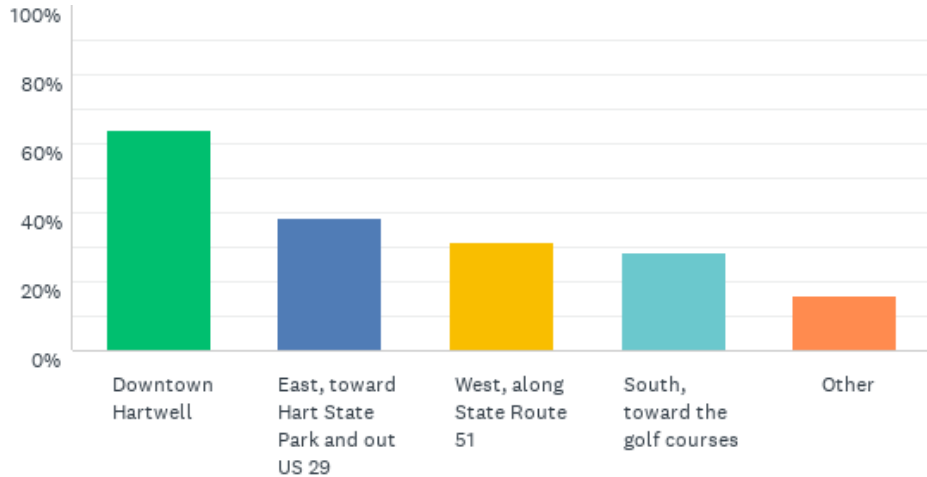


6



### Q7: Any improvement to try and lure growth and development should be directed toward \_\_\_\_\_.

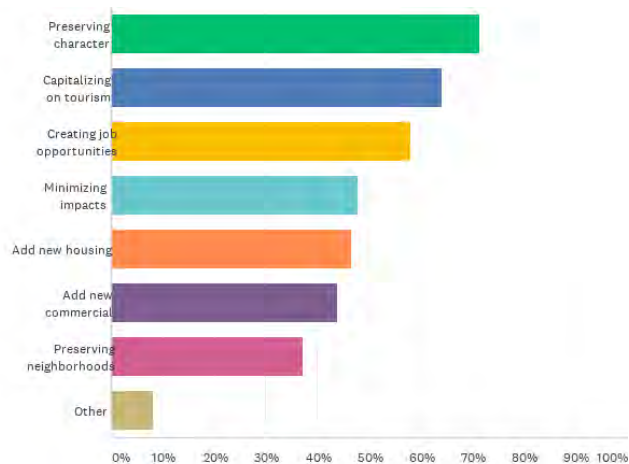
Answered: 145 Skipped: 96



7

### Q8: My priorities regarding any growth and development would be \_\_\_\_\_. (Choose all that apply)

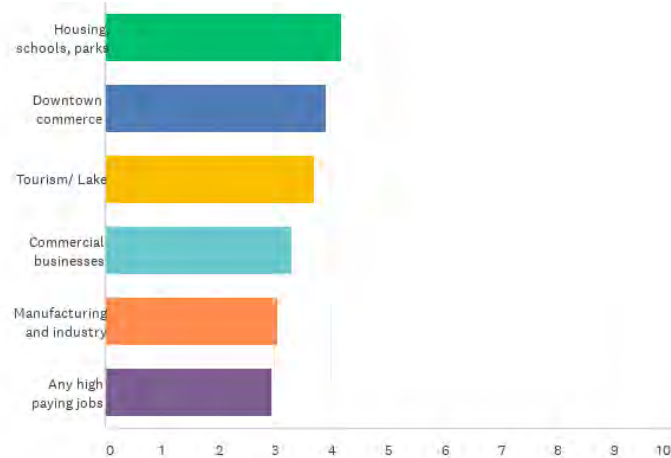
Answered: 148 Skipped: 93



8

### Q11: With respect to economic development, rank the following priorities on which Hartwell should focus:

Answered: 149 Skipped: 92



9

### Q13: With respect to housing, rank the following priorities on which Hartwell should focus:

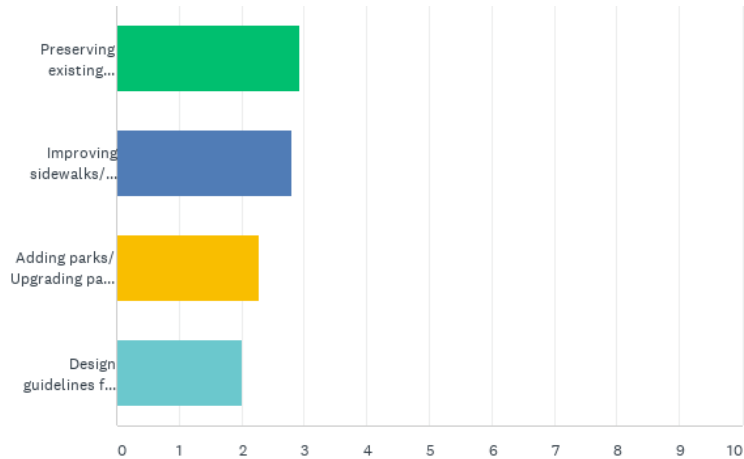
Answered: 147 Skipped: 94



10

### Q15: With respect to historic and cultural resources, rank the following priorities on which Hartwell should focus:

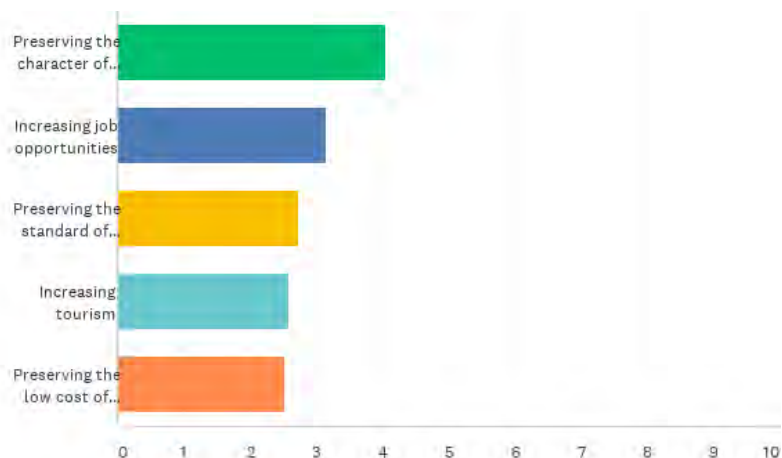
Answered: 146 Skipped: 95



11

### Q17: With respect to overall quality of life issues, rank the following priorities on which Hartwell should focus:

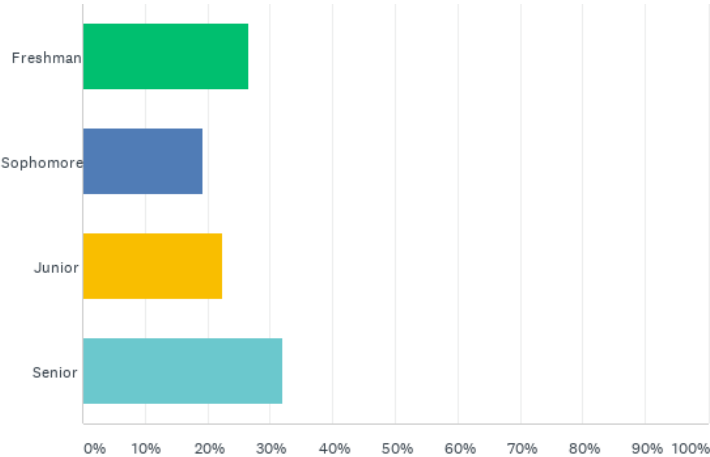
Answered: 146 Skipped: 95



12

**Q1: My current grade level at Hart County High School is:**

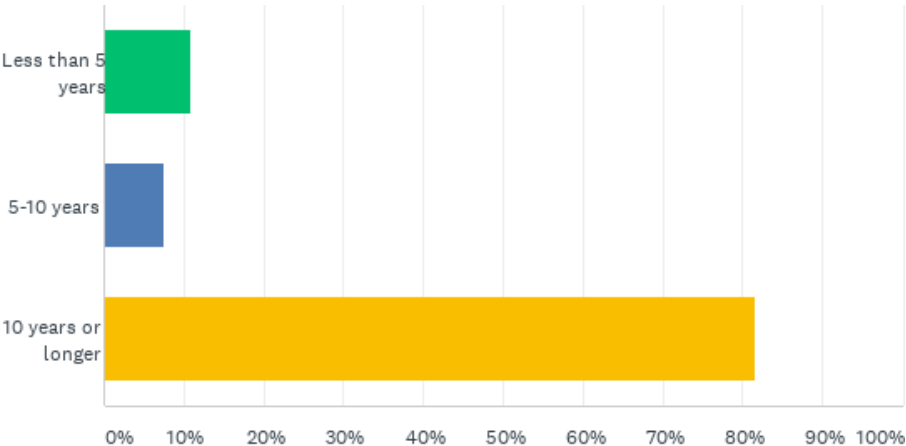
Answered: 94 Skipped: 1



1

**Q2: How long have you lived in Hartwell/ Hart County?**

Answered: 92 Skipped: 3

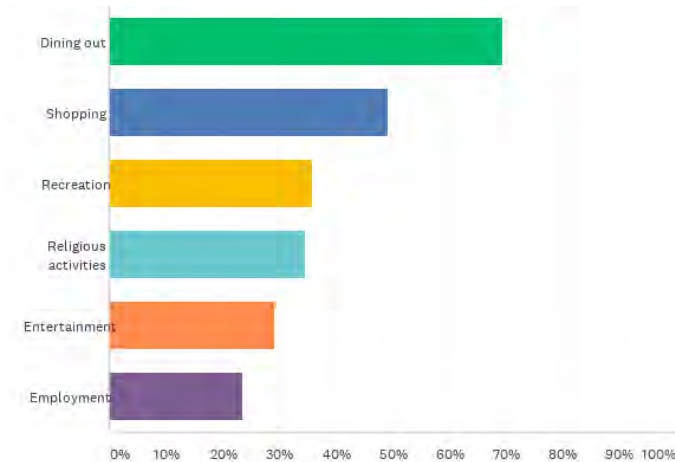


2



**Q3: Please indicate if for any the following activities is Hartwell your primary destination.**

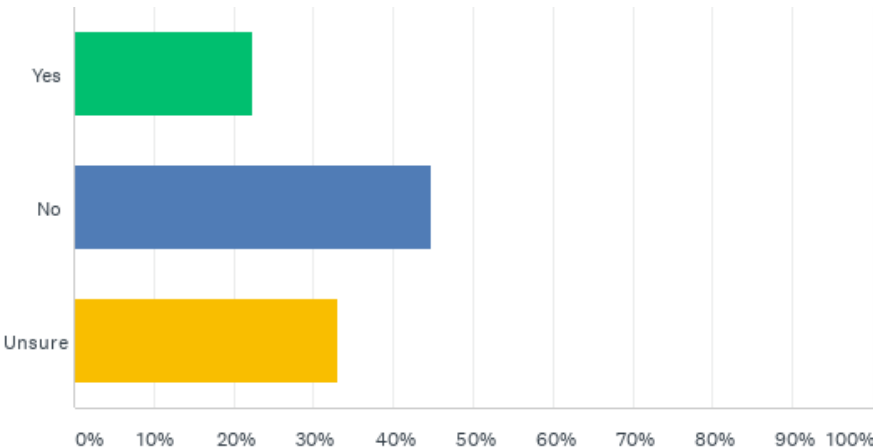
Answered: 89 Skipped: 6



3

**Q4: As of today do you want to live in Hartwell after you're done with high school and/or college?**

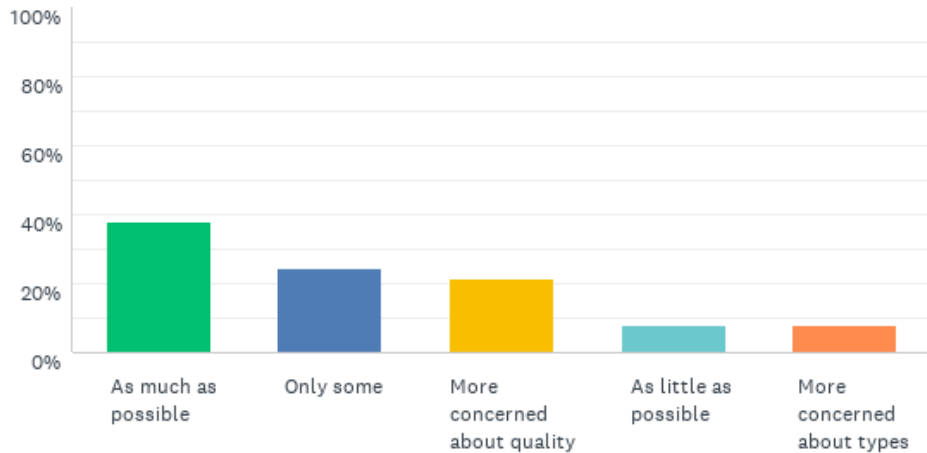
Answered: 94 Skipped: 1



4

### Q5: How much new growth and development should be directed into or immediately around Hartwell?

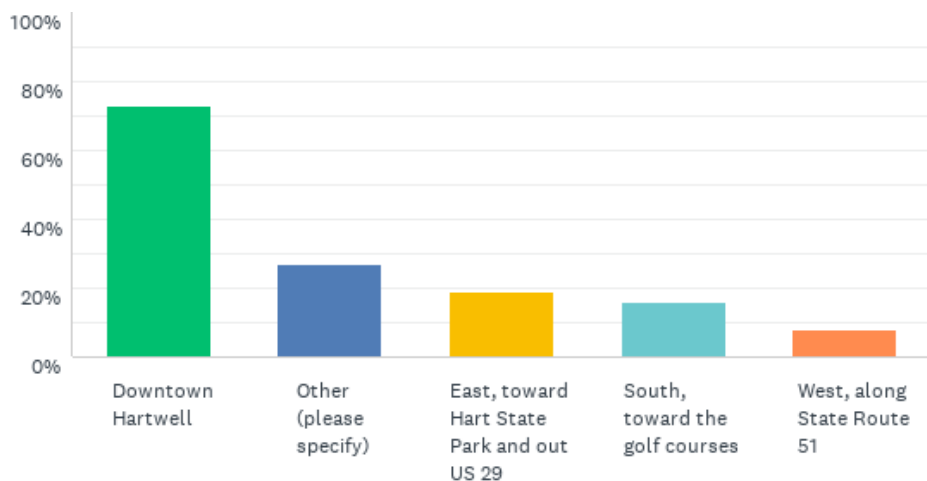
Answered: 37 Skipped: 58



5

### Q6: Any improvement to try and lure growth and development should be directed toward \_\_\_\_\_.

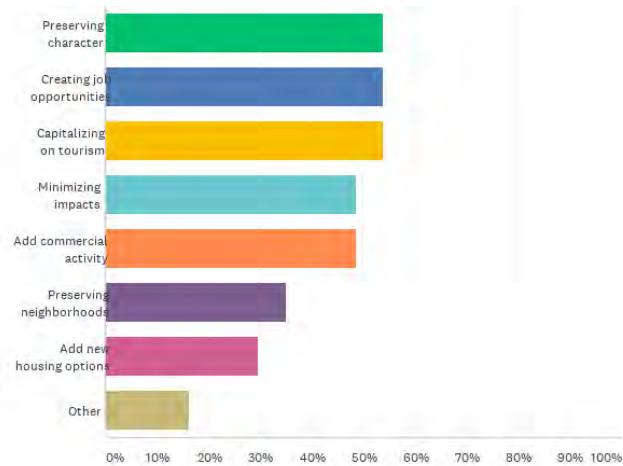
Answered: 37 Skipped: 58



6

## Q7: My priorities regarding any growth and development would be

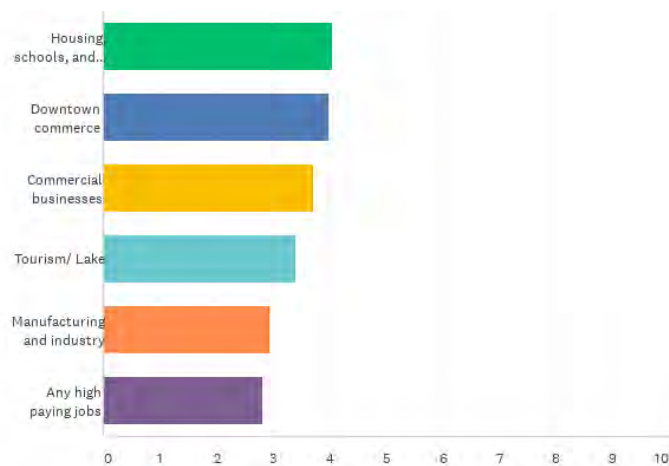
Answered: 37 Skipped: 58



7

## Q10: With respect to economic development, rank the following priorities on which Hartwell should focus:

Answered: 36 Skipped: 59



8

### Q12: With respect to housing, rank the following priorities on which Hartwell should focus:

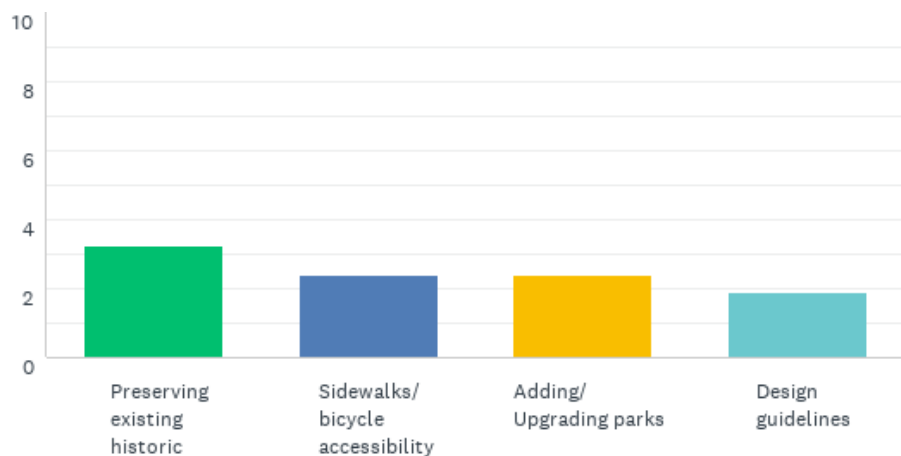
Answered: 35 Skipped: 60



9

### Q14: With respect to historic and cultural resources, rank the following priorities on which Hartwell should focus:

Answered: 33 Skipped: 62

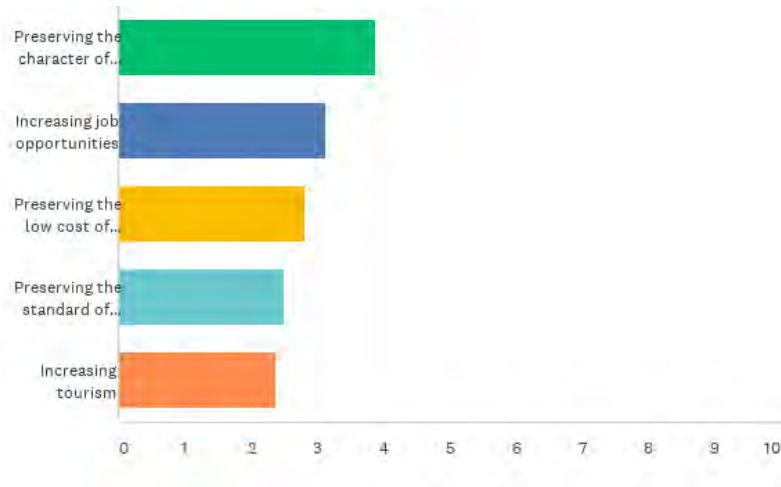


10



**Q16: With respect to overall quality of life issues, rank the following priorities on which Hartwell should focus:**

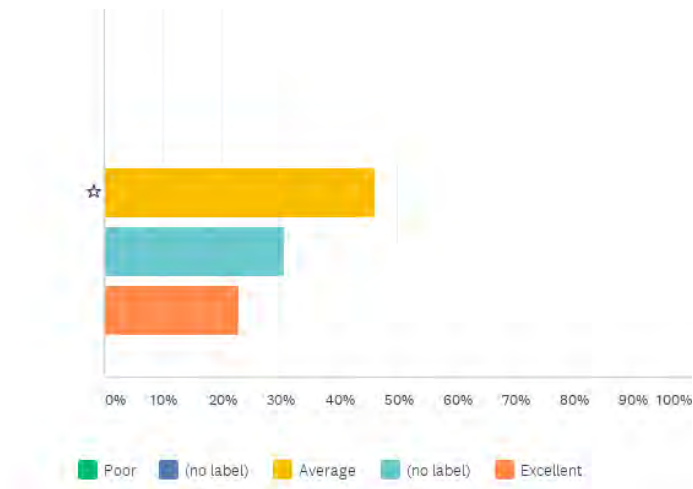
Answered: 32 Skipped: 63



11

**Q19: Please rate your satisfaction with the following public service: Water (If not eligible just leave blank)**

Answered: 26 Skipped: 69



12

**Online Survey – Write-in Responses**  
City of Hartwell 2021 Comprehensive Plan

**Please rate your satisfaction with the following public services.**

*Based on a 5 point scale, with 5 as "Excellent" and 1 as "Very Poor."*

		Average	% share of rating	
			1 Star	5 Stars
	<b>General Public</b>			
<b>Q20.</b>	Water	<b>3.8</b>	3.0%	35.0%
<b>Q21.</b>	Sewer	<b>3.9</b>	4.9%	37.8%
<b>Q22.</b>	Law Enforcement	<b>4.1</b>	0.8%	44.8%
<b>Q23.</b>	Fire Protection/ EMS	<b>4.4</b>	0.0%	60.0%
<b>Q24.</b>	Roads	<b>3.2</b>	8.1%	9.6%
<b>Q25.</b>	Parks and Recreation	<b>2.9</b>	10.2%	5.8%
<b>Q26.</b>	Schools	<b>3.6</b>	4.0%	19.6%
