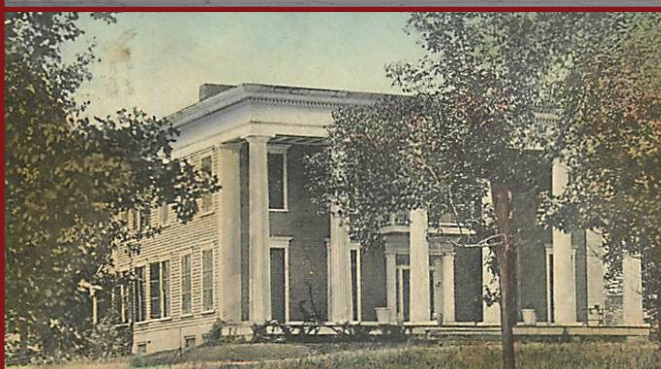
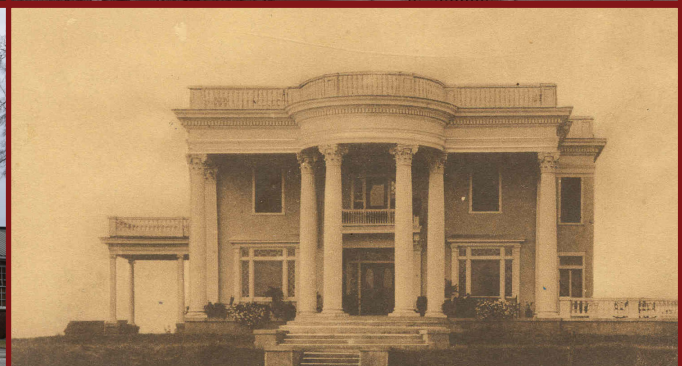


THE CITY OF



SPARTA, GEORGIA



2019 - 2024 COMPREHENSIVE PLAN

City of Sparta Comprehensive Plan 2019-2024

Produced for: City of Sparta

**Produced by:
Central Savannah River Area Regional
Commission**

2016 and 2018

Adopted by the City of Sparta

February 12, 2019



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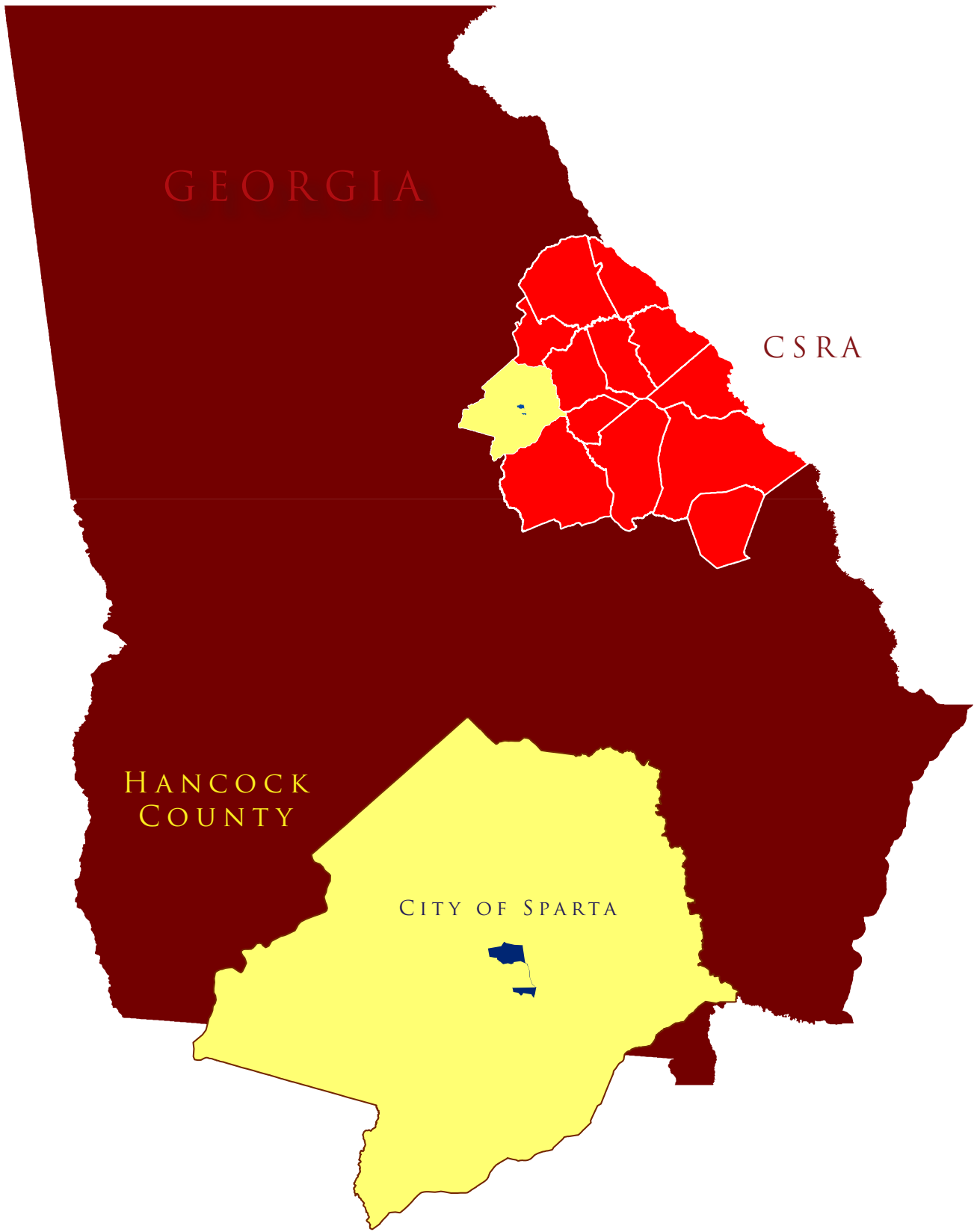
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CHAPTER 1: INTRODUCTION



*T*he City of Sparta has prepared a new Comprehensive Plan document for the purpose of providing a framework for the growth of their community that reflects shifting changes in local priorities in the context of broader social and economic conditions. The City of Sparta, Georgia's 2019-2024 Comprehensive Plan will serve to guide elected and appointed officials in development and growth decisions over the next ten years.

This Comprehensive Plan also serves as the City of Sparta's general "statement of intent" regarding the policies it will observe and actions it will take in its efforts to achieve locally-generated and desired growth objectives.



INTRODUCTION

Georgia's Minimum Standards and Procedures for Planning are intended to help local governments address immediate needs and opportunities while moving toward realization of long-term goals. The Comprehensive Plan should be referenced by local elected and appointed officials when making intermediate decisions regarding land use and economic development.

WHAT IS A COMPREHENSIVE PLAN?

The Comprehensive Plan is a policy document that guides the future growth of Sparta. It is designed to facilitate a coordinated, long-term planning program which ultimately leads to desired future social and economic outcomes for the City. It serves as a guide to both the public and private sector, providing guidance on how land will be developed within the City, how housing will be made available, how employers will be influenced to come to the City and be retained, how environmental assets will be protected, and how public services and facilities will be provided. In short, the Comprehensive Plan is a unified document encouraging overarching consistency and coherence in municipal policies.

The Comprehensive Plan is structured as a dynamic document that should be amended when local priorities or conditions change. Periodic updates are necessary to ensure that the document's stated policies align with the needs and aspirations of residents. The previous plan for the City of Sparta was created in 1993. Since that time, local and external conditions have changed, some objectives were found to have been met, and others have changed or been overtaken by competing priorities. The current comprehensive planning effort addresses these changes and integrates new or evolving priorities among residents and community leaders.

HOW TO USE THE COMPREHENSIVE PLAN

This comprehensive plan is a guide for action and is intended to serve as a reference for potential users. A member of the City Council or City Staff should refer to this plan's policies to decide on the approval of a rezoning or location of new development. Companion planning documents should be used in conjunction with the Comprehensive Plan. These include but are not limited to the CSRA Regional Plan, the Hancock County Solid Waste Management Plan, the Hancock County Comprehensive Plan, and other local and state regulatory documents.

Unlike sector or single issue planning documents which generally refer to issues such as transportation, economic development, parks and recreation, annexation and community services, the Comprehensive Plan addresses these issues in a coordinated manner. If at some point the Comprehensive Plan no longer reflects a consensus regarding the path the City of Sparta wishes to take, it should be amended.

PRIOR PLANS

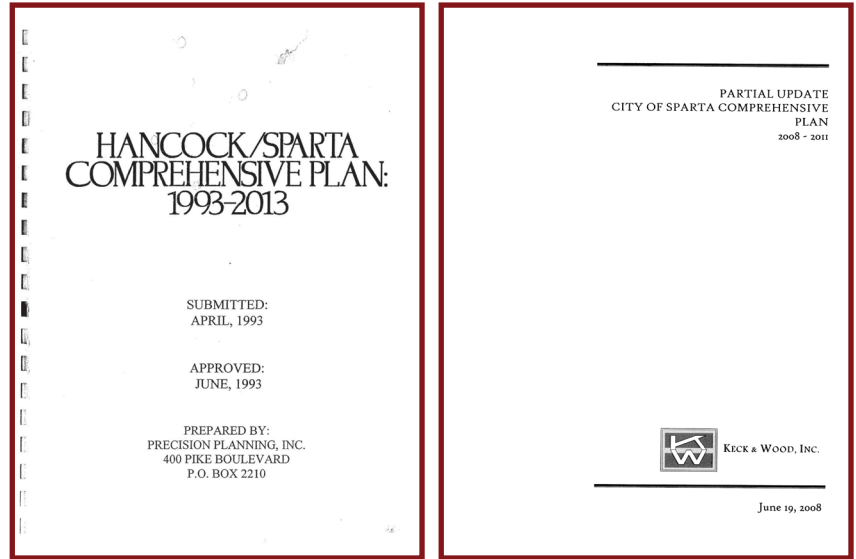
A Comprehensive Plan is a dynamic document which should be altered as community conditions change. Updates of these documents are required to ensure community needs are met. Prior versions of the Sparta Comprehensive Plan have diminished in relevance as implementation recommendations have been achieved or, due to the passage of time, have been found to no longer be a community priority. This allows the new plan to address relative community changes since the prior plan was adopted.

The Joint Hancock County-City of Sparta Comprehensive Plan 1993-2013 was completed by Precision Planning and adopted in May June 1993. The format of the document was consistent with the standards established by the Georgia Department of Community Affairs (DCA) prior to 2005. This document outlined county and municipal conditions of significance to each community and created goals with regards to economic development, natural and cultural resources, land uses, housing, and community facilities. The Comprehensive Plan was to be used by community leaders to make coordinated decisions regarding public expenditures and land uses.



The City of Sparta Comprehensive Plan: Partial Update 2008-2011 was produced in 2008 by Keck and Wood, Inc. This document was prepared in response to changes to Georgia DCA requirements which now included a Quality Community Objectives Assessment and Analysis of Areas Requiring Special Needs in conjunction with identifying new issues and opportunities and an updated plan implementation program.

These two documents served as the initial reference point for the Sparta Comprehensive Plan which will supersede all prior plans once adopted.



SERVICE DELIVERY STRATEGY

The Georgia “Service Delivery Strategy Act” (O.C.G.A 36-70) was adopted in 1970 by the Georgia Assembly to require all Georgia counties and incorporated municipalities to adopt a joint “service delivery strategy” document. The purpose of this Act and the service delivery strategy document is to provide local governments the opportunity to examine public services, identify overlap or gaps in provided services, and develop a better approach to allocating delivery and funding of these services among local governments and other authorities within each county.

The service delivery strategy is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county. The Hancock County joint service delivery strategy document has been reviewed and updated in cooperation with government officials from the City of Sparta during the comprehensive planning effort. Figure 1.1 illustrates the components and criteria addressed by the joint service delivery strategy.

FIGURE 1.1: GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS REQUIREMENTS FOR SERVICE DELIVERY STRATEGY DOCUMENTS

An identification of all services provided in the county by all cities, counties, and authorities.	A description of how all services will be funded
An assignment of which local government will be responsible for providing which services in what area of the county.	Jurisdictions charging water and sewer rate differentials to customers outside their boundaries must be able to justify such differential
An Identification of intergovernmental contracts, ordinances, resolution, etc., to be used in implementing the Strategy, including existing contracts.	Services provided primarily for unincorporated areas must be funded by revenues derived exclusively from unincorporated areas.
Should provide for the elimination of duplication of services and or explanation for its existence.	Conflicts in land use plans within a county, between the county and its cities must be eliminated.
A process must be agreed upon for resolving land use classification disputes between a county and city over property to be annexed.	

INTRODUCTION

Figure 1.2: Plan Components



COMMUNITY SNAPSHOT

The City of Sparta serves as the county seat for Hancock County, Georgia and is located in the East-Central area of the state. Sparta is approximately 88 miles from the Atlanta Metropolitan Area and 58 miles from Augusta, Georgia. Hancock County was named for the first signer of the Declaration of Independence, John Hancock. Revolutionary War veteran Major Charles Abercrombie was granted land grants in Hancock County and from this area Major Abercrombie created the plan for Sparta, Georgia.

The City of Sparta gained its charter on December 3, 1805. Prior to receiving its charter, Sparta was located at an Indian Trading Post which was constantly in danger from issues regarding the borders. The name of "Sparta" was chosen to honor those pioneers who bravely defended the city, similar to soldiers of the Greek City of Sparta.

The City of Sparta is similar to several incorporated areas in the Central Savannah River area as it has experienced population loss over the last two decades. This population loss is having an effect on the overall economy.

The purpose of the Sparta Comprehensive Plan is to provide local elected officials with a reliable policy guide that will help them make decisions in accordance with the community's chosen goals through the year 2024. This plan also represents Sparta's participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989.

FIGURE 1.3: POPULATION CHANGE FOR SPARTA, HANCOCK COUNTY, AND GEORGIA

	1990	2000	2010	1990-2010 Population Change	1990-2010 Population Percent Change
Sparta	1,710	1,522	1,400	-310	-18.1 %
Hancock County	8,908	10,076	9,429	521	5.8%
Unincorporated Hancock County	7,198	8,554	8,029	831	11.5%
Georgia	6,478,216	8,186,453	9,687,653	3,209,437	49.5 %

Hancock County data includes the City of Sparta, Hancock County, and Unincorporated Hancock County.
Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1) & CSRA-RC Staff Calculations

POPULATION

A detailed analysis of population data for the City of Sparta for the period between 1990 and 2010 has shown a steady decline in population during this time frame. Figure 1.3 illustrates that Sparta has seen a loss of approximately 18 percent of its population during this time-frame.

The City of Sparta is the only jurisdiction to experience population loss in comparison to Hancock County, in which Sparta is located. Hancock County has seen its population fluctuate over the past 20 years with the latest population number showing a net increase of approximately 5.8 percent.

Hancock County's population growth is consistent with the positive growth rate the state of Georgia has experienced. The state of Georgia has increased its population by nearly 50 percent since the year 1990. This population growth only slightly affected Hancock County and has not filtered down to the City of Sparta.





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CHAPTER 2 : COMMUNITY PARTICIPATION

The process of creating a Comprehensive Plan should reflect the shared vision, goals, and objectives of the community participating in the process. The City of Sparta has assisted in the creation of the prior plans and updates.

The Georgia Department of Community Affairs offers a set of procedures guiding the comprehensive planning process to ensure that the public has an opportunity to provide input in the creation and final review of the plan.