<b>Q27.</b>	General Government Services	<b>3.5</b>	4.4%	14.6%
	<b>Students</b>			
<b>Q20.</b>	Water	<b>3.8</b>	0.0%	23.1%
<b>Q21.</b>	Sewer	<b>3.6</b>	4.0%	28.0%
<b>Q22.</b>	Law Enforcement	<b>3.8</b>	0.0%	27.3%
<b>Q23.</b>	Fire Protection/ EMS	<b>4.2</b>	0.0%	39.4%
<b>Q24.</b>	Roads	<b>3.0</b>	1.0%	6.1%
<b>Q25.</b>	Parks and Recreation	<b>2.9</b>	9.1%	15.2%
<b>Q26.</b>	Schools	<b>3.4</b>	9.1%	21.2%
<b>Q27.</b>	General Government Services	<b>3.3</b>	0.0%	6.1%

**WRITE-IN RESPONSES**  
**(for both general public and student surveys, as applicable)**

**Q1. I am submitting comments for Hartwell as a:**

Hart County resident	6
2nd home/ property in Hartwell	3
Part time resident	3
Business owner in Hartwell	
Chamber of Commerce Director	
Community Leader - Pastor	
Employee for Lakefoods	
I own 4 houses in the city.	
Non res property owner	
Resident of Hart County who shops in Hartwell	
Secondary home on lake hartwell	

**Q3. If you moved to Hartwell from somewhere outside of Hart County please indicate which of the reasons explain your move.**

Retirement/ Great place to retire	3
a boy of course	
Grew up here and moved back for a job	
It's not Atlanta	
Less crime, safer	
Location	
My parents moved to Hart Co when I was a child	
Parent had employee opportunities	
Sense of community atmosphere	
Slower pace	
Small town America values and friendliness	
Weather	
Grew up in Franklin Co, married and moved to Hart Co.	
on the lake. My husband & I have lived on the lake 45	
yrs. Child went to Hart county, grandchildren go to	
middle & high school	

**Q4. If you live within Hartwell, please indicate if for any the following activities is Hartwell your primary destination.**

Demographics  
Hart county  
I am outside the city  
limits  
Love in the county

**Q5. If you live outside of Hartwell, please indicate if for any the following activities is Hartwell your primary destination.**

club memberships  
Common grounds coffee  
dining out pre-pandemic  
My business in in city  
Theater , HCCT, Hart Co BG, Art  
Center  
Visit residents



**Q7. Any improvement to try and lure growth and development should be directed toward \_\_\_\_\_.**

**General Public**

29 not Ridge Road

29 toward Royston  
85 area  
All areas need housing east west north and south infrastructure  
All directions so as not to centralize

All of the above  
Anywhere around  
Areas adjacent to city of Hartwell along state highways  
Around the entire community  
atlanta  
Bells shopping area  
best location for successful public private partnership  
Focus housing density where traffic can best be handled.  
North toward the interstate  
North, between city limits & interstate  
Rome Community  
Should have zoning  
Toward I-85  
Towards interstate  
Limit growth and development to preserve the small town feel and nature opportunities.  
It depends on what it is, industrial to the industrial parks, housing in all areas, retail and entertainment, downtown  
Primarily between Hartwell and Elberton, near Quality Foods. Also, in the old Bells, Shopping center and towards Lavonia/Bowersville.  
A by-pass to relieve traffic + some attention to speeders on Athens St. I believe this would help relieve a lot of traffic (like delivery & large pass through trucks) through downtown , as a large percentage are going for shops & business's on eastside of downtown. (Wal-Mart, Home Depot, Ingles plus others.) I think as a city looks for growth and development, they should not forget the base income from city taxpayer. The well being of the citizens should be number one objective, with maintained safe streets and speed limits enforced.