Consistent public input is necessary for the development and completion of this Comprehensive Plan document. A Public Hearing notice was advertised twice -- May 26, 2016 and June 2, 2016 -- in order to alert members of the community to come and learn about the initiation of the City of Sparta's comprehensive planning process and to solicit comments during the June 13, 2016 public hearing.

On January 7, 2019, the official second public hearing was held to request comments on the completed plan from the public. This meeting was advertised in the December 20, 2018 edition of *The Sparta Ishmaelite*.

STAKEHOLDER COMMITTEE

A Stakeholder Committee was created to consult with the plan preparer at different points during the creation of the plan. This Committee was comprised of municipal leaders and met to ensure the CSRA-RC planners effectively conveyed the aforementioned shared vision, goals, and objectives of the community.

The Stakeholder Committee also included individuals who represented a cross-section of the community. Members included residents, elected official, business owners, and non-profit organizations. The following is a list of stakeholders who served on the committee:

William Evans, Jr.	Mayor of Sparta
Allen Haywood	Mayor Pro Tem and Executive Director, Sparta-Hancock County Development Authority
Beth Webster	Business Owner - Webster Pharmacy
A'Keti Mayweather	Business Owner -A'keti Communications
Rosemary O'Neill	Resident
Sutreater Morgan	Resident
Virginia Brown	Clerk of City of Sparta
Edward Taylor	Resident
Griffith Polatty	Resident

An initial stakeholder meeting was held on March 28, 2016. CSRA Planning Department Staff presented preliminary data about area population, housing, economic development, and land use. Staff also began a dialogue with committee members to gain their perspective of the data and their community. Planning staff also met with stakeholders on the following dates: May 16, 2016, May 8, 2018, and November 29, 2018. The City of Sparta decided not to pursue the Comprehensive Plan for a period of two years. Later, however, they realized how important planning is for the development of their community and again began renewed Stakeholder meetings. The DCA Minimum Planning Standards of October 1, 2018 were used to finalize the City of Sparta Comprehensive Plan.



FIGURE 2.1: SUMMARY OF S.W.O.T ANALYSIS

STRENGTHS		
History (historic sites, homes, and historic district)	Location of Sparta in state of Georgia	People and sense of pride/community
Unpolluted land	Lots of churches / strong religious community	Low crime rate
Excellent water quality	Undeveloped land and excess infrastructure	Agricultural Innovation
Infrastructure for bio-economy	Large number of residents willing to volunteer	Sense of "Place"
Community Pride	Unpolluted Land	
WEAKNESSES		
Inability of community to "stick" together	Population decline	Lacking broadband internet infrastructure
Lack of communication among residents	Lack of businesses and jobs	Racial understanding
Negative people always speaking out	Outsiders view city as an eyesore	Agricultural Innovation
Issues with roadways (cleanliness, potholes, etc.)	Lack of local stimulation for young people	Sense of "Place"
Lack of privacy due to small community	Limited housing options	
OPPORTUNITIES		
New Police Department Facility	Location of Sparta	Ability to develop historic homes into potential bed and breakfast
Limited resources needed to maintain beauty due to size of city	Cultural heritage and tourism opportunities are available	Developing duckweed as an anchor to bioeconomic strategy
Tourism sites	Commercial space available downtown	Crime in Sparta is much less than urban counterparts
Local Habitat for Humanity is active	Beautify Sparta	
THREATS		
Funding to complete goals	Loss of youth population to major cities	Unwillingness to change mindset
Community Division	Shrinking tax base	Feelings of despair
Employment opportunities	Outsiders coming in and developing community	

STAKEHOLDER PARTICIPATION

The Stakeholder Committee met several times over the course of the creation of this iteration of the Sparta Comprehensive Plan. A facilitated discussion allowed the group to define the needs of their community, create goals and a Community Work Program which they feel will serve Sparta over the next five years. A key discussion was a S.W.O.T (Strength, Weaknesses, Opportunities, and Threats) analysis which led to the mutual understanding of needs and opportunities within the community. Figure 2.1 provides a summary of S.W.O.T analysis.

NEEDS AND OPPORTUNITIES

NEEDS	OPPORTUNITIES
-------	---------------

ECONOMIC DEVELOPMENT

Employment opportunities for residents	Historical homes and sites which attracts visitors
Stabilize population size hinders ability to attract Commercial businesses	Innovative agricultural sites provides potential tourism site
Retain residents due to lack of employment opportunities and social opportunities	Creation of a city organization to house both the Chamber of Commerce and Downtown Development Authority
Change the negative perception of community which exists	Pedestrian activity in downtown Sparta is moderate
	Duckweed Company to increase residential revenue
	Available buildings for new businesses downtown

HOUSING

Single family homes are the predominate housing types within the city.	There are a significant number of historical homes located in Sparta.
Housing conditions need to be assessed	The opportunity for mixed-use buildings exist in the downtown area.
Non-residents view parts of city as an eyesore	Housing along main corridors are well maintained

COMMUNITY FACILITIES

Maintenance for Roadways	Excess capacity for water and sewer infrastructure
Technology in city operations	Pedestrian facilities along major roads
Lack of funding to update infrastructure	

NATURAL AND CULTURAL RESOURCES

Public Parks and Greenspaces	Air and water pollution is minimum
	Historical homes and sites which attracts visitors
	Faith based community comprised of multiple institutions

LAND USE

Infill development	Abundance of undeveloped land within city limits
	Land use controls (zoning)
	Historic district which restricts development to compatible development



COMMUNITY GOALS

The following is a list of planning goals of the City of Sparta. These goals are a broad statement of understanding and intent regarding Sparta's long-term growth and development vision. In addition to the list of "Needs and Opportunities," the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form topic-specific goals to guide implementation strategies contained within the Work Program.

During the planning process participating stakeholders suggested that there existed multiple potential implementation strategies which could be initiated by participating communities to address future needs and opportunities, but for which immediate commitment in this document (via the Work Program) was infeasible.

Such strategies may be contingent on other actions, may not have an identified resource for implementation, may not be anticipated as envisioned in this document, etc. Ultimately, such "potential" work program items were still determined to be worthy enough to be documented as shared policies, or as potential action steps, and are therefore represented herein as policy statements or other miscellaneous objectives.

When the opportunity presents itself, potential actions derived from the policy and objective statements contained in this section of the Comprehensive Plan may be incorporated as amendments into the Community Work Program at a future date.

FIGURE 2.2: GOALS

GOALS
<i>Encourage and facilitate new businesses within Downtown Sparta</i>
<i>Create a picture perfect urban garden for community use</i>
<i>Ensure a market is downtown to provide healthy food for city residents</i>
<i>Create a City Museum and Recreation Complex</i>
<i>Invest in new festivals to be held within the city to attract people to the area</i>
<i>Ensure employment is available for all residents</i>
<i>Create a community-wide wellness program</i>
<i>Increase the number of restaurants in Downtown Sparta</i>
<i>Active park area for children with walking trail</i>
<i>Support East Georgia Broadband Initiative to provide broadband services to business and residential customers</i>



Small Town! BIG IDEAS

“SPARTA: The Past, Present and Future Connected” – Mayor William Evans, Jr.

SPARTA WELCOME CENTER, MUSEUM & INN

TOP PROJECT #1: City of Sparta seeks to acquire the Court Square Inn property to operate its Sparta-Hancock Welcome Center, Museum Gift Shop and Historic Inn/Local B&B Housing Coordination Center.

ACQUISITION & STARTUP COST: City of Sparta seeks nonprofit or corporate partner to provide \$250,000 in funding for purchase and startup cost.



SPARTA's Okute Festival Square-Marketplace & Shoulderbone Mounds Replica Site

TOP PROJECT #2: City of Sparta has entered into a public/private partnership agreement with the S.H.A.R.E., Inc. to develop a "designation cultural tourism" project that is built around the City's new motto—"SPARTA: Past, Present & Future Connected". S.H.A.R.E., Inc. will serve as the City's nonprofit partner.

ACQUISITION, PLANNING & DESIGN COST: City of Sparta is seeking \$600,000 in public/private funding for property acquisition, planning, design and development of this concept plan.



Skilled Trades and Environmental Engineering Certification Regional Training Center

TOP PROJECT #3: City of Sparta seeks to enter into a public/private partnership agreement with Skilled Trade Unions and Environmental Engineering Certification Programs to develop a "Skilled Trades and Environmental Engineering Certification Regional Training Center" at the site of the closed Oconee Fall Line Technical College's Hancock Center.

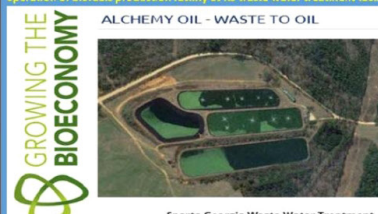
ACQUISITION, PLANNING & DESIGN COST: City of Sparta is seeking \$100,000 in public/private funding for property acquisition, planning, design and development of this regional training center.



SPARTA'S ANCHOR PROJECT FOR GROWING THE BIOECONOMY

TOP PROJECT #4: City of Sparta's Economic Development Office seeks to launch its "Growing The Bioeconomy Strategy" with an anchor project growing specialty Duckweed at its solid waste treatment facility to make biofuels.

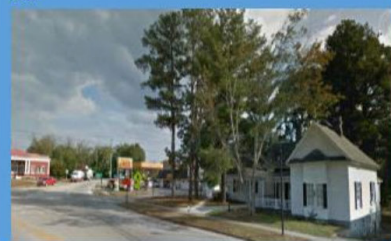
ACQUISITION & STARTUP COST: City of Sparta seeks public/private partners to provide \$5 Million in funding/financing for planning, development and operation of biofuels production facility at its waste water treatment facility.



CITY OF SPARTA COMMUNITY/ECONOMIC DEVELOPMENT OFFICES, RETAIL & MEETING SPACE

TOP PROJECT #5: City of Sparta seeks to lease/purchase the property at 12914 Broad Street (next to City Hall) to locate its community/economic development offices, retail and meeting spaces.

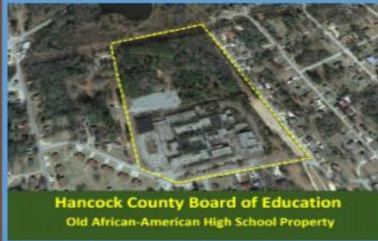
ACQUISITION & STARTUP COST: City of Sparta seeks public/private partner to provide \$150,000 in funding for lease/purchase and startup cost.



SPARTA CULTURAL, HOUSING & RECREATIONAL FACILITIES

TOP PROJECT #6: City of Sparta's Housing Authority seeks title transfer of Old Hancock Black High School for development. The plan calls for: museum, auditorium and meeting spaces; recreational facilities; and senior citizen or other low income housing.

ACQUISITION & STARTUP COST: City of Sparta seeks public/private partner to provide \$100,000 in funding for planning, development and implementation of rehab plan.



CHAPTER 3: PLAN ELEMENTS



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ECONOMIC DEVELOPMENT

Economic Development is considered the engine that drives progress in Sparta. The creation of wealth through the mobilization of human, physical, natural, and capital resources to produce marketable goods and services. The ability to work with the business community to anticipate economic trends and plan for change is paramount for economic viability.

The following policies were expressed in the Sparta 2008 Partial Plan Update regarding Economic Development and are still relevant today:

- *Encourage and support redevelopment and revitalization of Downtown Sparta.*
- *Work cooperatively with Hancock County and other agencies involvement in local economic development activities.*
- *Support programs for the retention, expansion, and creation of businesses that will enhance the city's economic well-being.*
- *Encourage economic development and redevelopment activities.*
- *Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.*
- *Promote the establishment and maintenance of public gathering sights within the Downtown area to serve as focal points for the city.*
- *Support the East Georgia Broadband Initiative to provide broadband services to business and residential customers.*

The Economic Development section of this plan will provide information regarding income, employment, and unemployment rates. This section will also provide the Report of Accomplishments and new Five Year Work Program for the City of Sparta.

ECONOMIC DEVELOPMENT

EMPLOYMENT BY SECTOR: A review of several economic indicators provides information which is vital in understanding necessary steps to improve upon the existing economic situation within the City of Sparta and helping it reach its stated economic goals.

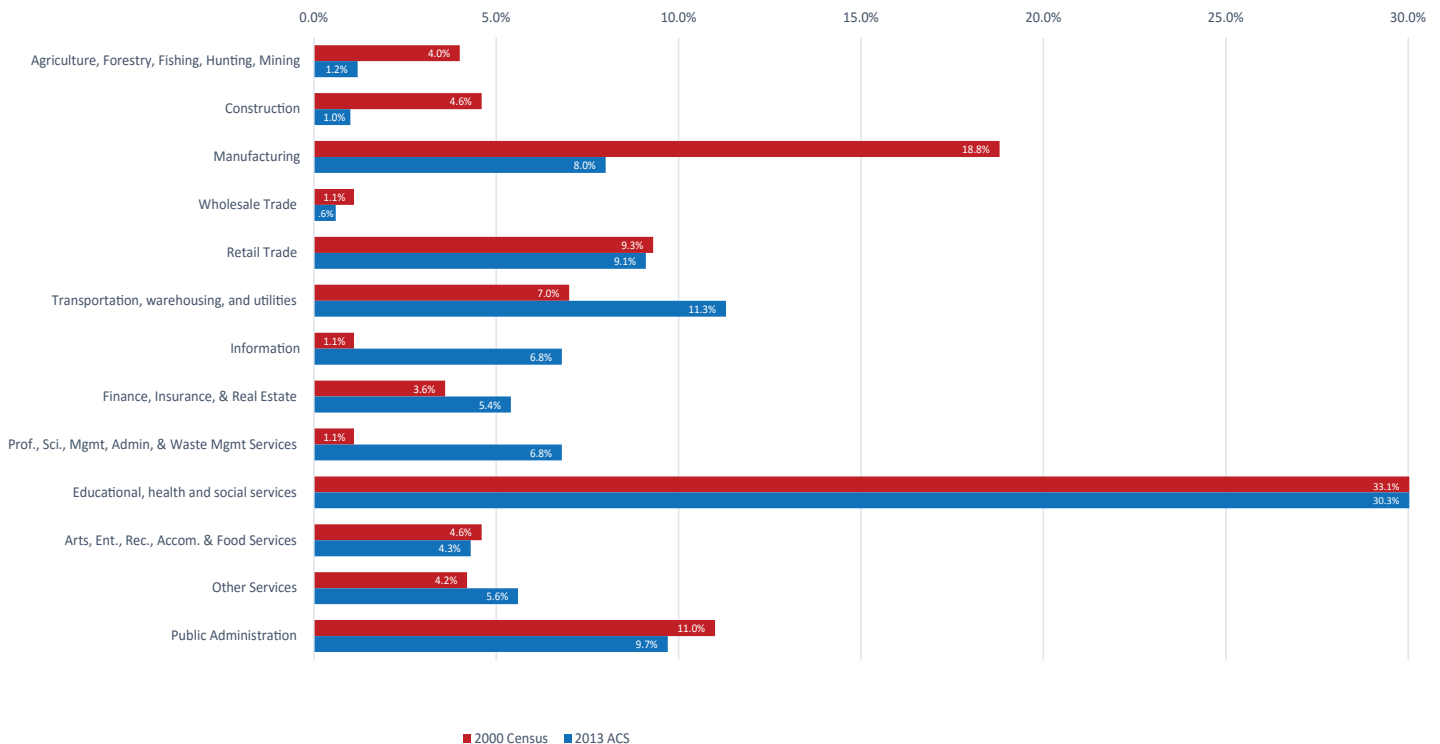
According to ESRI Business Analyst, in 2015 there were a total of 119 businesses within the City of Sparta. Figure 3.1 illustrates employment by sector for Sparta from the 2000 Census and 2009-2013 American Community Survey (ACS). There was a total of 474 employed individuals in the City of Sparta in the year 2000 and this number increased to 515 employed residents in the 2009-2013 ACS.