**Students**

any other city. Growth causes too many problems.  
Around the Reed Creek area  
Elberton Hwy, open fields near new REC  
Employment opportunities

I think it should be spread around equally towards all areas of hartwell  
i think town square should have more literally anywhere  
Restaurants and helping others

**Q8. My priorities regarding any growth and development would be**

**General Public**

Adding entertainment for the younger generation  
Better restaurants (NOT fast food!)

Clean industry and avoid the “anywhere USA” chains  
Growth needs to be sustainable. I know tourism is a huge focus, but an economy based on tourism becomes seasonal. Seasonal economies are very difficult to sustain and function in. It's awful to try to make a year's worth of wages in 4 months.  
Grocery  
Grocery store near Athens Street  
growth will destroy the wonderful character of this area  
more local, less chain restaurants and stores  
Stuff for the Kids to do of Hartwell  
Activities for youth, young adults. Bowling, skating, Movie Theaters ETC  
Maintaining the charm by encouraging unique family and small businesses, while minimizing chain stores and other franchised retail.  
Getting rid of old outdated laws like having to sell food in order to serve alcohol. It holds back from having a REAL brewery.

**Students**

Helping others

restrict growth so our crime and taxes does not go up  
having more activites like a skating rink or a little movie theater  
Help improve the quality of entertainment venues, make sure the places like the golf courses & race tracks around the community stays open, their a backbone to the community as they help out advertising & growth wise for a lot of local businesses

**Q12. Are there other economic development priorities you feel are not listed in Question 11**

**General Public**

All the above priorities are mutually important

Areas to promote healthy lifestyles

Biking and parks

The historic overlay should be reopened as a possible guideline to protect the downtown area while still allowing for commercial and chain retail to settle into the outlying areas of town.

Campgrounds

Entertainment

Groceries stores

Helping small business

I would like to see a community college

Improve traffic flow patterns particularly around the square

Improved access to quality healthcare

Infrastructure (Need more sewer, water, and gas!)

Lake orientated q

Need more entertainment - theaters, bowling alley, etc.

quality medical facilities, eg., hospital

Quality sitdown restaurants - not fast food

Recreational like Chuckle Cheese, skating & bowling

Regulations be developed to prevent unwanted businesses

Revamping the Rome area

Stable, anchor business

Stuff for the Kids of Hartwell to do

Activities commerce-come paint, come skate, come bowl, come escape room - activities

assit farmers to not be pushed out due to rising land prices/ development pressure

Capitalize on connection to Nancy

Hart/Revolutionary War - Tourism/Play (i.e

**Students**

parks

none capitalism without government intrusion

Entertainment ie: movie theater, bowling alley, etc.

I feel we need to focus more on what we're teaching the kids as I feel the kids that are about to be adults in 1-2 years needs to learn about things like taxes & current politics, not what x equals or what battle ended the civil war, I fail to see how the county thinks topics like that are important to a 16-17 year old.

Swamp Gravy)

Capitalizing on the unique intersection of Agriculture, Industry, and Tourism economies.

Combining governments and services. For instance duplication of road equipment is unnecessary if county equipment sits idle while city is being used. Wasted tax dollars.

Development of a walking/biking trail from downtown to Hart State Park, Recreation Park and Big Oaks.

I am starting to feel like a Hartwell bypass or something might be helpful since widening the streets is not an option on either side of downtown.

People visit and live in Hartwell for the small town community atmosphere. Big city environment is available just down the road in Atlanta or up the road in Greenville.

Renovate old Bell's Shopping Center and add grocery store on that side of town. Also, need a good/reasonable gas station on north side of town.

Tax breaks for owning, renovating and occupying downtown historic buildings.

There is absolutely nothing for kids and a putt putt miniature golf course everyone could enjoy.

**Q14. Are there other housing priorities you feel are not listed in Question 13**

**General Public**

allow for as much freedom as possible in zoning laws

Apartments

Better utilities

Businesses run from housing neighborhoods - eliminate

Code enforcement and cleanliness

county zoning regulations

Housing downtown

Keeping code enforcement strong

Low income housing

Mid level starter homes not trailers

Short term rentals and rv/tiny home spaces

Update zoning ordinance

Habitat For Humanity and other options for affordable homeownership

Incentivize development that is utilizing renewable energy/solar/geothermal HVAC, etc...

Mid level housing and multi family for teachers, nurses, police fire and electrician

Offer tax breaks or grant incentives to convert existing historic buildings into charming and attractive apartments or condos.

Requirements & Restrictions for outside of homes, personal property, residential & businesses concerning trash, eye sore, parking & neighborhood blight & disturbances

There should be a study that examines fair housing in Hartwell; particularly minority access to mortgage loans.

**Students**

good neighborhoods

A house for homeless military men and women



**Q16. Are there other historic or cultural resource priorities you feel are not listed in Question 15**

**Students**

Lower gas prices  
preserve historic monuments  
old 29

**General Public**

A bike lane from Big Oaks to downtown  
Allowing growth  
Banning chain fast food restaurants  
Center of the World - Cherokee Heritage  
Center of the world / Nancy Hart Statue  
New courthouse  
Replacing courthouse  
Support of preservation rulings by commission  
Rail Road/Park - outdoor turntable preservation/restoration  
Each of the priorities in question 15 is important in their own respect.  
funding to assist elders in repairing historic ag structures such as 100 yr old barns etc  
Indian heritage, Center of the World should be explored more to see if it would be culturally appropriate to improve and promote.  
Keeping new commercial developments within Historic Guidelines  
Maintain or return to Events and opportunities from the past, reinvigorate those options  
Milltown Campground, youth activities adults can support as they had them in their youth  
The city should assist the historic buildings in certain areas, like Depot St, in attaining funds to maintain the 100+ year old structures.  
Unifying opportunities and cultural education. The rift between black and white is scary here. The institutional as well as overt racism is well defined and pronounced. Please try so hard to denounce as well as educate against racism.  
We need a new courthouse or move county services out of town and make the existing area into a park. This would also alleviate our parking problems  
We need to improve what we have before moving on  
We need to strive to preserve as much as we can from a historical perspective. Bringing in new Businesses, restaurants are great but not at the sake of losing the identity and historic integrity. Let's emulate the likes of Madison, Toccoa, Blue Ridge, Elijah etc... find best cases where progress and new blood are transforming these communities, but also focus on a compromise to preserve.

**Q27. Please tell us any other thoughts you feel we should know.**

**General Public**

Analytical plan of traffic/pattern & parking needs considering 25%, 50%, 75%, 100%+ growth in traffic associated with tourism/lake, business & industry, retail commercial, etc... would be wise to prevent future limitation of growth potential.

As a citizen of Hart County having to go into South Carolina to purchase a bottle of liquor is sad and backwards thinking that might push people away from living here in the future.

City council is overpaid. Retirement is excessive. We have taken a public service job and made the money, not the service, the reason to have the job.

Employees of all services should be taught customer service techniques

Exciting to see the recent growth in downtown Hartwell!

Hartwell was ready for growth and development, not only for job opportunities but also for quality of living. I am 31 years old and I am happy to be back home. Keep up all the great work, City of Hartwell!

Help the kids and families with more activities will help everyone enjoy Hartwell more.

I feel people are moving here from Atlanta and trying to turn develop Hartwell for their own profit. I look at the Chamber of Commerce boards and other organizations within the city, and there's no one on these boards that are actually from Hartwell. I want to preserve Hartwell as a small town with natural recreational activities. Instead, I feel it has become a place for Atlanta people to retire and use up to make a buck.

I feel we should not forget our children when growing our community. Our children are the future of this community. We need to make sure we have safe & fun spaces for them to explore and build relationships. I also worry about traffic that will come with expanding. I love the small town feel that Hartwell has. I love to see growth, but I do not want it to turn into a big city like Atlanta. I don't want to attract the wrong tourists either (sex trafficking, drugs, etc.)

I have watched many areas in the US get ruined with rabid development. Growth for growth's sake often benefits outsiders to a community at the expense of its residents. Hartwell is blessed with a wonderful population of citizens and incredible natural beauty which once destroyed is not easily, or ever, restored. We owe it to future generations to be thoughtful about any development so we may preserve our environment and quality of life for years to come.

I Love Hartwell and am Proud to live here!

I love my adopted town so much. I love the people. I think we are really, really special. I also think we could be much better. I would prefer we keep high standards and grow slower vs. growing fast with no big picture in mind. The glut of fast food stores and chains makes me so very nervous.

I think hartwell and the surrounding area would thrive if we allowed incentives for developers who are building or to build apartments complexes for the average person and to appeal to the millennials not just for seniors! There's way to much senior housing! We need to look at making hartwell diverse in its age not just color or ethnicity!

I think this survey is good, please let it be known what most responded request were to improve or implement.

If you work on infrastructure, tourism will take care of itself. The draw is there for the lake and its amenities. Make the community better and safer for its residents and the growth will continue.

I'm glad to see this survey and hope it will bring clarity and purpose to our city leaders. I hope

the city will continue to encourage the growth of small, locally owned businesses and resist the lure of big chains -- we don't want to be Clemson Blvd. Also, please, let's take advantage of our great asset -- the LAKE!

in town parks and recreation opportunities near neighborhoods is as critical as the lake front parks. HTC is an awesome and affordable utility option.

Let's try to attract clean jobs like solar panel production or high tech companies for manufacturing. Mom and Pop style restaurants and less national chains. Bringing intellectual jobs will encourage our students to get an education and not just settle for a job at Purina or Walmart and will bring the average wage up in town.

Need better parking options for downtown hartwell. I do not like to park around town square and back out into traffic.

Need to be careful about County parks that are Unmanned. Can be drug trafficked, creating danger for all area residents. Need to join forces between Sheriff and DNR/Corps to address crime on the lake.

New council men that are bipartisan and not looking to pad their own pockets. Give recognition to business that are often overlooked by the city because they don't fit the "agenda". Stop showing favoritism. Get somebody with some common sense on the council. Etc. etc. etc

No weekend & nightly recreational activities for teens, young adults. Have to go to South Carolina, Athens, Atlanta & other places.

Plan to capture population regionally, through good economic planning and practices. Implementation of planning and zoning practices for stable community development. Practices to make the city/county attractive to residential, business and tourism destinations.

Please do not allow any more franchise restaurants or businesses in the downtown and historic areas. Starbucks has absolutely NO reason to be down town!! Keep chain restaurants by the Walmart!

Please don't turn our wonderful city into a metropolis. That is what we moved here to get away from. We don't want to be Lake Lanier or Anderson!!

Please get big truck traffic away from downtown. There has to be a better way than the way it is routed now. It is dangerous as well as difficult for trucks and for us.

Religious and volunteer civic groups are foundational to a healthy community, but I didn't see much of anything about how to encourage and support them. That concerns me.

Schools are falling behind and the homeschool movement is growing in Hart County. The public education system needs to work to be progressive instead putting in policies that are not progressive. The school system and schools need to work to be transparent to the community and taxpayers instead of trying to hide information.