The two industries with the highest numbers of employees within Sparta are the Educational, Health, and Social Services sector and the Transportation, Warehousing, and Utilities sector. These two sectors represent a total of 41.6 percent of all employment in the city according to census data.

Employment growth has occurred in five sectors with the largest growth occurring in the Information/Professional sectors as both have grown by 5.7 percent. The Manufacturing sector represents the sector with the largest loss of employees, 10.8 percent, within the city during this time frame. Figure 3.1 illustrates that seven other sectors also lost employees at a varying percentage during this time-frame.

The remaining sectors listed in Figure 3.1 reveal that information regarding sector employment in Sparta was not completely negative. Five sectors increased its number of employees during this time frame in conjunction with the Information/Professional sectors, the Finance, Insurance, and Real Estate sector and Other Services sector have posted the greatest increase in employment.

FIGURE 3.1 EMPLOYMENT BY SECTOR - SPARTA, GEORGIA 2000 & 2013

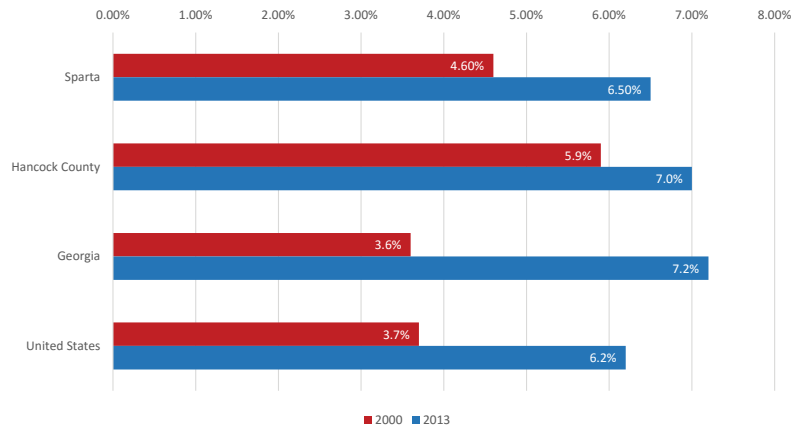


ECONOMIC DEVELOPMENT

UNEMPLOYMENT RATES: The recent economic recession has had a devastating effect on employment throughout the country. The unemployment rate for the United States peaked at 10 percent in October 2009 according to the Bureau of Labor and Statistics. Figure 3.2 illustrates unemployment levels for Sparta, Georgia, and the United States based on 2000 census data and 2013 labor statistics.

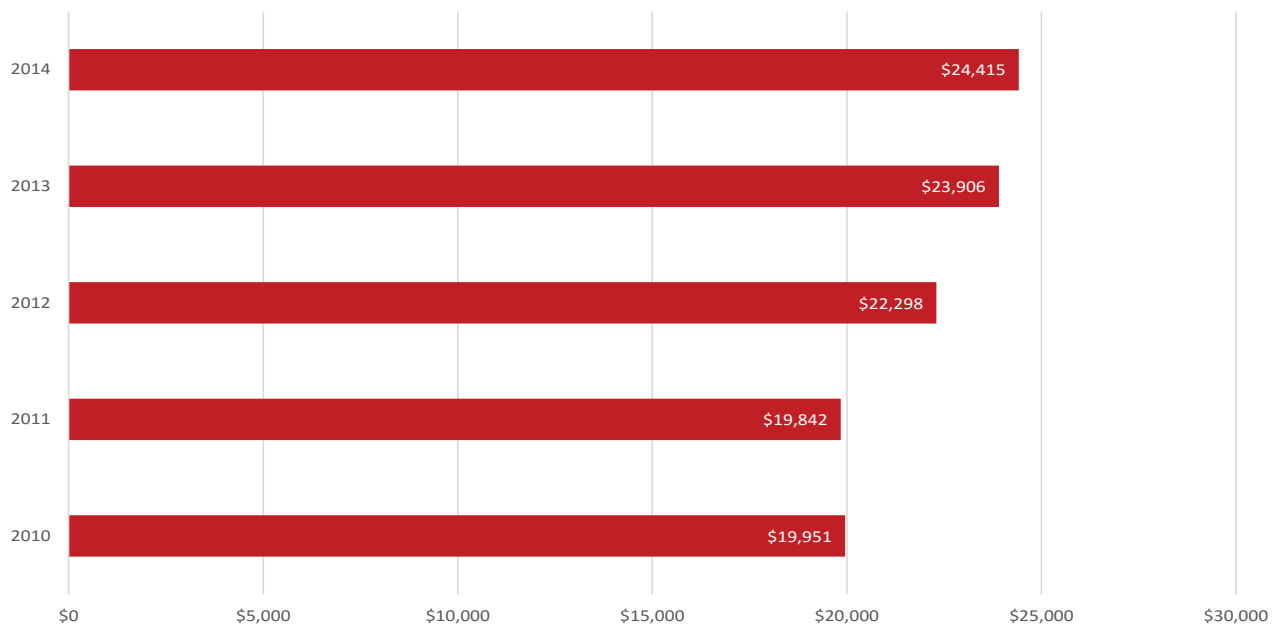
The City of Sparta experienced a rise in unemployment after the year 2000, however, the 2013 unemployment rate is better than both the 2013 unemployment rates for Hancock County and the State of Georgia for 2013. The unemployment rate change during this time period of 1.9 percent provides hope that employment opportunities remain strong in Sparta.

FIGURE 3.2 UNEMPLOYMENT RATES



INCOME: The median household income for the City of Sparta is another economic indicator which can provide useful information. Figure 3.3 illustrates that the median household income for residents within the City Sparta has increased by 22.3 percent since 2010. This is a 31 percent increase from the median household income of \$18,580 from the 2000 Census. The City of Sparta is seeing a rise in household income. Based on conversations with residents, the increase in income primarily comes from employment of residents in other jurisdictions.

FIGURE 3.3 MEDIAN HOUSEHOLD INCOME FOR SPARTA, GEORGIA 2010 - 2014



ECONOMIC DEVELOPMENT

REPORT OF ACCOMPLISHMENTS

<i>Project</i>	<i>Status</i>				<i>Comments</i>
	Completed	Ongoing	Postponed	Not Accomplished	
Reestablish Downtown Development Authority (DDA)		x			Sparta will create a development organization as an umbrella to house the DDA.
Continue working with Hancock County regarding economic development issues and programs		x			Sparta and Hancock County employ an economic development staff member to promote business and industry.
Continue seeking grants for downtown improvements		x			This is a project that will continue to occur, does not need to be listed as an individual project, and will be removed from the work program



ECONOMIC DEVELOPMENT

WORK PROGRAM

Project	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024			
Create a walking guide to the city that promotes the agricultural / historical sites within the city					x	City of Sparta / Local Business Owners	Staff Time	Local Funds
Research the economic, social, and regional benefit of the Pine Tree Festival and provide suggestions to improve this event					x	City of Sparta / Local Business Owners	Staff Time	Local Funds
Create a tourism guide to include the Scenic By Way Route and Native American Historical Sites					x	City of Sparta / Local Business Owners	Staff Time	Local Funds
Work with Hancock County Schools to create a youth business program				x		City of Sparta / Hancock County School Board	Staff Time	Local Funds
Create a promotional package detailing the unique agricultural programs located within the city				x		City of Sparta / Local Business Owners	Staff Time	Local Funds
Initiate the Duckweed removal and processing business at city water treatment plant					x	City of Sparta	Staff Time	Local Funds
Work with East Georgia Broadband Initiative to prepare a funding application for Broadband to Sparta-Hancock County.			x	x		EGBI, City of Sparta	Staff Time	Broadband Funding Sources, DCA



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HOUSING

*R*esidential developments and individual housing units located on larger lots reflect a significant portion of land use within the City of Sparta. The subject of housing being addressed within the Comprehensive Plan is important as the City considers its future, as it must consider its ability to provide appropriate housing for residents and the possibility of removing housing units that may be considered unsafe. The consideration of housing may include creating provisions within the city's subdivision regulations that allows the City input in how future residential developments are designed, as well as including requirements for pedestrian facilities and greenspaces.

The following policies were expressed in the Sparta 2008 Partial Plan Update regarding Housing and are still relevant today:

- Actively seek appropriate state and federal grants for housing improvements.
- Strive to eliminate substantial substandard and dilapidated housing within Sparta.
- Encourage infill housing in existing viable neighborhoods.
- Promote walkable, safe neighborhoods.

The Housing section of this plan will provide information regarding housing stock, age of housing, and vacant units. This section will also provide the Report of Accomplishments and new Five Year Work Program for the City of Sparta.

HOUSING

AGING HOUSING STOCK: Figure 3.4 depicts the percentage of housing units constructed in Sparta, Hancock County, and the State of Georgia at distinct time periods.

The 2009-2013 American Community Survey indicates nearly 50 percent of all housing units were constructed prior to 1960 making these residential units more than 50 years old. In comparison, approximately a quarter of residential units in Hancock County, and 14 percent of residential units in the State of Georgia were constructed prior to 1960.

Nearly 40 percent of all homes in Sparta were constructed between 1960 and 1989. The is approximately 2 percent less than the same amount of homes constructed during this time period for Hancock County and the State of Georgia.

As stated earlier in this section nearly half of all housing units in Sparta were constructed prior to 1960. Nearly 13.7 percent of housing was constructed after 1990 which is 23.2 percent less than Hancock County and 30.9 percent less than Georgia.

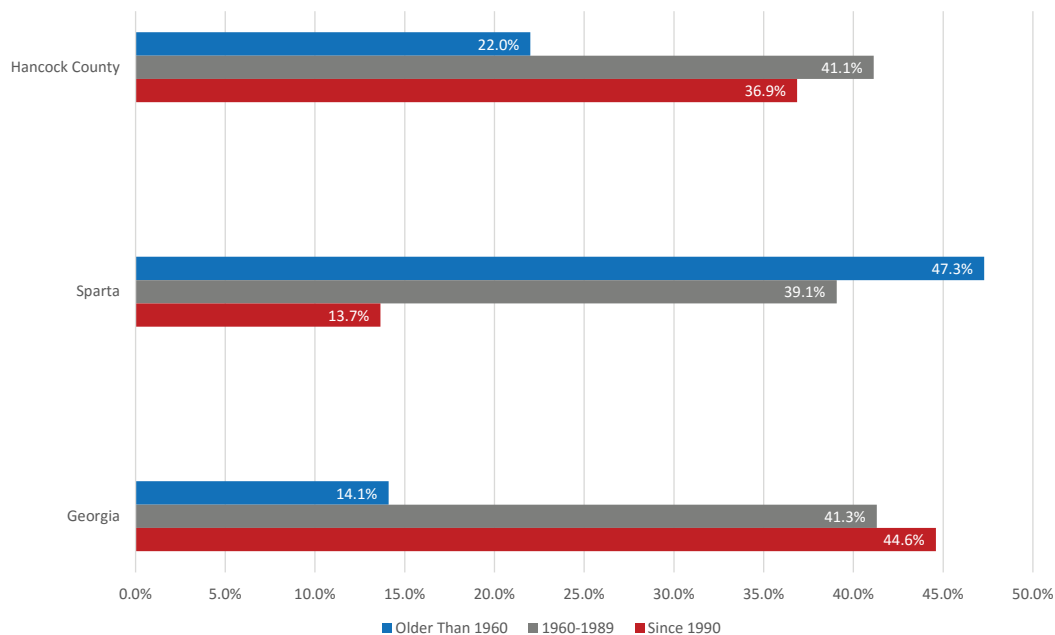
Sparta is known for historic homes and the statistic indicate that a majority of homes in the city may be eligible for listing on the National Register of Historic Places. There is a lack of newer housing units within the city.

HOUSING MIX: Figure 3.5 depicts the types of housing units which can be found in the City of Sparta. Sparta lacks housing diversity as nearly 83 percent of all housing in the city is either classified as single-family detached or mobile home/trailer.

There has been an increase in the number of single family detached housing units, as 57 new units have been added. There has been a reduction of 28 mobile homes and trailers during this same time period.

The number of buildings housing 20 or more units and 3-9 housing units have seen growth during this time period as 33 units have been built.

FIGURE 3.4 HOUSING UNITS BY AGE FOR SPARTA, HANCOCK COUNTY, AND GEORGIA



HOUSING

FIGURE 3.5 HOUSING BY TYPE - CITY OF SPARTA

Type	2000		2009 - 2013 American Community Survey - Census				
	Number	% of Total	Number	Margin Err.	% of Total	Change	% Change
Single Units (Detached)	492	66.8%	549	+/-100	69.4%	57	11.6%
Single Units (Attached)	10	1.4%	4	+/-8	0.5%	-6	-60.0%
Double Units	27	3.7%	16	+/-13	2.0%	-11	-40.7%
3 to 9 Units	24	3.3%	39	*	4.9%	15	62.5%
10 to 19 Units	6	0.8%	15	+/-15	1.9%	9	150.0%
20 or More	60	8.1%	78	+/-36	9.9%	18	30.0%
Mobile Homes or Trailers	118	16.0%	90	+/-46	11.4%	-28	-23.7%
Total	737	100.0%	791	+/-116	100.0%	54	7.3%

VACANT HOUSING: There is a substantial number of unoccupied housing units located in the City of Sparta between the time period of 2000 and the 2009-2013 ACS. The 2000 Census reported 14.9 percent of all housing in Sparta was vacant. This increased 26.3 percent or more than a quarter of all housing within the City.

HOME VALUES: Figure 3.6 indicates the median value of owner occupied homes for the City of Sparta from the 2000 Census and the 2009-2013 ACS. The cost of housing has increased from the year 2000 through the 2009-2013 ACS by approximately 26 percent.

This is a similar to the increase experienced by Hancock County. However, the state of Georgia experienced a 36 percent increase during this time period suggesting that although median values for owner occupied homes have increased during this time period, the median value of homes in Sparta have not kept pace with the state home values.

FIGURE 3.6 MEDIAN VALUE OF OWNER OCCUPIED HOMES FOR SPARTA, HANCOCK COUNTY, AND GEORGIA

Type	2000	2009 - 2013 American Community Survey - Census			
	Median Value	Median Value	Margin Err.	Change in Value	% Change in Value
Sparta	\$53,000	\$67,800	+/-4,129	\$14,800	27.9%
Hancock County	\$54,700	\$69,000	+/-10,499	\$14,300	26.1%

HOUSING

REPORT OF ACCOMPLISHMENTS

<i>Project</i>	<i>Status</i>				<i>Comments</i>
	Completed	Ongoing	Postponed	Not Accomplished	

No Housing Projects were listed in the adopted 2008-2011 Short Term Work Program.