The city and county governments need to invest in our community at the same rate that volunteers (who are tax payers) invest in our community, in order to make our community attractive to those who may want to come visit, invest or move here.

The library really needs more ebooks and eaudio books. It is really lacking.

There needs to be activities to do and places to go for our youth and young families. We go to Anderson or Athens for bowling, movies, and better more popular dining options.

Trash and garbage pick up are excellent

Unable to check my preference on above selections. My answers are excellent to average

We are moving in the right direction, but we cant forget about the citizens that have been here and families that have made the town what is today! People visit us for our small town, if we become another mid sized town with all the normal amenities we will lose what we have. We need to grow our locally owned business and invite more into community to make our town even more unique, not the same as ever other town.

We have a tremendous amount of work to do to keep moving forward. Our leaders need to be open minded and thirsty to forge connections to other leaders in the areas where we want to emulate. We have to be a community that thrives on bringing new folks in, and being committed to diversity of ideas, lifestyles and cultures. We also need to focus on bringing in more comprehensive healthcare.

We have found all City and county employees have been EXTREMELY good to work with. They are constantly competent, friendly, and helpful.

we need a walking trail. something similar to the Silver Comet Trail.

We need things or business in the community that provides entertainment game rooms ,bowling,ect for the kids to keep them local and out of trouble.

Would love to see more teen and youth programs

#### Students

i love it here!!!

gas prices

reduce government

For local businesses, I feel we need to make it more accessible to get government contracts so our local businesses can not only thrive but their owners & workers can make a really good living.

We need a Quicktrip for more jobs. People would have more jobs if we had a QT. Also, they would have great food and service.

I think we should try and expand to we're we have options, but not go crazy. I like having goodwill and belk and cato. I think if we were to have another store added it should be aldi and target. Aldi is affordable grocery's and target has everything.

Policing is a wide-spread issue in America currently. Officers should enforce tolerance and fair treatment for all races.

**Q9. Our community's three (3) most important assets that should be preserved in the future are:**

<b>General Public</b>		<b>Students</b>	
Lake Hartwell/ lakeside activities/ lake tourism	48	Lake Hartwell	7
Small town atmosphere/ character/ charm	40	small town atmosphere/ charm/ feel	4
...		...	
Downtown/ Historic district/ Square	39	The square	4
Historic Buildings/ Historic Preservation	24	Downtown Hartwell (The Square)	3
Outdoor recreation/ Rec. department/ area parks/ Hart State Park	19	Hart state park	3
Family/ Local business; Small Business; Entrepreneurship	12	Hartwell Dam	3
Quiet, safe, hometown feeling/ Law enforcement/ Safe neighborhoods	10	Restaurants	3
Sense of Community/ Events/ Activities/ Culture	9	Shopping	3
Preserving small town character/ Staying small	8	Community	2
Ability to get around/ Lack of traffic	7	Walmart	2
Agriculture/ Farms/ Ag Economy	7	Access to recreation	
Preserve existing/historic neighborhoods ...	6	Activities and events	
Schools	6	Better school system/ stop vaping in bathrooms	
Clean Environment/ Natural Beauty/ Countryside	5	Botanical Gardens	
Friendliness/ Friendly Atmosphere ...	5	Change restaurants and activities	
Beauty (of the area)	4	Dining	
Character	3	Economy	
Historic neighborhoods/ Historic houses	3	embrace of Christian values	
Minimizing traffic	3	food	
None	3	fun for kids-teens	
Quality of life	3	gas	
Unique businesses/ restaurants	3	golden pantry	
Walkability (in downtown area)	3	Government housing areas	
Water	3	Green space in downtown	
Adding new commercial activity	2	hart county high school	
Affordable housing	2	Hart County Recreation and Parks	
Churches	2	hartwell sun	
Cleanliness (of lake & public parks/facilities)	2	Historic Buildings	
Community	2	Historical Homes and Buildings	
Community Involvement/ Volunteerism	2	home depot	
Dining/ Restaurants	2	It's old town aesthetic	
Diversity (for all races and sexes)	2	jobs	
Green Spaces	2	Large areas of natural land	



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Railroad park/ Depot area	2	Lunches for schools
rural character	2	minimum heavy traffic in the city area
safe walkability... to businesses	2	more jobs as the population is increasing
Tourism (General)	2	More people to recognize school athletics
Uncrowded lake/ don't become a lake Lanier!	2	More places to have fun
Accessibility to skilled labor resources		
Active downtown		more things to do for the youth
Any existing sidewalks		Necessity of town (being the largest in the area)
Charm		old 29
Conservative character of the citizens		Our charming character
Control of Criminal Behavior		parks/ recreational dept.
Controlled growth		Pollution is a real thing; we need to minimize it
Employment		safe
Entertainment venues		Schools
Growth of Young Professionals/Economic Development		shops
Growth outside of city (county)		Small businesses
Hartwell's authenticity		southern heritage
Health and welfare of citizens		state parks
Historic integrity and preservation of the foundations of the city		stores
History		Strong School System
hunting and fishing		The botanical garden
Intimate small town vibe		the court house
Job opportunities		The Entertainment Venues
Keeping county off the lake without zoning		The feel/vibe the community gives off
Locality		The history
Main Street		the memorials
Manufacturing jobs		The small shops
No abandoned buildings		the small town houses
Non toxic industries		tourism
Open Attitude		Traffic: please don't let hartwell become the next Atlanta. I would move away in a flash.
Opportunities for our youth & young adults		train tracks
Options for renting a home		Trash to be cleaned off the side of the roads and stay as clean as possible
proximity to major universities and tech schools		Unpolluted lake
Putt Putt miniture golf		vacation

Quaintness	we just need things for kids to do, and that'll bring more job opportunities
Quality of amenities	wealth
Shopping	I would prefer to keep the population and building improvements smaller
Shutting down undercover drug houses in black community	
Small Town Charm	
Something safe and fun for kids	
Sustainable and Clean natural resources	
Vacation destination	
Value	
Vibrant downtown atmosphere	

**Q10. Our community's three (3) most critical liabilities that should be improved in the future are**

<b>General Public</b>		<b>Students</b>	
Traffic congestion/ flow/ patterns/ on 29	38	Activites (More/ for kids...) and Entertainment	7
More entertainment options/ youth activities/ theatre/ family stuff	19	Roads/ Roadways	5
More diverse retail/ More shopping options/ Support for small business	18	Traffic (especially Anderson highway, downtown)	5
More housing options (for all incomes & demographics)/ Fill existing housing/ more multi-family options	15	Minimal Housing Options/ Poor housing in poor communities	4
Planning/ Building and zoning reg/ Code enforcement/ Character to development	12	parks	3
Roads/ Streets/ Widening & paving	12	Job opportunities	2
Address dilapidated structures/ buildings/ Monroe plant	10	More dining options	2
Improving/ Expanding sidewalks throughout city/ Trails/ Crosswalk visibility	10	More shopping options	2
Parks/ Green space/ More recreation options	10	pollution	2
Relocate the "eyesore" Courthouse	10	Sidewalks	2
Dining (More options/ NOT fast food)	9	taxes	2
Parking (in downtown area)	9	While a lot of the local companies are good there have been a lot that have had shady business models	
Filling empty buildings/ closed businesses	5	Access to clean water across the city	
Better relations between the City and the County	4	Access to public restrooms	
Dining	4	City Limit Confusion	
Employment oportunties (w/ benefits)	4	Connectivity	
Infrastructure	4	Cops	
Lake	4	corrupt government	
Bypass (for US 29; for trucks)	3	Dnr	
County government/ Commissioners	3	downtown	
Downtown/ Old buildings	3	food places	
Entertainment	3	fun	
Government	3	Have a QT	
Blighted housing/ communities like the mill town area and Rome/Richardson streets	2	Help for the social workers	
Code enforcement in blighted/ unsightly areas	2	house taxes	
Education	2	increase in government	
Groceries	2	Ingles Paking Lot	
Manage encroachment of poultry operations	2	interesting	

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Medical	2	Job opportunities for students
More things to do (business coming into the area)	2	Lack of green spaces downtown
Safety	2	law inforcment being harrder on dui
Schools	2	more shopping
Small town character	2	nothing more that I know of
Abandoned commercial properties		old feilds for playgrounds
Abandoned structures		Over policing in said poor areas
Access to interstate highway		Places to have fun with friends
Access to quality health care - hospital		property taxes
Actively address institutional and overt racism		recreation
address crime & underlying issues of substance abuse		speed limits
Asthetics		Spend time with friends and family at a game park or something like that nature
Backside of downtown / main street		Standard of living
Be wary of becoming too commercialized		state park
Better schools		stores
Better use of tax money		street lights
Camping		The Hartwell Dam
city water access increased infrastructure		The jail system
Commercial industries		the old abandon houses
Community Involvement		theif from board mebers
County gas lines		Too many mexican restaurants
County offices		Too many pizza places
County Water		Ugly courthouse
Crime		Unfortunately while lot of the people living in the city are nice there is a lot of terrible people living here
demographic change		Walmart
diversity in leadership		water treatment
Downtown Hartwell (need codes to prevent odd/bright colored buildings)		The schools, they really aren't providing the education these kids need...
Drug and gang problems		
EMS		
General mindset that Hartwell is just a small rural town and we don't have the civility to support more progressive business opportunities.		
Get rid of the 24 hour tire shop		
Get rid of them he good old boy network		
Grow tax base		
Growth starts with the youth. Build more to keep families from having to leave Hartwell...		

Hart County Library (budget increase, building grounds maintenance)  
Healthcare  
Help Keep out corporate business that weaken local business  
Higher wage jobs  
Hospital or clinic  
Hotels  
Improved shopping to the north toward I-85 & west toward Franklin Co.  
Improved/ more farmers markets  
Inadequate funding to enhance appearance  
Include public homeschool kids (ex. GCA) in after school activities like wrestling and football or even cheerleading  
Lack of connection between City & Lake  
Development/Campgrounds/Public Transportation  
Lack of continuing education opportunities  
Lack of diversity in government - no women on councils, few African Americans  
lack of employment opportunities  
Lake preservation with not just our own benefit in mind  
Less regulation by Corp of Engineers  
Local government  
Low crime  
Maintain/improve acceptance of cultural and religious diversity  
Modernization of community infrastructure  
More computer friendly City Utilities services  
more medical offices; specialists  
Neighborhood covenants  
Neighborhood decline downtown  
New jail  
new park on the lake  
Nobody to fix the historical buildings.  
Noise  
non diversity in management/government  
not enough job opportunities for young people  
Not enough visitors to support quality retail & dining  
Not falling for the allure of big Corps  
Not investing enough in Tourism  
old hospital



Open and honest government  
Post office  
Prohibiting some type of businesses. Abattoir,  
polluting, etc.  
Promote local activities more  
Quality education, schools partnering with  
business to meet their needs  
Redefine county commissioner lines  
Reduce alcohol sales  
Repeated Probation Violations, especially for  
drug users. Over burdening the Judicial System  
& Institutions with Staff Shortages  
repurposing vacant space vs. developing green  
space  
Rigid, closed-minded old school city and county  
leaders who aren't progressive  
Services like the public library, parks  
Sewer Line Improvements, including the Waste  
Treatment Plant  
Sharing of news and information  
So many receiving Government Assistance who  
can work  
Speeders  
Stable anchor economic opportunities and  
practices  
Stop putting tire stores on every corner  
store front presentations  
Sunday alcohol sales throughout  
Taking advantage of lake/ weekends  
The lake  
too much development  
Tourism  
Train & depot area  
Trashy neighborhoods  
Unsure at this point  
Updated water and sewer delivery  
utilities support  
Utilizing the lake  
Water  
workforce training

**Q18. Please give us three (3) words to describe what you think of Hartwell today**

<b>General Public</b>		<b>Students</b>	
Friendly	27	Boring	8
Growing/ Growth	21	Historic	4
Small/ Small town (charm, atmosphere...)	21	Home/ Homey	4
Charm/ Charming	18	Small/ Small town	4
Quaint	18	Charming	3
Historic/ Historical	10	Beautiful	2
Safe	10	Bland	2
Potential (High...)	9	Calm	2
Lake/ Lake life	7	Charismatic	2
Beautiful	6	Growing	2
Boring	6	Helpful	2
Home/ Hometown (feel)	6	Old	2
Welcoming	6	Potential (Has...)	2
Community	5	Up and coming	2
Family/ family oriented	5	alright	
Comfortable	4	awesome	
Improving	4	basic	
Affordable	3	Biased	
Behind	3	busy	
Character	3	Christianity	
Cliques/ Cliquish	3	comforting	
Diverse	3	confused	
Enjoyable	3	Connected	
peaceful	3	cool	
Quiet	3	crossroads	
Relaxed	3	Crowded	
Unique	3	cute	
Volunteer/ Volunteerism	3	diverse	
Busy	2	dramatic	
Conservative	2	dull	
Cozy	2	Enjoyable	
Easy living (with good people)	2	Every person is kind to one and other that I see	
Fun	2	Gifted	
Lacking	2	Good	
Neighborly	2	great	
Old fashioned	2	Heartwarming	
Pleasant	2	humble	
Rural	2	I love to see Hartwell's historical features	

**Online Survey – Write-in Responses**  
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Thriving	2	I love to visit the lake
Town	2	It a good place to live in
Up and coming	2	jobs
A little more eclectic than the surrounding towns		kinds
Action		lame
active		Lots of character
Activities		Love the small town get togetherness with friends
Amazing!		meh
Antiquated		needs mor activities to do
Atlanta		needs more japnese restronts
Attractive		No jobs
Authenticity		Opportunistic
better		peril
blossoming		Poor
Business Friendly		quality not quantity
Caring		Quiet
Charming downtown		Recreational
Classic		Simple
close community		Single minded
Cluttered		Stagnant
Common goals		Suiting
compassion		Swag
Congested		There is good help if you need it
Convenience to shopping. Dining and Community Events		thriving
Convenient		unexciting
Crime rate possible rising		Welcoming
Crooked		Well Rounded
Crowded		
Cultural Opportunities		
Cute		
danger		
Dated		
Delightful		
Developing		
diplidated		
Distracted		
Divided		
Dynamic		
Eclectic		
Embryonic		
Entertainment- not child friendly		
Fake		

Feast or famine  
fixed  
Food  
full of natural beauty  
Full of potential  
Getting to Crowd  
Good community  
Good old boy system  
Good opportunities  
Great  
Great community  
Great development  
Hallmark movie  
Heaven  
History  
Hospitable  
Hospitality  
Ideal  
Idyllic  
In progress  
Independent  
Inequality  
Insular  
Kind  
Lack of clear vision for the future  
Lack of Diversity  
Lack of employment opportunities  
Listening  
Little  
Local  
Lost  
Love interaction with school and  
industry and public  
Love it  
Lovely  
Low cost of living  
many places to drink alcohol  
meant for the elderly due to lack of  
entertainment  
Memories  
More progressive  
moving  
Narrow roads downtown  
Need more traffic lights out side of  
downtown

Needs cleaning and updating  
Nice  
not good for the youth  
Not progressive  
Old  
older population  
Open  
Opportunity-filled  
Oudated  
Paradise  
People taking care of each other  
Picturesque  
Planning  
Preparation  
Progressive  
Prospering  
Racial  
Racist  
Refreshing  
Restaurants- too much food  
Ripe with opportunity  
Romantic  
scenic  
Segregated  
Sense of community  
Simple  
slow  
slow  
Small-minded  
Southern hospitality  
Stalled  
Struggling  
Stuffy  
Supportive  
Tired  
tourism  
Traditional  
Traffic is horrible  
Transformational  
Trying  
un-defined  
Uneducated  
Unequal  
Uneventful  
unfocused



Unified

Unity

Unlike any place we have been before  
despite traveling the world including  
places like Paris, London, Seoul, etc...

Vibrant

Wasteful

Well-positioned

Wish there were more dining choices

**Q19. Please give us three (3) words you wish to describe Hartwell in 20 years**

<b>General Public</b>		<b>Students</b>	
Charm/ Charming	19	Exciting	4
Friendly	19	Bigger	3
safe/ Safer	10	Charming	3
Vibrant	10	fun	3
Destination	8	Clean	2
Historic/ Historical	8	Diverse	2
Thriving	8	Home	2
Beautiful	7	Small	2
Growing/ Growth	7	Welcoming	2
Unique	7		
Community	6	A good place to live as it is right now	
Fun	6	a place i wanna come back to	
Quaint	6	Accessible	
Welcoming	6	activites	
Clean	5	affordable housing	
Enjoyable	5	Authentic	
Opportunities	5	beautiful	
Prosperous/ Propserity	5	Better	
Small town (feel, atmosphere... )	5	booming	
Affordable	4	breath-taking	
Lake/ Lake lifestyle	4	christian	
Peaceful	4	Connected	
Progressive	4	Desirable	
Active	3	Entertaining	
Character	3	extravagant	
Comfortable	3	Friendly (preserve)	
Diverse (demographics)	3	Full of creativity	
Inclusive	3	Full of life	
Lively	3	futuristic	
Relaxed/ relaxing	3	Good	
Small/ Smallish	3	Good officers in the area	
Sustainable	3	Great jobs	
Attractive	2	happy	
Developed	2	Helping other	
Exciting	2	Historic	
Innovative	2	impressive	
Jobs	2	inclusive	
Open	2	Inspirational	
Pleasant	2	Interesting	
Stability	2	jobs	
Walkable	2	lit	

a destination	lots of more restaurants
Activity	lots of more shops
Aggressively progressing	Maintained
amenities	mall
Assessable	Mid-sized
Authentic	Modern
available	modern
best	More actives to do
Big	more recreational activities for my future children
Booming	more small business
Bountiful	nail
Bustling	Nature
calm	newer
Caring	not boring
caring	not much improvmnt
Changed	Opportunistic
Classic	Opportunity
clear identity	optimistic
close community	outgoing
Close-knit	peaceful
Cohesive	Popular
compassion	Presentable
Competitive	Prosperous
Conservative	quiet
Controlled Growth	Respected
Convenient	retro
Cozy	safe
cultured	Secure
Cute	Small town
Cute downtown	some new stores
desirable	southern
Desirably	spititual
Destination for Arts, Entertainment, and shopping	Strong
Destination, but exclusive (think oconee, not Lanier)	Swag
Development	texas road house
Divided	thriving
Drain the swamp	Traditional
easy	unique
Easy living	
Easy to walk & bike, great parking	
Eclectic	
Educational Opportunities	

Entertaining  
Entertainment  
Equal  
fair for all ages  
Family  
Family oriented (x2)  
Fast growing  
Flourishing  
Forward  
Forward-thinking  
fresh  
full of natural beauty  
Fun/lively  
Glad we tore down that UGLY ASS  
courthouse 20 years ago!  
Good jobs  
Great  
Hallmark movie  
healthy  
Heaven  
Hideaway  
High Quality of Life  
Home  
Hometown  
Hometown feel  
Honest  
Hopefully still amazing!  
Hospitable  
Hotspot  
Ideal  
Idyllic  
Intelligent  
Inviting  
Kid friendly  
Kind  
Laid-Back/Easy-going  
larger  
leading  
Little  
Livability  
Local  
Lovely  
Low-stress  
Maintain high lake levels  
maintain small town feel

Mature  
mid-size town  
Modern  
more developed  
More economically improved  
More lakeside dining options  
more sidewalks, bike paths  
Neat  
Nice  
Nice restaraunts  
Not Crowded  
not too many tourists  
Open minded  
Open to new businesses  
Paradise  
planned  
Preservation  
Productive  
Profitable  
Proud  
Quiet  
Quiet destination  
recreation  
refreshing  
Revitalized  
rural  
scenic  
See (question) #18  
Sense of community  
Simple  
Small business  
Small town with the right growth  
Smart  
Something for everyone to do including  
the kids  
Something for Everyone, Young & Old  
strong  
successful  
sufficient lodging, hotels, etc  
Tourism  
Town  
Traffic under control  
tranquil  
United  
upgraded

viable  
Vision  
Volunteerism (a spirit of volunteerism)  
Wealthy  
Well planned commercial development  
Well planned housing  
Well planned traffic  
Well rounded  
Wish county representatives were voted  
on by everyone in the county not just by  
their district  
Zoning Regulations



**“Please indicate some of the improvements needed for any areas that you referenced on the map.”**

- Recreation park is awesome
- Lakeside resort is a huge opportunity; need to renegotiate to a 99-year lease for developers to be interested
- Love rec center and dog park
- Love botanical garden
  
- Golf Cart Path from City Hall to Home Depot
- Sidewalks
  
- Rome area housing is an issue
- Housing off Smith St (illegible)
- Housing off Lake (illegible)
- Rome and Richardson Street
- Rehabbing homes in downtrodden areas like Rome, off Ridge Rd, Leard St
  
- Balance of businesses – i.e. only 2 salons allowed, 45% restaurants, etc.
- Need a sporting goods store to attract lake visitors to Mainstreet
- Add a movie theater
- Balance variety of businesses in downtown area
  
- Traffic flow around middle and high schools
- Traffic study for downtown
- Downtown intersection at McDonald’s and Starbucks – traffic is horrible; needs to be fixed
  
- Parking garage in paper – Hartwell Sun
- Work on parking
  
- County courthouse could be relocated and turn space into park
- Move courthouse to old hospital
- Courthouse is AWFUL – move and make that area green space
  
- Jackson and Howell Corner needs improvements; blue and white building is eyesore.
- Railroad St. needs improvement
- Rules for downtown: must have historical building references; must be kept up/clean
- Upgrade old Beall’s (**agree**)
- Development of Oakview
- Expand downtown area
- Move CVS
  
- Rec. dept and botanical gardens awful

**“We want to make sure the City is considering all the right priorities as they plan for the future. When you think about the future for Hartwell, what would you consider the community’s attributes in each of the following categories? (Write in as many as you wish.)”**

<p>Strengths/ Key Assets</p> <ul style="list-style-type: none"> <li>• Small-town feel (2)</li> <li>• Great business environment &amp; community</li> <li>• Great committee volunteers &amp; unity</li> <li>• Infrastructure</li> <li>• Leadership (2)</li> <li>• Volunteers</li> <li>• Brotherhood/community spirit/involvement</li> <li>• Lake (2)</li> <li>• Clean Mainstreet</li> <li>• Good weather</li> <li>• Close to Freeway</li> <li>• History and authenticity</li> <li>• Close to Atlanta, Greenville, Charlotte</li> </ul>	<p>Weaknesses/ Liabilities</p> <ul style="list-style-type: none"> <li>• Loosing small-town feel/too many ‘Chains’ (2)</li> <li>• Lack of parking</li> <li>• Diversity involvement</li> <li>• Create ways to draw people to stay DT</li> <li>• Cooperation with county</li> <li>• Rome area needs rehabilitation</li> <li>• Vacant homes</li> <li>• Creating regional leadership in region</li> <li>• Spending on tourism</li> <li>• Lack of consistent, unified source for information</li> <li>• Have all businesses play by same rules (restaurants/bars)</li> <li>• Healthcare - #1 reason older people move – closer to healthcare</li> <li>• Lack of housing – condos, appts, starter homes</li> <li>• Lack of business to keep people shopping here (Target or Clothing stores)</li> <li>• Businesses only operate on weekends/close early</li> <li>• Lack of walking/biking options</li> <li>• Lack of togetherness between communities</li> </ul>
<p>Opportunities/ Unique Possibilities</p> <ul style="list-style-type: none"> <li>• Finding businesses for vacant buildings</li> <li>• Housing in upper areas of buildings downtown</li> <li>• Attainable housing</li> <li>• Continue to develop a unified system for selling the community</li> <li>• Attracting developers</li> <li>• Zoning</li> <li>• Lake/environmental capital</li> <li>• Lake</li> <li>• AG tourism</li> <li>• Yearly festivals/events to bring others</li> <li>• Trails – wine, AG, etc.</li> </ul>	<p>Threats/ Outside risks to the city</p> <ul style="list-style-type: none"> <li>• Fear of change – we’ve never done that before – getting in the way (3)</li> <li>• Gov’t funding/regulations – core restricts waverunner, parties, etc.</li> <li>• Changing of traffic patterns</li> <li>• Corps lake levels</li> <li>• Gas Prices</li> </ul>

**“There is a lot of discussion about how to strengthen Hartwell as a destination, for both tourists and residents. Ways the City can better capitalize on people coming to the lake. What other attractions or economic development should Hartwell explore to become more attractive to visitors and residents?”**

- More dining options – different foods
- Movie theater (2)
- More variety of retail downtown
- Other activities/options for families – putt-putt, bowling, trampoline park (2)
- Ice skating rink (2)
- More public fairgrounds
- Green space
- Six Flags
- Trampoline park in old Bell’s
- More businesses to draw people to stay downtown longer
- Park in downtown area – courthouse (2)
- Need more critical mass of stores so people stay shopping here
- Shuttle from lakeside resort & marina to downtown – especially in summer
- Attract watersports dealer
- Lake sports shops – kayak, canoe, etc. (2)
- Advertise our events outside of Hartwell – promote more (2)
- Have a welcome center at edge of town
- Create energy, regrowth, and opportunity
- Support theater and activities, we already have
- Liquor store
- Chic-fil-A
- Trader Joe’s
- Target
- Jimmy John’s or Grouchos
- Airsoft / paintball
- Lake parades, poker runs, clean-up days
- Jobs, jobs, jobs
- Connectivity of the park and downtown – pedestrian options (2)
- Keep variety of business types down
- Bike paths throughout

**“Please offer any additional thoughts here.”**

- We need a Chick-fil-A
- We need an ice-skating rink
- We need a hockey team for the schools
- Advertise parking that is available – lots of empty lots and still lots of complaints about parking (2)
- No apartments off Benson Athens St.