HOUSING

WORK PROGRAM

<i>Project</i>	<i>Time-frame</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024			
Begin the planning process of the rehabilitation of the old Hancock Central School into residential units					x	City of Sparta / Hancock County School Board	Staff Time	Local Funds
Develop a strategy to utilize Air BnB to provide a greater number of short stay options in historic residential homes.					x	City of Sparta / Local Volunteers	Staff Time	Local Funds
Develop ordinance language to ensure loft apartments are allowed in downtown Sparta					x	City of Sparta / CSRA Regional Commission	Staff Time	Local Funds
Create a housing inventory including historic homes with a Housing Action Plan.			x			City of Sparta / CSRA Regional Commission	Staff Time	Local Funds



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NATURAL & CULTURAL RESOURCES

*N*atural and Cultural Resources found within a jurisdiction can provide potential tourist attractions and opportunities for economic development. It is important to recognize that natural resources including, water, air, and land should be protected in order to provide residents with basic necessities.

Cultural resources found throughout the City of Sparta include a vast collection of historic homes many of which may be potentially listed on the National Register of Historic Places. Restored historic homes can potentially create a foundation for historic tourism within the city.

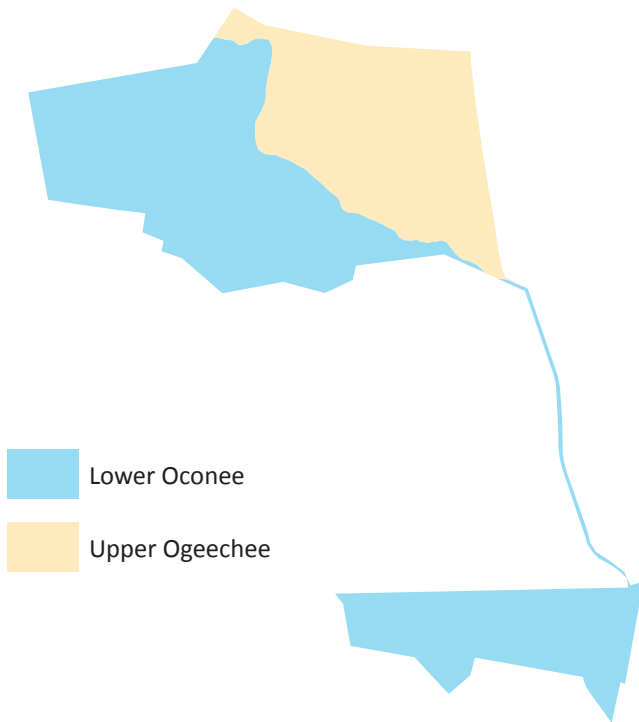
The following policies were expressed in the Sparta 2008 Partial Plan Update regarding Natural and Cultural Resources and are still relevant today:

- *Encourage and support redevelopment and revitalization of Downtown Sparta.*
- *Protect and conserve Sparta's Natural and Cultural Resources.*
- *Encourage new development in suitable locations in order to protect natural and cultural resources, and environmentally - sensitive areas.*

The Natural & Cultural Resources section of this plan will provide information regarding Watersheds, Wetlands, and Flood Plains. This section will also provide the Report of Accomplishments and new Five Year Work Program for the City of Sparta.

NATURAL & CULTURAL RESOURCES

MAP 3.1 WATERSHEDS LOCATED WITHIN SPARTA



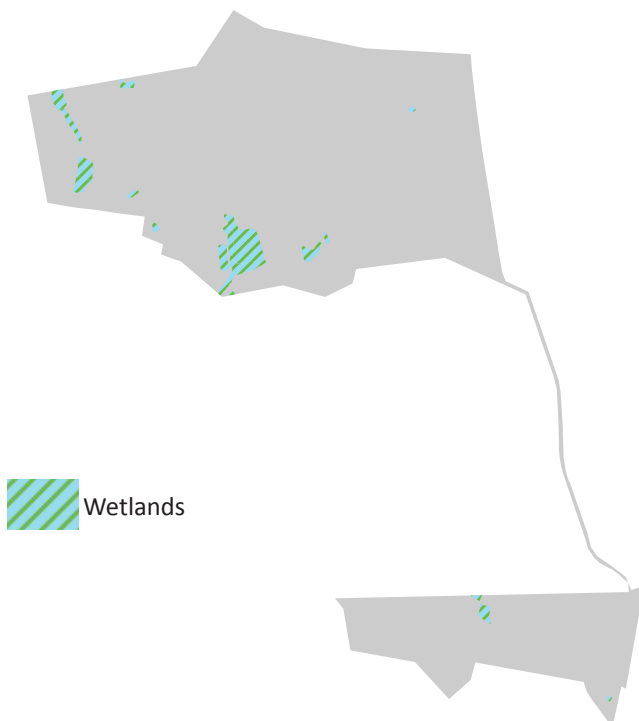
WATERSHEDS: Naturally occurring water sources are important in providing potable water to residents of the City of Sparta and for county residents for which is supplied. In combination with extraction and filtration, these naturally occurring water sources are key in allowing residents to have potable water. These naturally occurring water sources have multiple components which allows these naturally occurring water sources to occur. These components include:

- **Watersheds:** Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.
- **Groundwater Recharge Areas:** Specific surface areas where water passes through the ground to replenish underground water sources.
- **Aquifer:** Underground water source consisting of permeable or unconsolidated material from which water can be extracted.

Map 3.1 illustrates the location of the two watersheds that are partially located in Sparta. These watersheds are:

- ♦ *Lower Oconee* ♦ *Upper Ogeechee*

MAP 3.2 WETLANDS LOCATED WITHIN SPARTA



The City of Sparta extracts drinking water from a water intake at Lake Sinclair which qualifies as a large water supply watershed as it exceeds the 100 square mile threshold. Sparta does not lie within seven miles of either an intake point.

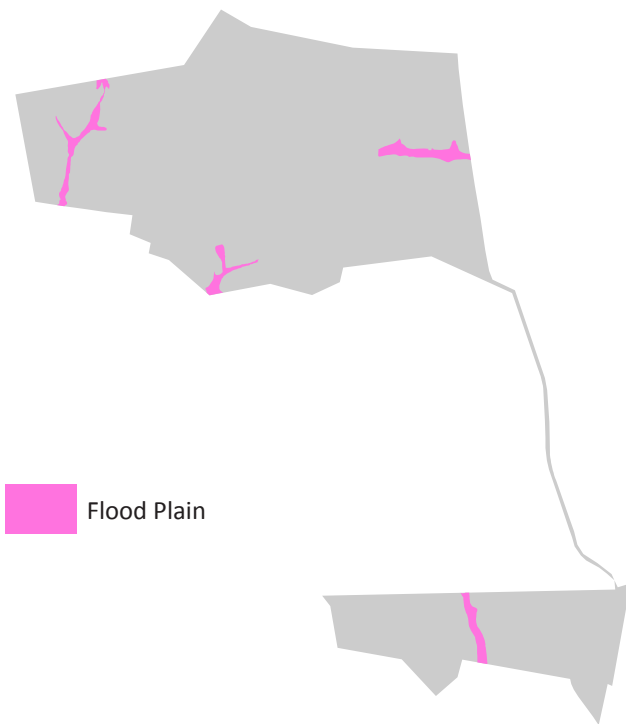
WETLANDS: Wetlands can be defined as lands which are saturated, either permanently or seasonally, that creates an ecosystem in which contains characteristic vegetation which has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species which have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

NATURAL & CULTURAL RESOURCES

MAP 3.3 FLOODPLAINS LOCATED WITHIN SPARTA



Wetlands located in Sparta are illustrated in Map 3.2. Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

FLOOD PLAINS: Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

There are a limited number of flood plains located in Sparta. Map 3.3 shows the designated flood areas as determined by the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map.

CULTURAL RESOURCES: The City of Sparta is rich in its historic stock of sites, structures, and buildings which have national, state, or local cultural significance. The following are listed in the National Register of Historic Places:

- *Sparta Cemetery*
- *Sparta Historic District, includes Downtown and Drummer's Home (Lafayette Hotel), The Sayre-Shivers-Alford House, The Graves Barn, The Hancock County Courthouse (burned 2014 but exterior walls are original)*

In addition to those resources in the National Register of Historical Place there are ten (10) additional residential structures in the city which maybe eligible to be listed in the National Register, based on the age of these sites and the significance of the architectural style and age of structures. The following is a list of historically significant sites:

- *The Sayre-Shivers-Alford House*
- *The Baxter-Wiley House*
- *The Hudson House*
- *The DuBose-Peck-Hitchcock House*
- *The Brightside House*
- *The Graves Barn*
- *The Drummer's Home*
- *Holsey Memorial CME Church*
- *Pierce Memorial United Methodist Church*
- *Macedonia Baptist Church*

Sparta-Hancock County have a joint historic preservation ordinance which can provide protection of historic and cultural resources.

NATURAL & CULTURAL RESOURCES

Sparta-Hancock County is a joint Georgia Certified Local Government, a program that may govern designated local historic districts for design review. The program is currently inactive, but both the City of Sparta and Hancock County have expressed an interest in re-activation of the Historic Preservation Commission. Locally, a historic resources survey would be a useful preservation tool for determining the identification, age, and condition of historic buildings 40-50 years old within the city limits.

REPORT OF ACCOMPLISHMENTS

<i>Project</i>	<i>Status</i>				<i>Comments</i>
	Completed	Ongoing	Postponed	Not Accomplished	
Prepare and adopt DNR "Part V" environmental ordinances				x	City of Sparta will further investigate the adoption of these ordinances in the next CWP



NATURAL & CULTURAL RESOURCES

WORK PROGRAM

<i>Project</i>	<i>Time-frame</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024			
Create a tree farm educational site on city owned property as an educational opportunity					x	City of Sparta / Fort Valley State University Extension Office	Staff Time	Local Funds
Initiate historical tours as an educational program using historic architectural structures	x					City of Sparta / UGA	Staff Time	Local Funds
Initiate a Keep America Beautiful program in Sparta					x	City of Sparta	Staff Time	Local Funds
Create a program to recognize the importance of Native American culture in Sparta				x		City of Sparta / Local Volunteers	Staff Time	Local Funds
Re-activate the Sparta-Hancock County Joint Historic Preservation Commission				x		City of Sparta / Hancock County	Staff Time	Local Funds
Develop an historic resources survey for the entire City of Sparta			x			City of Sparta / Volunteers	Staff Time	Staff Time/ Volunteer Time
Work to develop Georgia Historical marker for Jean Toomer, African-American writer, instrumental in the Harlem Renaissance				x		City of Sparta / Volunteers	Staff Time	Local Funds
Prepare and adopt DNR "Part V" environmental ordinances as applicable				x	x	City of Sparta/CSRA RC	Staff Time	Local Funds/Staff Time



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COMMUNITY FACILITIES

Community facilities provide the basic services residents need and expects their local government to provide through the local government (ex. public safety, roads) or through a contract with a private sector entity.

The following goals were expressed in the Sparta 2008 Partial Plan Update regarding Community Facilities and are still relevant today:

- *Make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.*
- *Coordinate public facilities and services with land use planning to promote more compact development.*
- *Protect existing infrastructure improvements by encouraging infill, redevelopment and compact development.*

The Community Facilities section of this plan will provide information regarding potable water, wastewater treatment, public safety, fire protection, and emergency services, roads and railroads, and educational facilities.

COMMUNITY FACILITIES

POTABLE WATER: The City of Sparta operates a municipal water system for its residents and provides some service for residents of unincorporated Hancock County. Sparta operates a 1.0 million gallon per day (mgd) capacity treatment facility located at the end of James Way Drive in Hancock County. Water from the lake is drawn and pumped through two 8 inch lines to the waterworks. Maximum capacity of this facility is 1,250 gal/min. Ford Creek is used as a secondary source for water allowing a total capacity of 500,000 gpd. The water distribution system primarily consists of 8 inch lines throughout central Sparta and 6 inch lines and smaller in other areas. The City of Sparta operates three elevated treated water storage facilities with a storage capacity of 575,000 gallons.

WASTE WATER TREATMENT: The City of Sparta operates a sanitary sewerage system in which wastewater is treated at the city-operated George F. Green Water Reclamation Facility (WRF) which can treat up to 200,000 gpd. This facility is located on city owned property south of Sparta adjacent to the Hancock Correctional Institution. The facility was built in 1988 and serves residents of both Sparta and unincorporated Hancock County. The wastewater treatment center was upgraded to meet the needs of the correctional facility.

PUBLIC SAFETY, FIRE PROTECTION AND EMERGENCY SERVICES: The City of Sparta operates a police department with seven sworn officers. The national rate of sworn officers per residents is 2.4 according to the Police Employee Data website provided by the Federal Bureau of Investigation. The 2010 population of Sparta was 1,400 residents. The current ratio is 3.36 sworn officers per 1,000 residents. The City of Sparta operates a joint facility with Hancock County for its jail. The City of Sparta operates a volunteer fire station within the city limits that covers the entire city. Emergency medical services are provided by Grady health systems through a contract.

ROADS AND RAILROADS: There are a total of 21.22 miles of roadway within the city of Sparta, Georgia. A total of 9.61 miles of roads within the city are classified as city streets. A total of 5.54 miles of roads located within the city are classified as county roads and a total of 3.57 miles of road are classified as state highways. Sparta has 1.81 miles of railroad in its jurisdiction which is owned and operated by CSX Transportation. CSX is defined by the Federal Surface Transportation Board as a Class 1 railroad with an average operating revenue at or above \$255.9 million. The current loads traveling through Sparta are freight loads, however, there is interest in passenger rail rerouting to Sparta and Hancock County.

EDUCATIONAL FACILITIES: Schools serving the residential population of Sparta are located in Hancock County. The following is from the Hancock County Comprehensive Plan:

The Hancock County school district consists of five schools: Hancock Early Head Start and Hancock Head Start (200 students), M.E. Lewis Elementary, Hancock Central Middle, and Hancock Central High, providing classes for students in Pre-K through 12th grade. Total enrollment in the school system has decreased between 2000 and 2015, down to 970 students from 1,732. Examination of population data confirms that the largest population declines were in family households with children under 18 and married couples with children under 18. There is a private school, John Hancock Academy, serving 110 students. In addition, locally, the Oconee Fallline Technical College offers teaching leading to the General Education Diploma (GED).

Education is an important factor to look at in a community, as it plays a major role in resident ability to receive certain types jobs. Forty-four (44) percent of Hancock County residents age 25+ have a high school diploma or equivalent. This is up from 34 percent in 2000. There has been little change in educational attainment with regard to higher education over the same time period. Organizations like Family Connection and Communities in Schools have made dropout prevention a priority.