## **Economic Climate** as taken from the

**Georgia Mountains Regional Commission  
Community Economic Development Strategy and Regional Plan 2020**

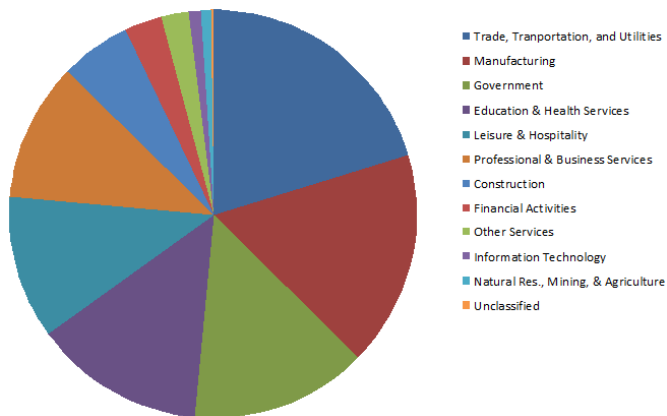




## REGIONAL ASSESSMENT

## ECONOMIC CLIMATE

Once defined as the transitional area between the agrarian piedmont and the small industrial sites found along waterways in the Appalachian foothills, the Georgia Mountains region is no longer solely reliant on agriculture. Instead, health care, tourism, distribution, retail, and a variety of industrial and high-tech companies comprise the regional economy. Problems surrounding future economic and community development for the region include, but are not limited to, shortages of skilled labor, out-migration of young adults, and lack of quality neighborhood housing for new executives and business employees. With approximately 18,721 people seeking employment in this region, the availability of key quality sites and/or buildings for new business remains a continuing challenge. Thus, continued diversification along with economic growth, are seen as the primary goals for the Georgia Mountains Region.



The entire region has a substantial goods production base and a strong desire to maintain and expand manufacturing jobs. Most local manufacturing firms have marginal ties with other firms in the region and companies have located and expanded here due to quality labor force, low cost of doing business, historic location of companies in the area, and quality of the transportation system. Most communities in the region see this as vital for expanding employment opportunities in the future.

The nation faced an unprecedented 2020 with navigating the COVID-19 pandemic. Despite the negative impact of the virus, several industry sectors have continued to grow within the Georgia Mountains Region. Distribution and logistics are industry sectors that continue to grow within the Region. The region's infrastructure is continuing to provide top quality support to the region's economic clusters. Important components of the public infrastructure system to support all segments of the region's economy include, but are not limited to: skilled labor force, strong workforce development facilities, advanced technological resources, and adequate physical infrastructure that includes a reliable water supply, reliable wastewater treatment capabilities, transportation, and a communications infrastructure system capable of handling the needs of today's firms.

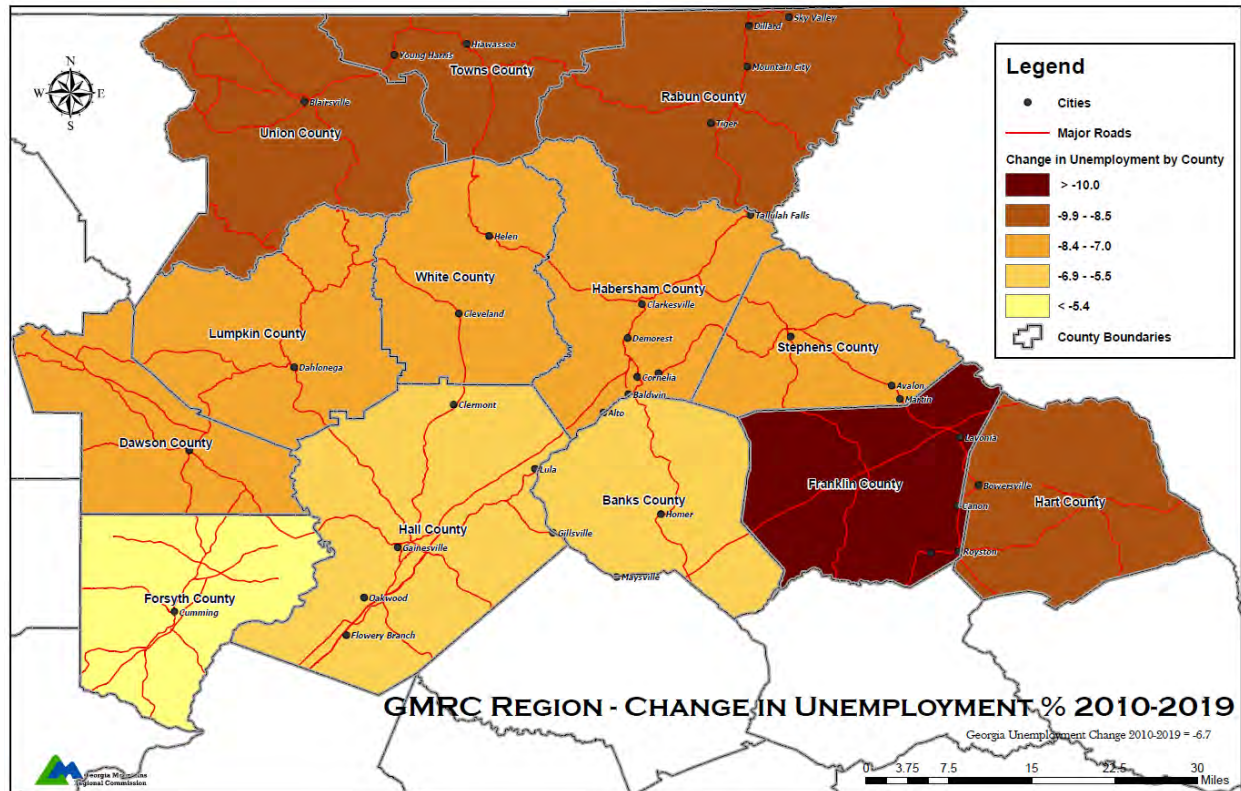
Low taxes and tax credits are attracting new industries and supporting the expansion of existing business in the region. The Georgia Mountains Region saw projects resulting in \$235 million investment and 692 new jobs created in FY 2020, according to the Georgia Department of Economic Development. Georgia's leading industries are food processing, logistics, information technology, aerospace, automotive, and manufacturing.



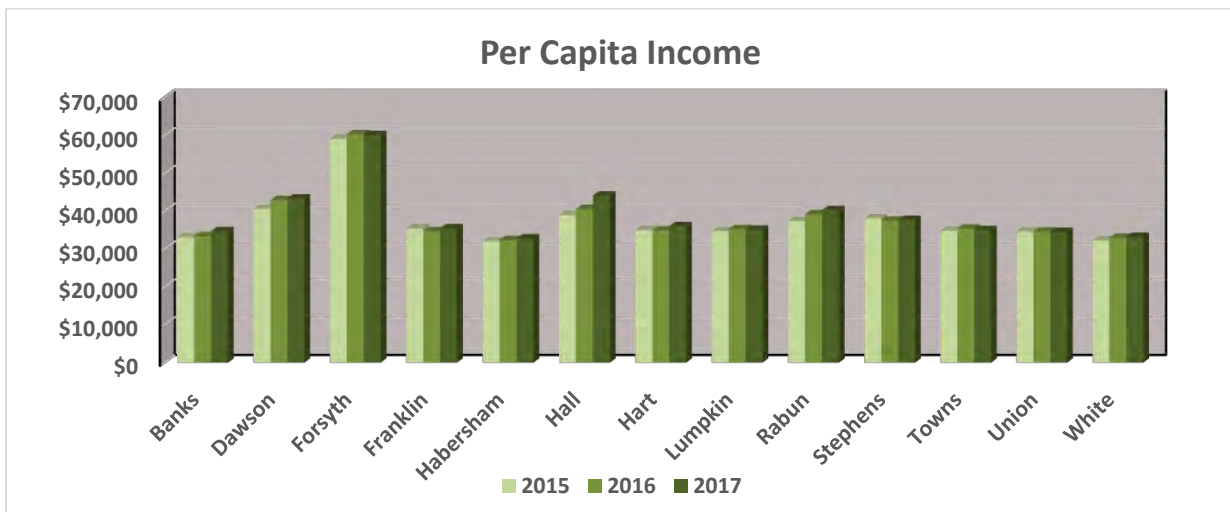
### Top Five Region Industries

	Industry	# of Firms	# of Employees	
1	Manufacturing	854	41,867	
2	Health Care and Social Assistance	1,698	34,293	
3	Retail Trade	2,230	31,732	
4	Accommodation and Food Services	1,278	25,086	
5	Education Services	367	24,707	

Source: Georgia Department of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment & Wage Program, 1st Quarter 2020



Significant changes in the area unemployment rate for the region occurred during 2020 as a result of COVID-19. The region had an unemployment rate of 5.5% (July 2020) which is lower than the state of 7.6%, and the U.S. rate of 10.2%. It is also the lowest rate for regions across the state. However, there is a noticeable trend of young adults leaving the area. Economic developers in the region have expressed some concerns with the migration of the youth, as well as State educational standards not matching up with industry needs, and these trends causing a shortage of skilled labor. Current efforts are now being implemented to educate, train and encourage the region's youth to remain in the area and contribute to the much-needed workforce.



Though the region has the lowest unemployment rates in the State, per capita income throughout the region is frequently lower than state and national averages. Much of this is rooted in the region's reliance on service industry employment and the volume of businesses that are commercial, and tourist driven, meaning a prevalence of hourly-wage employees and lower demand for high-skilled labor. As a result, for most counties the trend in per capita income has been relatively stable, with only marginal increases.

The impact of tourism and related industries has a significant impact on the economy of the Georgia Mountains Region. As a primary gateway to the Blue Ridge Mountains the region annually hosts over seven million visitors to the many mountains, lakes, rivers, museums, and downtowns that make the region unique from the rest of the state. Although the tourism sector took a significant decline in activity as a result of COVID-19, the region continues to see continued investment. Michelin Raceway Road Atlanta, a 2.54-mile International Grand Prix Course, attracts 320,000 visitors annually. The new, state-of-the-art Michelin Tower was unveiled in 2019 and will serve as the primary hospitality and media facility during the 23rd Annual Motul Petit Le Mans October 7-10, 2020.

A fixture in downtown Toccoa, Georgia, the Ritz Theatre (pictured to the right) serves as a community center and performing arts center, hosting musicals and non-musical productions including "Fiddler on the Roof," "Guys and Dolls," "Raisin in the Sun," "Leader of the Pack," and "The Sound of Music" to mention just a few. The Currahee Artists Guild sponsored arts shows featuring visual artists in the area. The Ida Cox Music Series, named for the Toccoa-born artist who made her mark in music in the first part of the 20th century, was created by Main Street Toccoa to fill a need for quality local entertainment.