COMMUNITY FACILITIES



COMMUNITY FACILITIES

REPORT OF ACCOMPLISHMENTS

<i>Project</i>	<i>Status</i>				<i>Comments</i>
	Completed	Ongoing	Postponed	Not Accomplished	
Plan, design, and construct downtown streetscape improvements Phase 1	x				
Continue seeking grants for water and wastewater system improvements		x			The is an ongoing activity and will be removed from the work program.
Work with Georgia DOT to address intersection issues		x			The city is in the process of working with GDOT to address issues at the intersection of Broad St., East Broad Street, and Augusta Hwy.
Prepare updated Solid Waste Management Plan	x				
Seek CDBG funds for various needed community improvements		x			The is an ongoing activity and will be removed from the work program.
Infiltration/Inflow Corrections	x				
Abandon old wastewater lagoon and replace lift station	x				
Complete water audit and leak study	x				
Replace defective water meters		x			This project is still in progress and will continue until all defective water meters are replaced.
Upgrade land application system at wastewater	x				
Water distribution system upgrade		x			The project continues as funding becomes available



COMMUNITY FACILITIES

WORK PROGRAM

Project	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024			
Work with GDOT to address intersections within the City especially Five Points, Broad St., East Broad Street, Augusta Hwy, and Elm St.				x		City of Sparta / GDOT		
Identify public properties within the city that can be used for parkspace and community garden		x				City of Sparta	Staff Time	Local Funds
Integrate duckweed removal with the water treatment plant					x	City of Sparta / Duckweed USA	Staff Time	Local Funds
Water distribution system and sewer upgrades		x				City of Sparta / CSRA-RC	Staff Time	Local Funds / Grants
Replace defective water meters				x		City of Sparta	Staff Time	Local Funds
Plan, design, and construct downtown streetscape improvements Phase 2				x		City of Sparta	\$75,000 est.	TSPLOST
Gettis Street Improvements			x			City of Sparta / GDOT	\$792,000	TIA
SR 15 Sparta Bypass					x	City of Sparta / GDOT	\$11,585,960	TSPLOT
Work to re-instate the Commercial Truck Driving (CDL) classess with Oconee Fallline Technical College					x	City of Sparta	Staff Time	Local Funds



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LAND USE

*L*and Use designation and regulation allows communities to shape the character and pace of land development within the jurisdiction. The proportion of land dedicated to various uses changes in relation to current social and economic circumstances. Appropriate designation of areas for certain land uses and thoughtful regulations for development can ensure that Sparta's land is used in a manner that best accommodates both the current needs of its residents and its aspirations for future community character.

The following policies were expressed in the Sparta 2008 Partial Plan Update regarding Land Use and are still relevant today:

- *Encourage traditional neighborhood development.*
- *Promote efficient use of land by encouraging well-designed, pedestrian-friendly, mixed-use development patterns.*
- *Use the Comprehensive Plan in the review of rezoning applications and other development proposals.*
- *Keep the zoning ordinance and other development regulations up-to-date.*
- *Support the redevelopment and revitalization of vacant and/or underutilized commercial and industrial areas within the downtown area.*
- *Support opportunities for residential and non-residential development that enhances the character of existing neighborhoods.*
- *Employ innovative planning concepts to achieve desirable and well-designed neighborhoods, protect the environment, preserve open space, improve traffic flow, and enhance the quality of life in Sparta.*

The Land Use section of this plan will provide information regarding the current distribution of land uses and contains descriptions of Sparta's identified local Character Areas. This section will also provide the Report of Accomplishments and new Five Year Work Program for the City of Sparta.

LAND USE

CURRENT AND FUTURE LAND USES: The understanding of established and potential future uses of land within the City of Sparta should be prioritized in order to address changing community desire and economic situations. A comparison of Sparta's current and future land use maps has established that the city expects growth. Significant amounts of land have been added to areas designated as Commercial (26 percent) and Residential (15 percent).

LAND USE DESIGNATIONS: The following is a list and description of land use categories used in the City of Sparta.

Agriculture/Forestry: This classification includes land used for crop and livestock raising, commercial timber and pulpwood production, and fallow pasture, farm residences, and accessory use.

Commercial: Commercial land uses includes land used for retail and service uses. Retail commercial uses include structures and land utilized for the purpose of selling goods. Service commercial uses include structures and land employed for the purpose of selling services to the community.

Industrial: This land use includes all land used for mining and extracting raw materials, and land which contains structures and uses to convert raw materials into finished products.

Parks/Recreation/Conservation: This category includes all land dedicated for active or passive recreation.

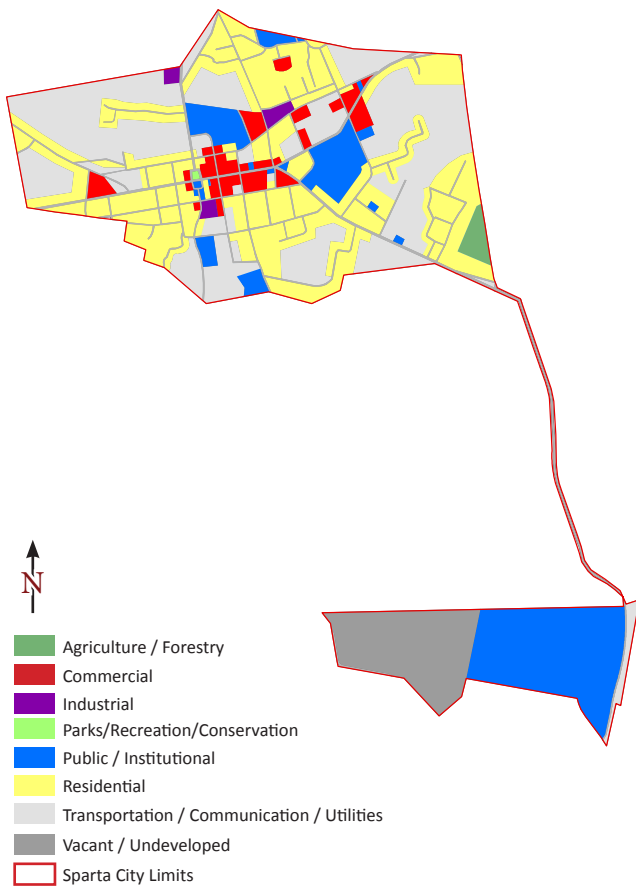
Public/Institutional: This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations.

Residential: This land use includes land utilized for single family detached homes, duplexes and multi-family structures, as well as manufactured housing.

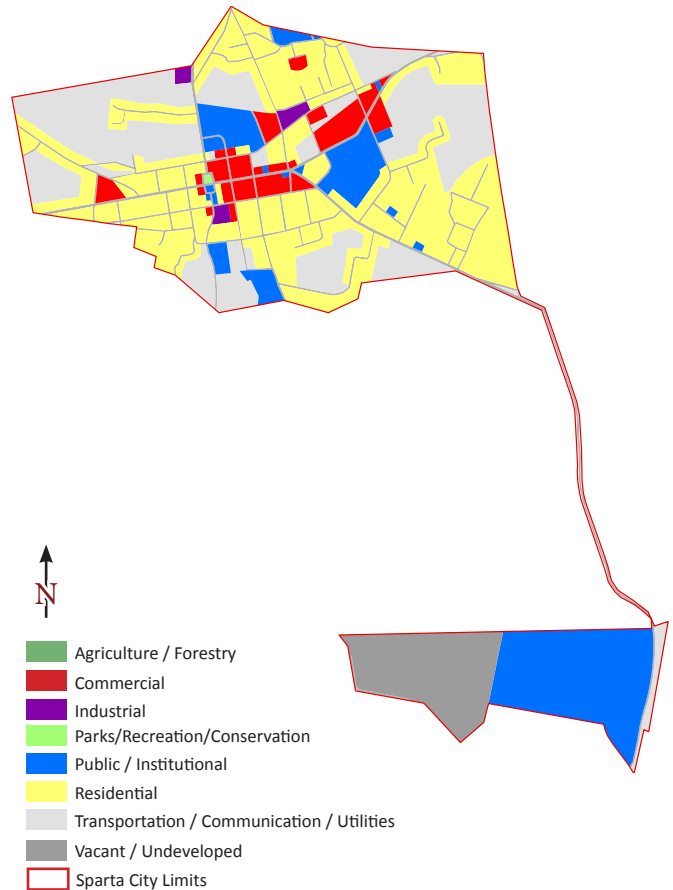
Transportation/Communication/Utilities: This land use includes land used for transportation, communications, or utility purposes or structures.

Vacant/Undeveloped: This category includes land that is presently not in use, or land which is not being used for a particular use.

MAP 3.4 CURRENT LAND USE



MAP 3.5 FUTURE LAND USE



CHARACTER AREAS

The 2016 Comprehensive Plan incorporates a Character Area Map as its principal means by which the long-term land use goals and policies of the City of Sparta are represented. The Character Area Map presented herein, is an update to (and supersedes,) the prior future land use map that was included in the participating jurisdictions' last comprehensive plan document.

The 2016 Comprehensive Plan Character Area Map includes a total of five (5) character areas which addresses the entire jurisdiction. The five character areas include:

- DOWNTOWN SPARTA
- INNOVATION - HISTORICAL
- INSTITUTIONAL DEVELOPMENT
- PERIMETER - HISTORIC
- RESIDENTIAL GROWTH

Character areas developed that account for land within the municipality, remains purposely broad. With limited near-term growth prospects, Sparta stakeholders determined that more specific land use policies for areas of existing population concentrations is best addressed through corridor, district, or neighborhood-specific special area planning processes as the need arises.

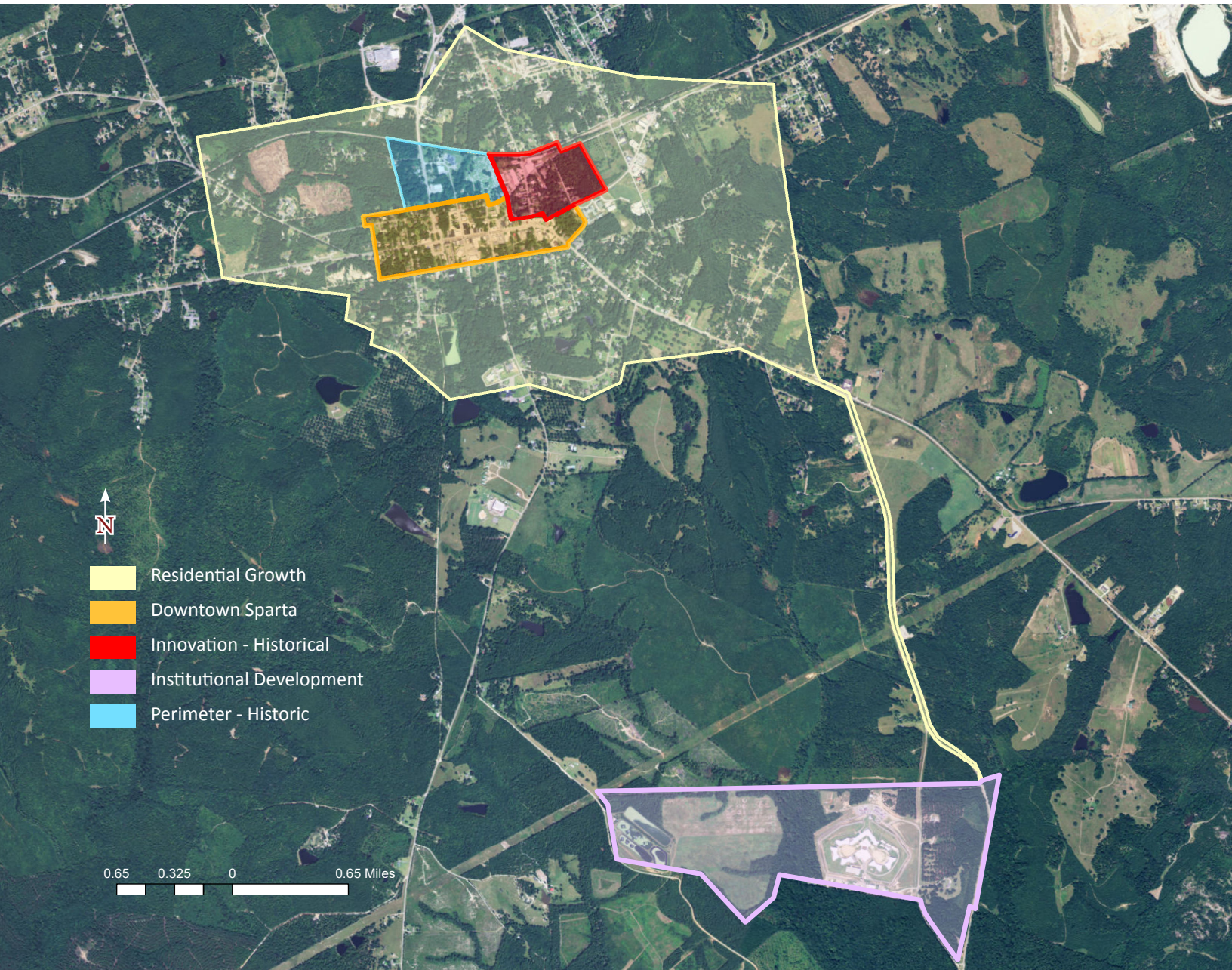
The 2018 Comprehensive Plan Character Area Map is located on page 43. Supporting character area narratives are located on pages 44 through 53. When interpreting how best to use the Comprehensive Plan's Character Area Map and supporting narratives, the reader should be mindful of the following two (2) parameters:

Character Area Boundaries. Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the city government to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the 2016 Comprehensive Plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located.

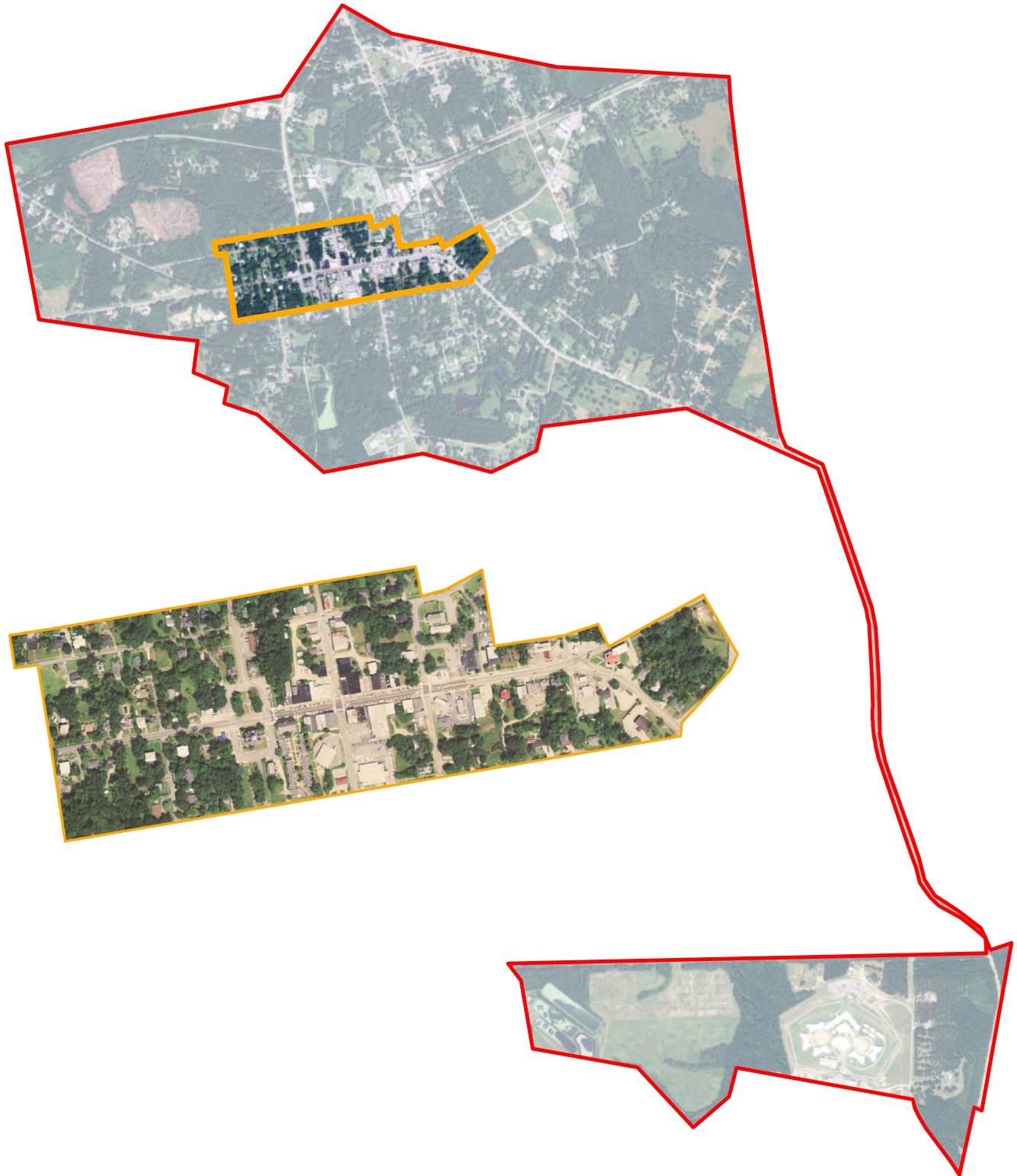
Character Area Narratives. The narratives located on pages 44 through 53 which correspond to the Character Area Map should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals section. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

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MAP 3.6 CHARACTER AREAS



MAP 3.7 DOWNTOWN SPARTA - CHARACTER AREA



LAND USE

DOWNTOWN SPARTA - CHARACTER AREA



General Description

The Downtown Sparta Character Area, primarily located along Broad Street, contains multiple land uses including commercial and small and medium lot residential. There is a focus on making this area a true community center where residents are able to gather and enjoy amenities in conjunction with local shopping and eating options.

Land Uses and Zoning Categories

- Commercial
- Residential
- Historic Residential
- Greenspace / Parks

Relationship to Prior Comprehensive Plan

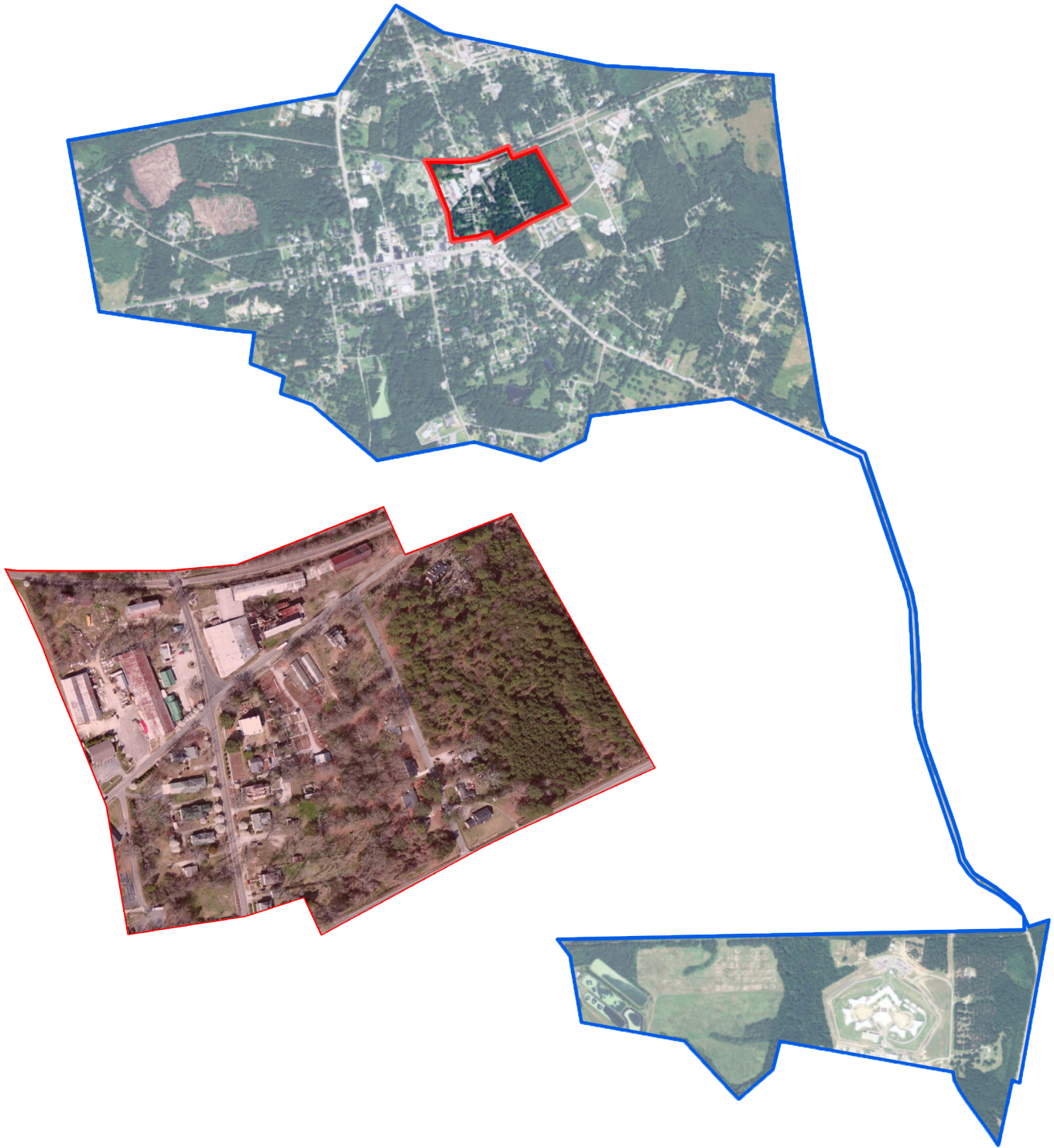
This character area was not part of the City of Sparta 2008-2011: Partial Update. This character area evolved from the need to identify uses of incorporated areas within the city.

Implementation Measures

- Provide incentives for certain commercial activities
- Improvements to commercial area pedestrian facilities
- Increase advertisement of commercial area and incentives outside of area
- Provide an area in which residents are able to congregate and enjoy events

LAND USE

MAP 3.8 INNOVATION-HISTORICAL - CHARACTER AREA



LAND USE

INNOVATION-HISTORICAL - CHARACTER AREA



General Description

Land Uses and Zoning Categories

The Innovation-Historical Character Area is an area where historical homes exist in conjunction with small-lot commercial hydroponic farming facilities. This unique combination of uses in proximity to one another is a model for rural communities and is promoted as such.

- Small-scale Innovative/Educational Agricultural
- Residential (Historic)
- Residential
- Public gardens

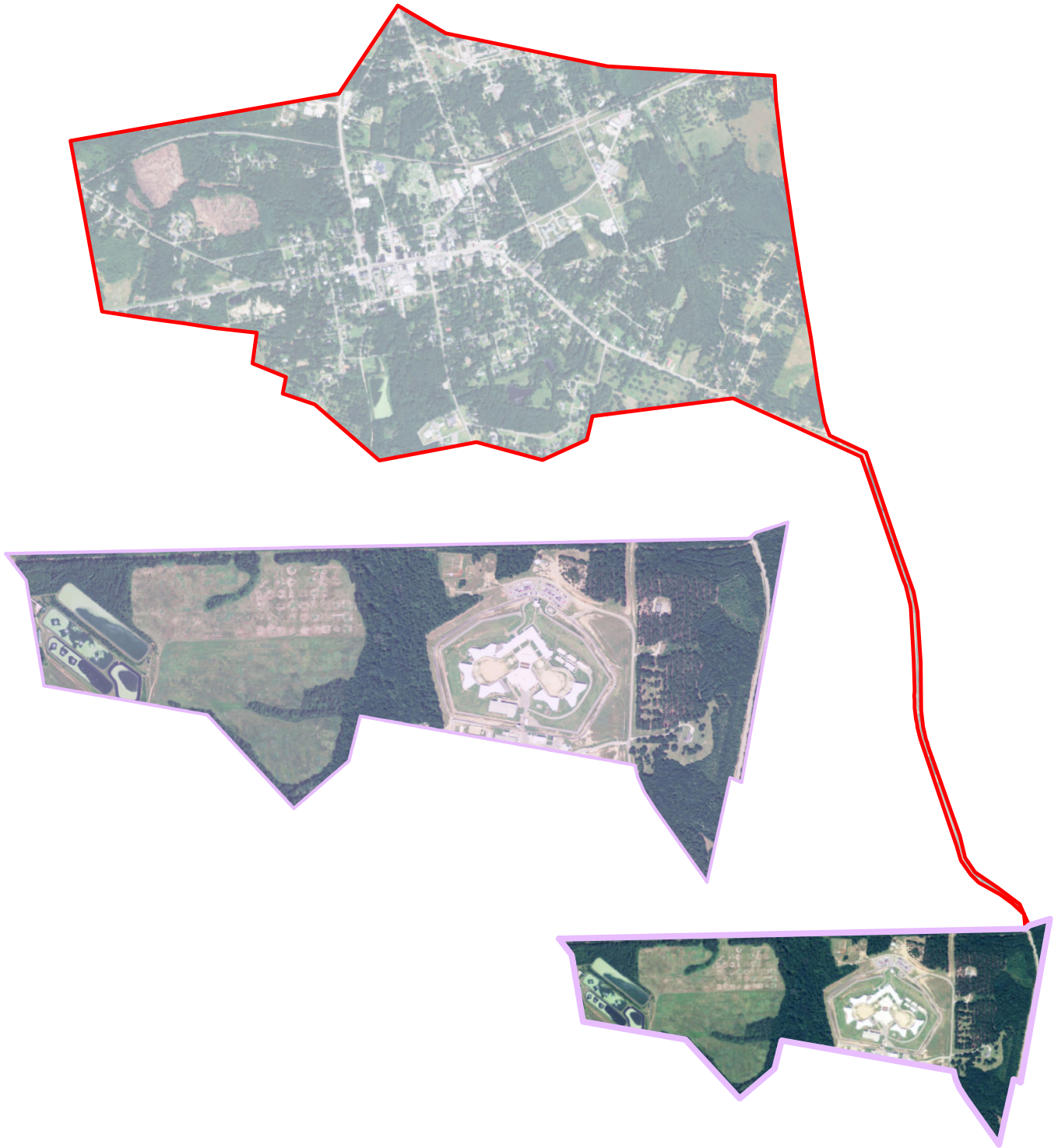
Relationship to Prior Comprehensive Plan

Implementation Measures

This character area was not part of the City of Sparta 2008-2011: Partial Update. This character area evolved from the need to identify uses of incorporated areas within the city.

- Assist with incentives and funding through the University of Georgia and Fort Valley State University Agriculture Extension Offices
- Increase advertisement of area to attract visitors to unique marriage of agriculture within city residential area.

MAP 3.9 INSTITUTIONAL DEVELOPMENT - CHARACTER AREA



LAND USE

INSTITUTIONAL DEVELOPMENT - CHARACTER AREA



General Description

The Institutional Development Character Area currently contains the city's sewerage treatment plant's spray field and the Hancock State Prison (1,237 inmates), which comprise the majority of the land in this character area.

Land Uses and Zoning Categories

- Expansion of existing uses

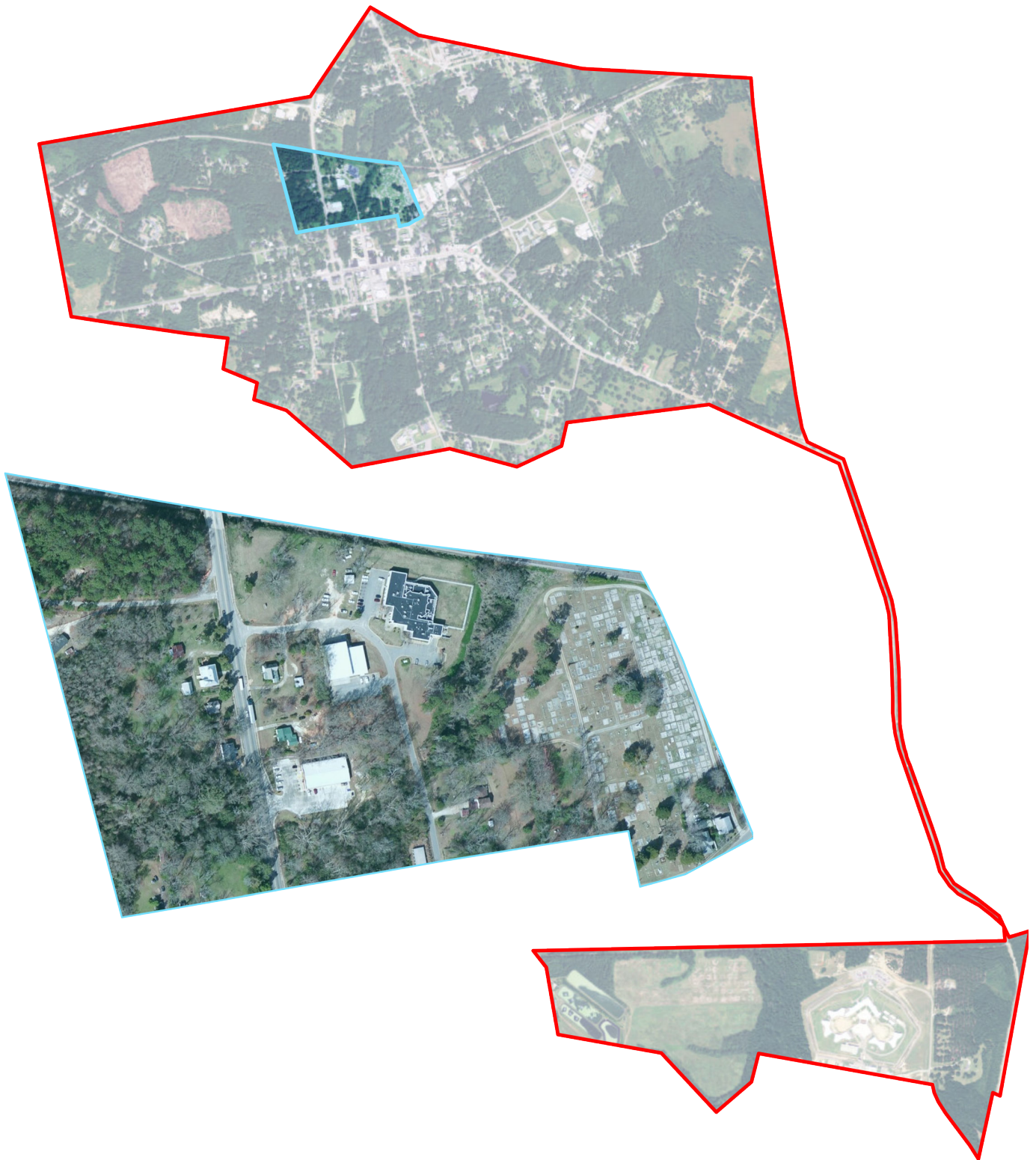
Relationship to Prior Comprehensive Plan

This character area was not part of the City of Sparta 2008-2011: Partial Update. This character area evolved from the need to identify uses of incorporated areas within the city.

Implementation Measures

- The uses currently in this area should only be expanded.

MAP 3.10 PERIMETER-HISTORIC - CHARACTER AREA



LAND USE

PERIMETER-HISTORIC - CHARACTER AREA



General Description

The Perimeter-Historic is characterized by historic homes and sites including the Sparta Cemetery listed in the National Register of Historic Places. This area is a current tourist attraction and should be maintained and beautified to continue to attract visitors to the area.