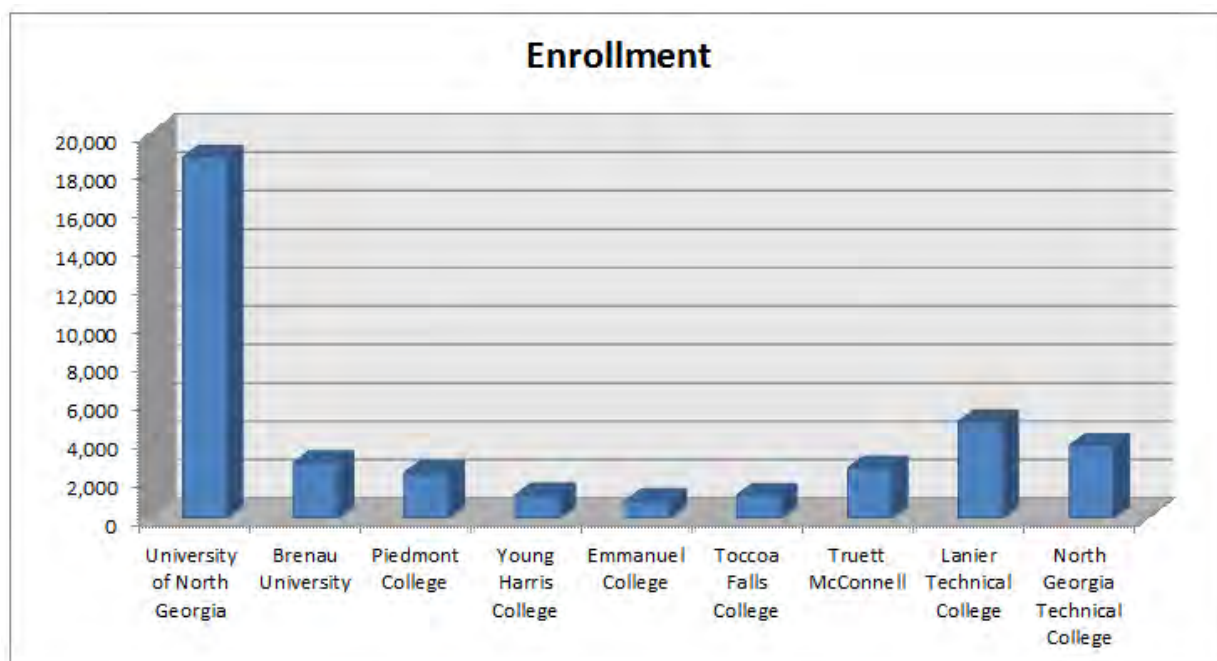


**Economic Impact of Domestic Travel by County - 2016**

Counties	Expenditures (\$ Millions)	Payroll (\$ Millions)	Employment	Tax Receipts (\$ Millions)	
				State	Local
Banks	\$15.53	\$3.7	154	\$0.73	\$0.44
Dawson	\$50.08	\$12.02	492	\$2.38	\$1.43
Forsyth	\$174.67	\$45.55	1,838	\$7.58	\$5.23
Franklin	\$37.78	\$5.8	282	\$1.53	\$1.13
Habersham	\$52.57	\$10.73	492	\$2.25	\$1.38
Hall	\$314.18	\$68.69	2,856	\$13.73	\$9.42
Hart	\$24.24	\$6.04	253	\$1.09	\$0.63
Lumpkin	\$41.54	\$8.19	343	\$1.83	\$1.16
Rabun	\$54.37	\$13.43	537	\$2.55	\$1.49
Stephens	\$31.34	\$5.94	288	\$1.28	\$0.84
Towns	\$48.78	\$11.37	453	\$2.35	\$1.33
Union	\$26.45	\$5.4	258	\$1.10	\$0.73
White	\$67.46	\$15.13	617	\$3.00	\$1.98
<b>GM Region</b>	<b>\$938.99</b>	<b>\$211.99</b>	<b>8,863</b>	<b>\$40.30</b>	<b>\$27.19</b>
<b>Georgia</b>	<b>\$24,526.00</b>	<b>\$7,853.78</b>	<b>236,090</b>	<b>\$1,170.24</b>	<b>\$703.65</b>

Source: Excerpted from Study Prepared for GDEcD by the U.S. Travel Association, Washington, DC

The economic development programs provided through the colleges and technical colleges provide customized training and other services for business and industry to help existing companies remain in the area and succeed and to stimulate new business start-ups. Quick Start training and services are provided to attract new companies to the area, to assist companies to expand, and to help existing companies to implement new technologies.



#### Labor Force Education Levels

Age Group	18-24	25-34	35-44	45-64	65+
Elementary	4.9%	9.2%	6.4%	5.3%	13.6%
Some High School	19.5%	11.9%	9.2%	9.4%	14.8%
High School Grad/GED	34.9%	29.7%	27.3%	31.7%	31.2%
Some College	33.7%	20.4%	18.4%	20.2%	16.6%
College 2 Year	3.0%	6.3%	7.2%	7.1%	3.6%
College 4 Year	3.7%	16.0%	22.3%	17.0%	12.2%
Post Graduate Studies	.4%	6.5%	9.2%	9.3%	8.0%

Source: Georgia Department of Labor, Area Labor Profile

While the overall regional economy has strengthened there are still issues that need attention and several opportunities remain to be built upon. Continued economic diversifications and strengthening the competitiveness of the region's economy are still problems that need to be addressed, as is the depth and quality of the local labor force. Economic growth that occurs from internal business growth rather than from in-migration of businesses must be addressed for business retention.

Improving the economic climate of the region is a common goal and requires policy makers to understand how changes in the region's population will affect the opportunities for economic growth. According to the Georgia Department of Labor it is projected that the region's population in 2025 will reach 805,059 persons, reflecting a 30.3% increase from 2010. Therefore, the goals identified in the *CEDS/Regional Plan* are more important than ever in maintaining the balance between growth and the rural character of the region.

## Samples of Public Notifications/ Involvement







## **A G E N D A**

**August 3rd 2020**

- 1. Call to Order**
- 2. Invocation / Pledge**
- 3. Mayor Comments**
- 4. Approve Minutes**
- 5. Comp Plan Update Announcement**
- 6. Sewer Use Ordinance: Amendment 2nd Reading**
- 7. Zoning Ordinance: Amendment 2nd Reading**
- 8. Alcohol License: Ellen East, Common Ground**
- 9. Alcohol License: Sheryll Barns**
- 10. Habitat for Humanity GDOT permit**
- 11. Cateechee Pump Rebuild Approval**
- 12. Executive Session: Litigation\Real Estate**
- 13. Adjourn**





Contact: Adam Hazell, Planning Director  
738.538.2617 | [ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov)

### ***City of Hartwell Comprehensive Plan***

**GAINESVILLE** – The Georgia Mountains Regional Commission (GMRC) is assisting with the update of the *City of Hartwell Comprehensive Plan*, the State required document that helps shape and coordinate local work programs for the community. This planning process is designed to ensure that major projects and policies for the community are developed with public input, ensuring a level of coordination between local and State level interests.

As part of this process there is a brief online survey asking people to give their thoughts on select issues and priorities for the city. This survey will be accessible through December 11, 2020 and is open to anyone with a vested interest in the area. Anyone wishing to participate should visit <https://www.surveymonkey.com/r/G73YRZN>. This link and a copy of the current plan be found on the City's web site - [hartwell-ga.info](http://hartwell-ga.info).

Any questions about the public involvement process can contact Adam Hazell at the GMRC as listed above.

~



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Quality Community Assessment
Vision Statement
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Broadband Assessment
Transportation
Environmental Assessment
Development Trends and Influences
Areas Requiring Special Attention
Needs and Opportunities
Recommended Character Areas
<b>IMPLEMENTATION PROGRAM</b>
Report of Accomplishments
Policies, Long-Term Objectives and Ongoing Projects
Community Work Program



### **About Local Planning in Georgia**

The Georgia Planning Act of 1989 established the framework for how local governments in Georgia plan for their future in conjunction with neighboring governments, utility providers and other stakeholders. Local comprehensive plans help governments address critical issues and opportunities while moving toward realization of its unique vision for the community's future. The planning requirements also provide technical guidance to communities in advancing the State's goals of:

- A growing and balanced economy;
- Protection of environmental, natural and cultural resources;
- Provision of infrastructure and services to support efficient growth and development patterns;
- Access to adequate and affordable housing for all residents;
- Coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing; and
- Coordination of local planning efforts with other local service providers and authorities, neighboring communities and state and regional plans.

Local governments who develop and maintain a comprehensive plan in accordance with the minimum standards and requirements are assigned a "Qualified Local Government" (QLG) status, making them eligible for all forms of State funding and assistance. Local governments also use their comprehensive plan to monitor progress in achieving their own goals with regards to community development, effective capital improvement strategies and more.

November 20,  
2020



## Extended Search



# City seeks feedback for comp. plan update

By News Staff on Wednesday, November 11, 2020



The Hartwell Sun

The City of Hartwell is seeking feedback from residents and stakeholders to update the city's comprehensive plan.

The Georgia Mountains Regional Commission (GMRC) is assisting with the update of the City of Hartwell Comprehensive Plan, the State required document that helps shape and coordinate local work programs for the community. This planning process is designed to ensure that major projects and policies

# The Hartwell Sun

# The Hartwell Sun



## School virus quarantines, local cases spike

[illegible]

## IBA approves \$870M bonds for Purina

Process now moves  
to validation stage

謝子龍、陳永成、鄧志強  
主編：李國章、黃國權

At the end of each of the 12 hours, the flycatcher was released and the next day the following flycatcher was released. The following day the flycatcher was released.

**HCHS**  
graduation  
rate tops 95%

Requiescat in pax.  
2019-07-07

biochemical pathway of the bacteria was not affected by the host species. In addition, the growth of the bacteria was not affected by the host species.

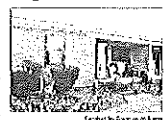


## HANGING UP THE HOLIDAYS

[illegible]

## Hartwell woman dies in apartment fire

29.04.2016

[illegible][illegible]

for the community are developed with public input, ensuring a level of coordination between local and State level interests.

As part of this process there is a brief online survey asking people to give their thoughts on select issues and priorities for the city. This survey will be accessible through Dec. 11 and is open to anyone with a vested interest in the area.

The online survey can be found at <https://www.surveymonkey.com/r/G73YRZN>, or by visiting the city’s website at [hartwell-ga.info](http://hartwell-ga.info). Additional information is available at [hartwell-ga.info/comprehensive-plan.htm](http://hartwell-ga.info/comprehensive-plan.htm).

Hartwell, GA 3064342 °F 66 °F

POPULAR CONTENT

Today's:

- Anniversary Announcement
- Birth Announcement
- Engagement Announcement

All time:

- Hart County commissioner arrested in alleged racketeering scheme
  - Sheriff: Man murdered, search on for suspect
  - Deputies: Meth bust reveals plan to kidnap, kill
- Last viewed:
- Ministry needs holiday volunteers
  - Bulldogs dominate East Jackson in Region 8-AAA win
  - Georgia GOP appeals absentee ballot extension

**The Hartwell Sun**  
**Mailing Address:**  
P.O. Box 700, 8  
Benson St.  
Hartwell, GA 30643  
**Phone:** 706-376-8025  
**Fax:** 706-376-3016

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Sun, Hartwell,  
Georgia

- MARKETPLACE

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- CONTACT

ARCHIVE

ACCESSIBILITY POLICY
- WEBFORMS

LINKS

# art

DECEMBER 10, 2020

## comp. plan meeting set

### Virtual comprehensive plan meeting

The virtual comprehensive plan meeting can be accessed online at: <https://us02web.zoom.us/j/88924439072?pwd=WDRibUVDT3EyZlI2Y1VGeWF2a2RhQT09>.

The meeting ID is 889 2443 9072 and the pass code is 209822. You can also join the zoom meeting by phone calling 1-646-558-8656.

of Hartwell,” according to city manager Jon Herschel, and to avoid logistical problems in the future.

This will be the second public meeting on the plan, following an in-person meeting on Dec. 9 at Hartwell City Hall. This second meeting is virtual to allow more people to attend because of the state’s pandemic-prompted 50-person limit to indoor gatherings, according to Downtown Development Authority director Jason Ford.