Land Uses and Zoning Categories

- Residential (Historic)
- Residential
- Public gardens / parks
- Bed and Breakfast Inns
- Public Institutional
- Depot
- Warehouse for commercial use

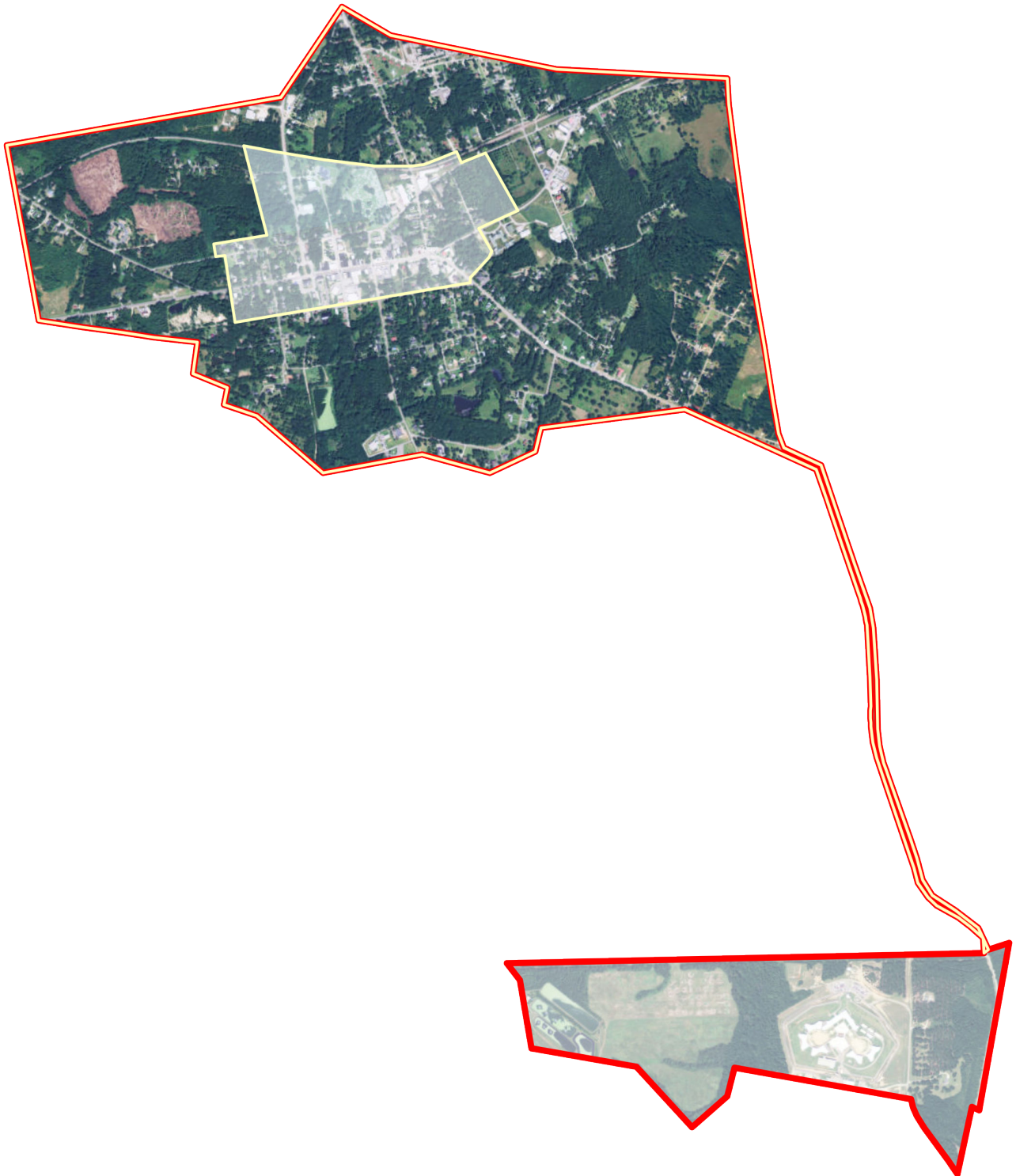
Relationship to Prior Comprehensive Plan

This character area was not part of the City of Sparta 2008-2011: Partial Update. This character area evolved from the need to identify uses of incorporated areas within the city.

Implementation Measures

- Provide ordinance language to ensure the operation of Bed & Breakfast / Inns to ensure visitors have a place to stay on a visit to the city
- Improvements to pedestrian facilities
- Increase the number of greenspaces and passive parks for visitors to enjoy

MAP 3.11 RESIDENTIAL GROWTH - CHARACTER AREA



LAND USE

RESIDENTIAL GROWTH - CHARACTER AREA



General Description

Land Uses and Zoning Categories

The Residential Growth Character area contains primarily residential and commercial land uses. Commercial land uses are typically located along major thoroughfares. There is potential for residential development throughout this character area.

- Residential
- Greenspaces / Active Parks
- Limited commercial along main highways

Relationship to Prior Comprehensive Plan

Implementation Measures

This character area was not part of the City of Sparta 2008-2011: Partial Update. This character area evolved from the need to identify uses of incorporated areas within the city.

- Improvements pedestrian facilities
- Provide an area in which residents are able to congregate and enjoy events

LAND USE

REPORT OF ACCOMPLISHMENTS

<i>Project</i>	<i>Status</i>				<i>Comments</i>
	Completed	Ongoing	Postponed	Not Accomplished	
Review zoning ordinance and other development regulations	X				
Complete "Full Comprehensive Plan Update"		X			Sparta Comprehensive Plan Update to be completed in 2018.

WORK PROGRAM

<i>Project</i>	<i>Time-frame</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024			
Identify historic district boundaries for local designation and protection				x		CSRA Regional Commission	\$500	Local Funds
Create an overlay zone to encourage downtown development			x			City of Sparta / CSRA RC	\$10,000	Grants / Local Funds
Complete "Full Comprehensive Plan Update"			x			City of Sparta / CSRA RC	\$8,000	DCA Grant



BROADBAND

Sparta's Participation and Membership in the East Georgia Broadband Initiative

The City of Sparta & Hancock County are participants and member partners in the East Georgia Broadband Initiative.

The East Georgia Broadband Initiative (EGBI) project has been in the planning stages for over 14 months. The project is led by Columbia County Community Broadband Utility (C3BU) and Planters Telephone (a co-operative headquartered in Sylvania). Plans call for broadband fiber to be installed underground from the Columbia-McDuffie Counties' line traveling westward through five counties before connecting to the north-south (Miami to Atlanta) broadband trunkline at Flovilla. Columbia has 248 miles of underground fiber throughout the county, a base for the EGBI project. Broadband fiber will be laid from the Columbia County line through McDuffie County on to Thomson; then along Highway 278 to Warren County and Warrenton; following Highway 16 to Hancock County and into Sparta; then along Highway 22 to Baldwin County and Milledgeville; from Milledgeville along Highway 212 to Jasper County and Monticello before connecting to the trunkline at Flovilla. Indirectly, services may be extended to nearby Jones and Wilkerson Counties.

Along the way, co-locator pods are planned to be placed in Thomson, Warrenton, Sparta, Milledgeville and Monticello. These co-locator facilities will house servers for lease to businesses, corporations, residential contractors, etc. In Sparta, the co-locator facility will be erected on a vacant lot owned by Hancock County Government, directly behind the Courthouse, downtown.

In preparation for the broadband fiber coming to Sparta, work to supply EGBI planners with details of priority entities (schools, City & County government locations, law enforcement services, E-911 dispatching, pharmacy, nursing homes, industrial park, etc.) has been underway since December 2017. The co-locator pod in Sparta will house servers that can be connected by fiber directly to businesses and service entities. The servers can also be leased by companies or individuals to provide wireless internet services to Sparta businesses and residents. Water tanks and telecommunication towers throughout the city and county have been identified and their locations plotted for installation of wireless service

BROADBAND

EGBI is preparing an application for state and federal funding to help finance the project.

Each community along the route has researched and provided similar information as did Sparta/Hancock County to assist with the funding application. Broadband services for Sparta will be a boost for our efforts to revitalize our historic downtown. We welcome the partnership we have with EGBI.

The ACE Act

In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” as Senate Bill 402. One part of the new law requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan. The act requires local governments to plan for Broadband whereby the Act provides some guidance for deployment of infrastructure planning. The Act also enables local governments to take advantage of applying for financial incentives for broadband services, if they meet criteria. The Act enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies. The Georgia Department of Community Affairs (DCA), Georgia Department of Economic Development, and the Georgia Technology Authority (GTA) are the state agencies charged with assisting local governments with Broadband planning and deployment for local governments. In addition, the OneGeorgia Authority Act will be amended to include broadband services.

The Georgia Technology Authority is directed to establish and implement policies and programs as are necessary to coordinate state-wide efforts to promote and facilitate deployment of broadband services and other emerging technologies. In addition to developing a state-wide broadband services deployment plan, they will work with the Georgia Department of Community Affairs and the OneGeorgia Authority to establish grant programs, designation programs, and other programs to promote the deployment of broadband services.

Working with GTA, the Georgia Department of Community Affairs will determine areas in the state that are served areas and unserved areas and will publish such findings. Local governments will be expected to provide addresses and locations to assist with broadband services.

A political subdivision is defined in ACE as a county, municipal corporation, consolidated government, or local authority. A qualified broadband provider means an entity that is authorized to apply for or that obtains a certificate of authority that has been providing broadband services to a least 1,000 locations for three years or longer. Locations include a residence, dwelling, home, business, or building.

A political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services pursuant to Code Sections 36-70-6 and 50-8-7.1, may apply to the Department of Community Affairs for certification as a broadband ready community. DCA will determine an application process for certification. A political subdivision will not be required to apply for certification if they have enacted an ordinance that complies with the ACE act. The ordinance will provide for the review of applications and the issuance of permits related to broadband network projects.

A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. A map will be provided by DCA to determine served and unserved areas of broadband service.



BROADBAND

In order to encourage economic development and attract technology enabled growth in Georgia, DCA will create the Georgia Broadband Ready Community Site Designation Program.

Communities will have the opportunity to become a Georgia Broadband Ready Community Site. Broadband services are defined as the provision of access to the Internet or computer processing, information storage, and protocol conversion.

The ACE act provides for competitively awarded grants to eligible applicants. DCA will develop an application program that considers such priorities as, the effectiveness of the partnership between an eligible applicant and a qualified broadband services provider, the benefit to the unserved area in terms of the population served and the capacity and scalability of the technology to be deployed, and the total project cost and the ability to leverage other available federal, local, and private funds. One other important point is to serve 90 percent of any locations requesting broadband services in any unserved area for which a funding award is received.

What is Broadband?

According to the Georgia Rural Broadband Workshop sponsored by the Georgia Municipal Association in September 2018, the following Broadband definitions were given.

“High speed Internet access that is always on and is significantly faster than traditional dial-up access. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coaxial cable.”

“Minimum upload and download speeds are essential to quality of service for end user customers. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.” (Mbps is megabits per second.) Broadband speed is important when sending and receiving information. The upload speed is how fast a system sends data to a remote server. The download speed is the speed with which a system receives data from a remote server.

Broadband networks use several other definitions. Bandwidth is the capacity or maximum amount of data that can pass through a network connection at any time. Latency is the delay between a user’s request for data (the “click” of a finger on a mouse) and the delivery of data. And finally, reliability is the consistency and predictability at which broadband service can be provided.

The infrastructure of Broadband is often referred to as its architecture. The backbone or trunk lines are the major high-speed transmission lines that link smaller networks across the country. The middle mile is the connection between the backbone network and local networks. And, the last mile is the connection between the local network and end user homes and businesses.

The infrastructure of Broadband is often referred to as its architecture. The backbone or trunk lines are the major high-speed transmission lines that link smaller networks across the country. The middle mile is the connection between the backbone network and local networks. And, the last mile is the connection between the local network and end user homes and businesses.

For Sparta and Hancock County to receive high-speed Internet, fiber optic cable will be buried underground. Fiber optic cable transmits data over light through glass or plastic.

Copper-based technologies use infrastructure deployed by cable TV and telephone broadband providers. Coaxial Cable (Coax) is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.

BROADBAND

Digital Subscriber Lines (DSL) are copper-based and are offered over traditional telephone networks. They are not as rapid as other technologies and may degrade over distance.

Wireless technologies use directional equipment to provide service over a wide area. Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.

What Internet providers and what level of service does Sparta-Hancock presently have?

Each local government must plan for Broadband deployment in their jurisdiction. Sparta has considered a roadmap for developing high-speed Internet within the city.

The Planters Rural Telephone Cooperative (Planters) has an interactive website that gives an enormous amount of information about broadband technologies in Sparta. Planters offers internet service to over 43,000 people statewide. The website link shifts to BroadbandNow: <https://broadbandnow.com/Planter-Rural-Telephone-Cooperative>.

In a summary of Internet providers in Sparta:

Provider	Type	Coverage	Speed
AT&T Internet*	DSL	58.2%+	18 Mbps
Windstream *	DSL	6.3%	100 Mbps
Xcelerate Broadband*	Fiber	3.6%	100 Mbps
HughesNet*	Satellite	100%	25 Mbps
*Residential			
AT&T (Business)	DSL	100%	18 Mbps
Windstream Business	DSL	11.5%	100 Mbps
Georgia Public Web (Business)	Copper	.07%	1.5 Mbps

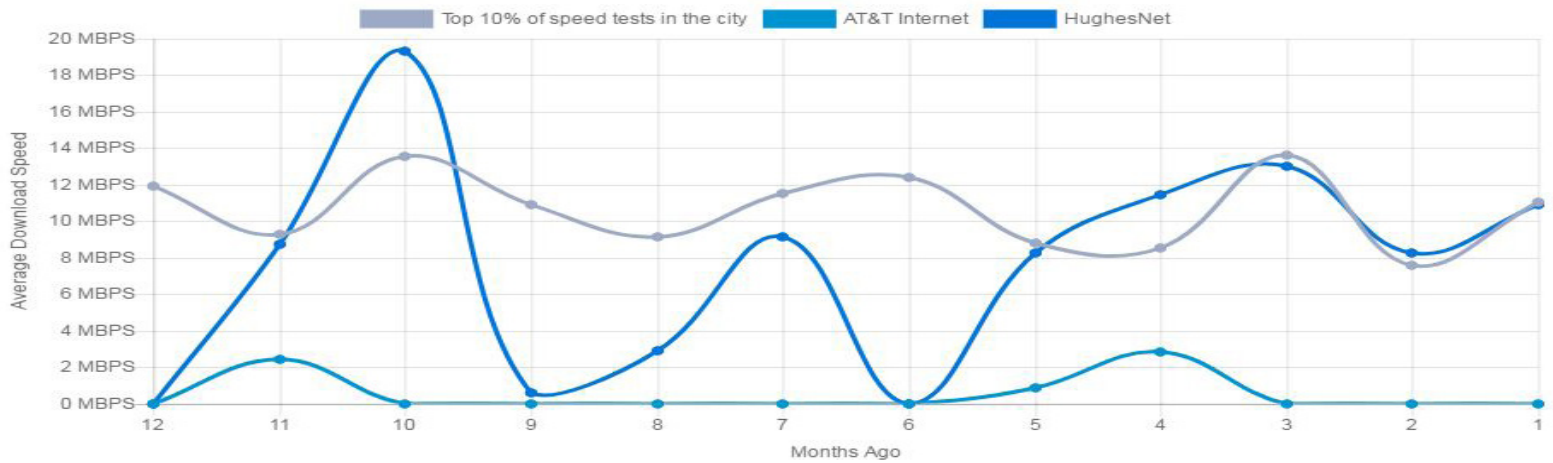
The zip code for Sparta is 31087 and nine Internet service providers in Sparta are shown for Residential, Business, and Mobile. Four Residential broadband providers are in Sparta. The best residential coverage is from AT&T with 58.2 percent coverage through TV and Internet and HughesNet with 100 percent coverage by satellite. The other two residential Internet providers are Windstream with 6.3 percent and Xcelerate with 3.6 percent coverage.