“What makes the comprehensive plan the best is when more people contribute to it,” Ford said. “We just try to get as many folks involved as we can.”

The link for the zoom meeting is in the box accompanying this article. You can also join the zoom meeting by phone calling 1-646-558-8656.

An online survey is still available to anyone with a vested interest in the community. The survey aims to find out what people

think of the job Hartwell is doing with its services and what Hartwell should concentrate on in future development. This survey will be accessible through Dec. 11.

As of Dec. 4, there were 144 responses, and the plan committee hopes to have at least 200 responses by the close of the survey. The online survey can be found at <https://www.surveymonkey.com/r/G73YRZN>, or by visiting the city’s website at [hart-well-ga.info](http://hart-well-ga.info).



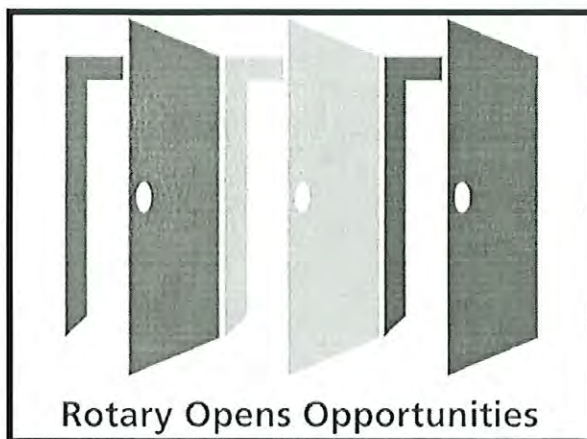
# Rotary



## Club of Hartwell

### WELCOME TO THE ROTARY CLUB OF HARTWELL

Rotary Club of Hartwell  
*Mike Everett - Club President*



#### Club Leaders



Mike Everett  
President



Richard Mewborn  
President-Elect



Jeffery Charles Loggins  
Secretary



Melissa NeSmith  
President-Nominee



Brian Metzger  
Treasurer



Richard Edwin Butler  
Past President  
Membership  
Retention Chair



Alesia B Burch  
Family of Rotary



Michael Hall  
Public Relations Chair



Corey Ingram  
Past President  
Rotary Foundation  
Chair

#### Today's program

*Today's program will be a Zoom-only meeting, conducted by President Mike.*

#### Last week's meeting

**At our last meeting - December 10th**

**Our guest speaker:** We heard from Adam Hazell, of the Georgia Mountain Regional Commission.

**We welcomed:** Everyone who was able to attend the meeting, both in-person and virtually..

**We missed:** Those who were unable to join us, due to less-than-favorable circumstances.

**CART fund giving (to date):** \$323.05

#### Rotary Welcomes New Member 12 11 2020

By Mike Everett on Friday, December 11, 2020





## THE KIWANIS CLUB OF HARTWELL HAS BEEN SERVING OUR COMMUNITY SINCE 1949!

December 2020 < >

Grid List

December 7, 2020	Monday
12:00 PM - 1:00 PM	Jason Ford, DDA Director, has invited Adam Hazel from GMRC to discuss the Hartwell City Comprehensive Plan
December 14, 2020	Monday
12:00 PM - 1:00 PM	regular meeting
December 21, 2020	Monday
12:00 PM - 1:00 PM	Regular meeting
December 28, 2020	Monday
12:00 PM - 1:00 PM	Regular meeting

Post news...

Stress Test - 3/1/2018

news image

### HOW ADVERSITY AND THE BRAIN CAN WORK TOGETHER TO INHIBIT LEARNING.

Story by Kasey Jackson

A recent walk through the hallways of a central Indiana middle school led to a surprising find. Taped to the wall and situated near photos of the most recent Teacher of the Year recipients was a handmade sign, printed with colorful handwriting: "Are you or someone you know cutting? If so, talk to someone." There was a number to text for help, with a promise that someone would be on the other end to listen and offer advice.

Cutting, a form of self-injury, is common among young people. Just "Google" it and you'll find countless articles and data. Experts say anxiety...

Read More

Dolly Parton's literacy program donates its 100 millionth book to Library of Congress - 2/28/2018

news image



2021. A graveside  
in Royston was in

7, 2021. A memo-  
rial Home in Lavo-

2021. A funeral  
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Funeral Home in

2021. A graveside  
in Royston was in

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2021. A celebration  
and Funeral Home

died Jan. 30, 2021.  
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1, 2021. A memo-  
Funeral Home in

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o well done.  
Family

bit line  
5-0099  
dhallfd.com  
ebrating life  
memories

tax credits for foster parents  
and tighten reporting re-  
quirements on child abuse.

The bills would revive  
Kemp's push raise the tax  
credit for foster parents from  
\$2,000 to \$6,000 and lower  
the minimum age adults are  
allowed to adopt children  
from 25 to 21. Those pro-  
posals were shelved when  
the COVID-19 pandemic  
interrupted last year's legis-  
lative session.

A third bill would add  
more training for juvenile  
court officers, expand rules  
for parents under court-or-  
dered alternatives care and  
require officials to report on  
a range of child-abuse treat-  
ment including abandon-  
ment, neglect, emotional  
abuse and exposure to  
chronic alcohol or drug use.

The number of Georgia  
children in foster care has  
declined over the past three  
years but remains high, ac-  
cording to state Division of  
Children and Family Ser-  
vices data. The state cur-  
rently has about 11,200 chil-  
dren in foster care, down  
from 15,000 in March 2018.

Kemp has made foster  
care a legislative priority for  
his administration along  
with cracking down on  
human trafficking and gang  
activities.

nounced Jan. 28.

July through December  
of last year marked the  
most profitable first half  
of a fiscal year for the lot-  
tery since its inception in  
1993.

That strong showing fol-  
lowed a record fiscal 2020  
that allowed the Georgia  
Lottery Corp. to contribute  
more than \$1.23 billion to  
Georgia's HOPE Scholar-  
ships and pre-kindergarten  
programs.

"This record success is  
great news for students in  
communities throughout  
Georgia," Kemp said.  
"Georgia Lottery's contin-  
ued success ensures that  
Georgia's students and  
families remain the ulti-  
mate winners."

Lottery President and  
CEO Gretchen Corbin said  
a solid first half of fiscal  
2021 provides momentum  
for the remainder of the  
fiscal year, which ends  
June 30.

Since its first year, the  
lottery has returned more  
than \$23 billion to the  
state for education. More  
than 1.9 million students  
have received HOPE, and  
more than 1.6 million  
4-year-olds have attended  
the statewide, voluntary  
pre-kindergarten program.

and Skyler Roach, both of Canon; Amber Powell, Lyndarryl  
Clark, Tayler Johnson and Mark Sherman, all of Hartwell;  
and Jean-Ann McCollough of Elberton.

## University of the Cumberland

In recognition of academic performance, the Office of the  
Vice President for Academic Affairs at University of the  
Cumberlands has announced that Kelly Kershner of Hart-  
well was named to the Dean's List for the fall 2020 semes-  
ter.

To be eligible for the Dean's List, students must be en-  
rolled in at least 12 credit hours (a full course load), main-  
tain a minimum cumulative grade point average of 3.50, and  
be in good academic standing.

## University of North Georgia

Dalyn Myers of Bowersville, was one of 48 cadets who  
began their time as University of North Georgia (UNG)  
cadets with Freshman Recruit Orientation Group (FROG)  
Week during Jan. 5-10.

FROG Week, which is held before the beginning of spring  
semester and fall semester at UNG, marks the transition  
from civilians to cadets for these incoming freshmen.

# City comp plan meetings set

The Georgia Mountains Regional Commission (GMRC) is  
assisting with the update of the City of Hartwell's Comprehen-  
sive Plan, the state required document that helps shape and co-  
ordinate local work programs for the city.

There will be online meetings available for the general public  
on Thursday, Feb. 4, and Thursday, Feb 11, both beginning at 6  
p.m.

These meetings will be conducted using the Zoom online  
platform, with a link to the meeting provided upon request by  
sending an email to [ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov). These meetings will  
walk viewers through the draft document, review the major  
recommendations that were generated by the planning process,  
and inform citizens how to submit comments and questions.

Any questions about the public involvement process can con-  
tact Adam Hazell at the GMRC as listed above.

## Strickland Funeral Home

24 Hour Obituary Information

706-376-4211

[www.stricklandfh.com](http://www.stricklandfh.com)

# No Internet, No Problem!

# DIAL A SERMON

# 706-376-2600



# als: Stewart finds his career



**Anna  
Hall**  
Hart Co.  
Charter  
System

pal, Stewart earned a reading endorsement, as well as a gifted endorsement.

If you can't tell, this is a man who likes school. Or at the very least, likes learning about liking school.

The energy Stewart puts forth into learning is infectious, as can be seen within the walls of South Hart Elementary, where he has served first as assistant principal and now, for two years, as principal.

His top goals are to make education an enjoyable experience his students crave to digest. And they are, as is evident in the positive school climate and the proud moment when the school received the highest CCRPI score in the district for 2019.

One of his top priorities is literacy, and making sure Hart students develop a solid base for reading at grade level, if not higher. This is one reason he developed the reading rewards program, where students earn points for each book read, and every quarter semester the students with the highest point total at each grade level are honored with a certificate of achievement. Pre-COVID, that meant a ceremony of students, teachers and parents gathering at the school as the students received their certificate. This year, the program didn't have the same shine due to limitations of a pandemic, but that doesn't mean it

will go away. As he, and his staff, are known to do, Stewart and his crew are recording the event each quarter and putting the video on Facebook and their school website for parents to view.

"I love that about Hart County and our schools," he said. "It is such a positive environment, and we all work together to make learning and especially reading top priorities in any situation. This year has been a little different than others, but with such a great support staff and energized teachers, our students want to be in school and want to keep learning. I think that is a great testament to the energy we have here."

Aside from laying a solid foundation in literacy, Stewart also is looking to the future, where new hurdles may lay due to COVID. There will be gaps in learning, he knows that and accepts that. But he also knows the family-like culture which has been cultivated in his and all Hart County schools will make bouncing back into the right lane less difficult.

"We are keeping our students positive and we have developed a culture of learning which will make it easier to transition back to a more normal school environment," Stewart said. "I also believe we have learned from this school year how important it is to keep our students on track, to keep our staff positive and to make sure we all have a love for education. Those are traits our students will need moving forward, to appreciate education and know that, even if they don't see it in the moment, education will be needed for a bright future. Sometimes, you just have to work a little harder, and we are all doing that."

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## PUBLIC NOTICE

Application has been filed with the City of Hartwell Planning and Zoning Commission as follows:

CASE NUMBER: 2021-02

John Alpers is requesting rezoning of approximately .6 acres at 296 N. Forest Ave., tax parcel I57D 143. The request is for the property to be rezoned R-2 Multifamily Residential

The parcel(s) involved is in Hart County, GM District 1112th and shown on the Hart County Parcel Map as I56K 018.

A Public Hearing will be held on Thursday, February 25th, 2021 at 6:00 p.m. in the Council Chambers of City Hall, 456 E. Howell Street, Hartwell, Ga. All persons interested in this case are invited to attend.

The Planning and Zoning Commission's recommendation for this case may be considered by the Hartwell City Council at their regularly scheduled meeting on Monday, March 1st, 2021, at 7:00 p.m. in the Council Chambers of City Hall.

Jason Ford  
Zoning Administrator

## Georgia Mountains Regional Commission invites public input for update of the City of Hartwell Comprehensive Plan

**GAINESVILLE** – The Georgia Mountains Regional Commission (GMRC) is assisting with the update of the City of Hartwell's Comprehensive Plan, the State required document that helps shape and coordinate local work programs for the City.

There will be online meetings available for the general public on **Thursday, February 4th, and Thursday, February 11th**, both beginning at **6:00 PM**.

These meetings will be conducted using the Zoom online platform, with a link to the meeting provided upon request by sending an email to [ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov). These meetings will walk viewers through the draft document, review the major recommendations that were generated by the planning process, and inform citizens how to submit comments and questions.

Any questions about the public involvement process can contact Adam Hazell at the GMRC as listed above.



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2020 Comprehensive Plan

Hartwell

DRAFT

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GMRC

Patrick G

Shannon

Tray Hicks

Jodi Ford

Kevin Geraty

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## Hart Telephone Broadband Service Area Map