9,000 people or 97.9 percent of consumers in Sparta have access to one or fewer wired internet providers available at their address. 98 percent of Sparta residents are still severely limited in choice of wired broadband providers. Fiber optic internet is available to just 3 percent of Hancock County residents. Sparta is the 453rd most connected city in Georgia behind Sandersville, Milledgeville, Crawfordville, Warrenton, and Gibson.

BROADBAND

Georgia is the 21st most connected state in the U.S. The average internet download speed in Georgia is 41.19 Mbps while the average download speed in Sparta is 1080 Mbps. This is 73.8 percent slower than the average broadband speed in Georgia. There are three Business internet providers in Sparta. AT&T provides 100 percent coverage while Windstream Business covers 11.5 percent of locations with DSL. Another business provider of broadband had low coverage therefore is not listed. There are three mobile wireless providers in Sparta. AT&T and Verizon Wireless provide 100 percent coverage for end users. Sprint provides 13.8 percent coverage for end users.

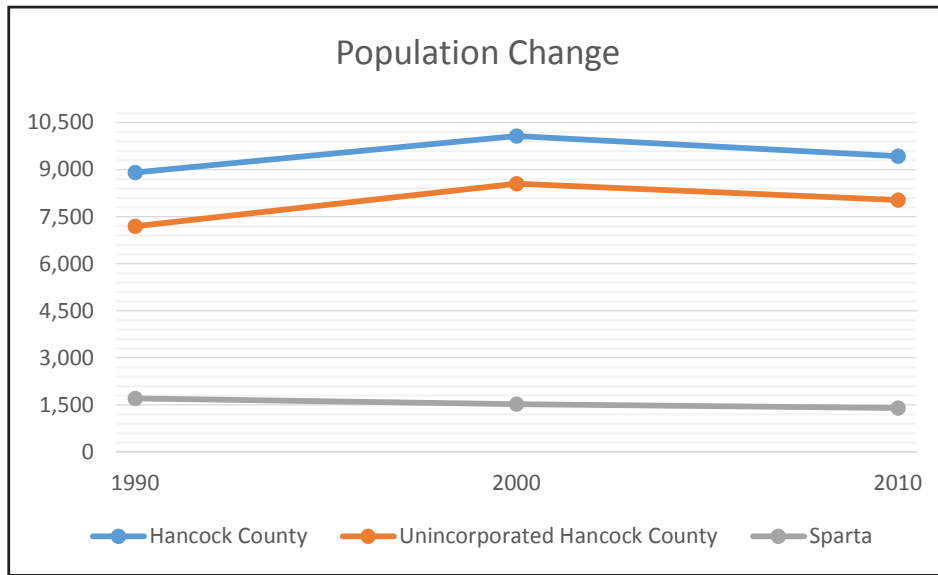
DOWNLOAD SPEEDS IN SPARTA



This analysis is based on 1,569 speed tests from IP verified users who took speed tests from an IP address in Sparta between November 2017 and October 2018. National statistics are calculated across 305,478,019 over the same time range.

APPENDIX





Number of Housing Units 2000-2013

Number of Units	2000	2013	Change	Percent Change
Hancock County	4,287	5,290	1,003	23.4%
Sparta	737	791	54	7.3%

Median Rent Hancock County, Sparta, and Georgia

	2000	2013	Margin of Error	\$ Change in Rent	% Change in Rent
Hancock County	\$277	\$666	+/-94	\$389	140.4%
Sparta	\$222	\$397	+/-179	\$175	78.8%
Georgia	\$613	\$860	+/-3	\$247	40.3%

REPORT OF ACCOMPLISHMENTS

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	

ECONOMIC DEVELOPMENT

Reestablish Downtown Development Authority (DDA)		x			Sparta will create a development organization as an umbrella to house the DDA.
Continue working with Hancock County regarding economic development issues and programs		x			Sparta and Hancock County employ an economic development staff member to promote business and industry.
Continue seeking grants for downtown improvements		x			This is a project that will continue to occur, does not need to be listed as an individual project, and will be removed from the work program

HOUSING

No housing projects were listed in the adopted 2008-2011 Short Term Work Program

NATURAL AND CULTURAL RESOURCES

Prepare and adopt DNR "Part V" environmental ordinances				x	City of Sparta will further investigate the adoption of these ordinances in the next CWP
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COMMUNITY FACILITIES

Plan, design, and construct downtown streetscape improvements Phase 1	x				
Continue seeking grants for water and wastewater system improvements		x			The is an ongoing activity and will be removed from the work program.
Work with Georgia DOT to address intersection issues		x			The city is in the process of working with GDOT to address issues at the intersection of Broad St., East Broad Street, and Augusta Hwy.
Prepare updated Solid Waste Management Plan	x				
Seek CDBG funds for various needed community improvements		x			The is an ongoing activity and will be removed from the work program.
Infiltration/Inflow Corrections	x				



REPORT OF ACCOMPLISHMENTS

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
COMMUNITY FACILITIES					
Abandon old wastewater lagoon and replace lift station	x				
Complete water audit and leak study	x				
Replace defective water meters		x			This project is still in progress and will continue until all defective water meters are replaced.
Upgrade land application system at wastewater	x				
LAND USE					
Review zoning ordinance and other development regulations	X				
Complete “Full Comprehensive Plan Update”		X			Sparta Comprehensive Plan Update to be completed in 2018.



WORK PROGRAM

Projects	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2019 - 2020	2020 - 2021	2021 - 2022	2022 -2023	2023 - 2024			
ECONOMIC DEVELOPMENT								
Create a walking guide to the city that promotes the agricultural / historical sites within the city					x	City of Sparta / Local Business Owners	Staff Time	Local Funds
Research the economic, social, and regional benefit of the Pine Tree Festival and provide suggestions to improve this event					x	City of Sparta / Local Business Owners	Staff Time	Local Funds
Create a tourism guide to include the Scenic By Way Route and Native American Historical Sites					x	City of Sparta / Local Business Owners	Staff Time	Local Funds
Work with Hancock County Schools to create a youth business program				x		City of Sparta / Hancock County School Board	Staff Time	Local Funds
Create a promotional package detailing the unique agricultural programs located within the city				x		City of Sparta / Local Business Owners	Staff Time	Local Funds
Initiate the Duckweed removal and processing business at city water treatment plant					x	City of Sparta	Staff Time	Local Funds
Work with East Georgia Broadband Initiative to prepare a funding application for Broadband to Sparta-Hancock County.			X	X		EGBI, City of Sparta	Staff Time	Broadband Funding Sources, DCA
HOUSING								
Begin the planning process of the rehabilitation of the old Hancock Central School into residential units					x	City of Sparta / Hancock County School Board	Staff Time	Local Funds
Develop a strategy to utilize Air BnB to provide a greater number of short stay options in historic residential homes.					x	City of Sparta / Local Volunteers	Staff Time	Local Funds
Develop ordinance language to ensure loft apartments are allowed in downtown Sparta					x	City of Sparta / CSRA Regional Commission	Staff Time	Local Funds



WORK PROGRAM

Projects	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2019 - 2020	2020 - 2021	2021 - 2022	2022 -2023	2023 - 2024			
HOUSING								
Create a housing inventory including historic homes with a Housing Action Plan.			x			City of Sparta / CSRA Regional Commission	Staff Time	Local Funds
NATURAL AND CULTURAL RESOURCES								
Create a tree farm educational site on city owned property as an educational opportunity					x	City of Sparta / Fort Valley State University Extension Office	Staff Time	Local Funds
Initiate historical tours as an educational program using historic architectural structures	x					City of Sparta / UGA	Staff Time	Local Funds
Initiate a Keep America Beautiful program in Sparta					x	City of Sparta	Staff Time	Local Funds
Create a program to recognize the importance of Native American culture in Sparta				x		City of Sparta / Local Volunteers	Staff Time	Local Funds
Re-activate the Sparta-Hancock County Joint Historic Preservation Commission				x		City of Sparta / Hancock County	Staff Time	Local Funds
Develop an historic resources survey for the entire City of Sparta			x			City of Sparta / Volunteers	Staff Time	Staff Time/ Volunteer Time
Work to develop Georgia Historical marker for Jean Toomer, African-American writer, instrumental in the Harlem Renaissance				x		City of Sparta / Volunteers	Staff Time	Local Funds



WORK PROGRAM

Projects	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2019 - 2020	2020 - 2021	2021 - 2022	2022 -2023	2023 - 2024			
COMMUNITY FACILITIES								
Work with GDOT to address intersections within the City especially Five Points, Broad St., East Broad Street, Augusta Hwy, and ELm St.				x		City of Sparta / GDOT		
Identify public properties within the city that can be used for parkspace and community garden		x				City of Sparta	Staff Time	Local Funds
Integrate duckweed removal with the water treatment plant					x	City of Sparta / Duckweed USA	Staff Time	Local Funds
Water distribution system and sewer upgrades		x				City of Sparta / CSRA-RC	Staff Time	Local Funds / Grants
Replace defective water meters				x		City of Sparta	Staff Time	Local Funds
Plan, design, and construct downtown streetscape improvements Phase 2				x		City of Sparta	\$75,000 est.	TSPLOST
Gettis Street Improvements			x			City of Sparta / GDOT	\$792,000	TIA
SR 15 Sparta Bypass					x	City of Sparta / GDOT	\$11,585,960	TSPLOT
Work to re-instate the Commercial Truck Driving (CDL) classess with Oconee Fallline Technical College					x	City of Sparta	Staff Time	Local Funds



WORK PROGRAM

Projects	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2019 - 2020	2020 - 2021	2021 - 2022	2022 -2023	2023 - 2024			
LAND USE								
Identify historic district boundaries for local designation and protection				x		CSRA Regional Commission	\$500	Local Funds
Create an overlay zone to encourage downtown development			x			City of Sparta / CSRA RC	\$10,000	Grants / Local Funds
Complete “Full Comprehensive Plan Update”			x			City of Sparta / CSRA RC	\$8,000	DCA Grant



Georgia Department of Education - School Enrollment		
FTE Enrollment by Grade Level(PK-12) - Fiscal Year 2000-3 Data Report		
March 2, 2000 (FTE 2000-3)		
670-Hancock County		
System ID	School Name	Total
670	0288 -Hancock Central High School	878
670	0188 -Lewis Elementary School	662
670	4050 -Southwest Elementary School	192
670	System Total for Hancock County	1732
Georgia Department of Education		
FTE Enrollment by Grade Level(PK-12) - Fiscal Year 2010-3 Data Report		
March 4, 2010 (FTE 2010-3)		
670-Hancock County		
System ID	School Name	Total
670	0288 -Hancock Central High School	413
670	0106 -Hancock Central Middle School	262
670	0188 -Lewis Elementary School	544
670	System Total for Hancock County	1219
Georgia Department of Education		
FTE Enrollment by Grade Level(PK-12) - Fiscal Year 2015-3 Data Report		
March 5, 2015 (FTE 2015-3)		
670-Hancock County		
System ID	School Name	Total
670	0288 -Hancock Central High School	280
670	0106 -Hancock Central Middle School	225
670	0188 -Lewis Elementary School	465
670	System Total for Hancock County	970

Educational Attainment for Adults 25 Years and Older					
Hancock County	2000	Percent of Adult (25+) Population	2013 ACS	ACS Margin of Error	Percent of Adult (25+) Population
Total Population	10,076	100%	9,233	*	*
Population 25 and Older	6,618	100%	6,557	+/-132	100%
Less than 9th Grade	960	15%	478	+/-1.7	7%
9th to 12th Grade No Diploma	1,539	23%	1,115	+/-2.7	17%
High School Graduate (& Equivalency)	2,281	34%	2,859	+/-41.7	44%
Some College	1,037	16%	1,115	+/-3.7	17%
Associates Degree	155	2%	348	+/-2.2	5%
Bachelor's Degree	411	6%	466	+/-1.8	7%
Graduate Degree	235	4%	177	+/-1.1	3%



City of Sparta
Comprehensive Plan 2016 - 2026
Stakeholders Meeting
May 8, 2018
3:00 P.M.

Sign In Sheet

Wm. E. Evans, Jr.
Beth Webster
A'Ketie Mayweather
Griffith Polathy
Edward Taylor
Anne Floyd, CSRA RC

SPARTA Comp. Plan

Sign-In Sheet

8-11-2016

NAME	Email	Phone
1. Sutreater Morgan	sutreater@aol.com	706-444-7917 0
2. Beth Webster	websterspharmacy@bellsouth.net	706-444-5296 6873
3. Tomeka M. Clendon	tomekamclendon@gmail.com	478-232-4555
4. Rosemary O'Neill	rosenmaryoneill@gmail.com	478-251-4419 5040

SPARTA 2016 - 2026 COMPREHENSIVE PLAN SIGN IN SHEET

March 28, 2016 - Sparta City Hall

NAME	EMAIL	ADDRESS	PHONE
Wm. E. Evans, Jr.	mayorevans@bellsouth.net	P.O. Box H Sparta, GA	706-444-5753
Beth Webster	websterspharmacy@bellsouth.net	PO Box 296 Sparta	706-444-6873
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Rosemary O'Neill	rosenmaryoneill@gmail.com	271 Maiden Ln Sparta, GA 31087	(408) 251-4419
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Edward W. Taylor		371 Burnett St. Sparta, GA 31087	706-444-8540
Franklin DeLo Williams	fdwrrural@msn.com	3237 Ramsgate Road Sparta, GA 31087	706-833-6396

Sparta Comprehensive Plan: 2016-2026 November 29, 2018, Sparta City Hall

NAME (Print so readable)	E-mail	Phone
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Beth Webster	websterspharmacy@bellsouth.net	706-444-5296 or 68
Edward Taylor	371 Burnett St. Sparta, GA 31089	444-5850
A'Ket Mayweather	aketcommunications@yahoo.com	706-998-0823

Sparta Comprehensive Plan 1st Public Hearing Sign In Sheet June 13, 2016

2016 Sparta Comprehensive Plan Public Hearing - June 13, 2016				SIGN-IN SHEET
NAME	EMAIL	PHONE	ADDRESS	
Sarah Patillo	slpatillo@outlook.com	(402) 290-6273	336 Hancock St Sparta, GA 31087	
Kimer Lollar		(706) 444-4565	8380 E. Black St	
Cady Verzy	spartashe@bellsouth.net	(706) 998-0345	1854 Fairmont Rd.	
Maxine Evans		(706) 444-9163	P.O. Box 344 Sparta, GA 31087	
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2016 Sparta Comprehensive Plan
Public Hearing
June 13, 2016
Sparta City Hall



Hancock Central Honors Scholars for Achievements

Continued from Front Page

Middle School

grove, Kayla Huff, Chaci Hunt, Iajia Johnson, Jameria Lawrence, Camylah Lee, Shaliyah Legett, Vykeera Lewis, Briana Manago, Sha'mya Marion, Anniyah McClain, Sha'Dymon Ransom, Keaton Robbins, Amber Strother, Amal Taylor, Destiny Waters, Shawn Waters, Tiamber Williams, Contrevious Wilson, Atisi White, Vakiyah Worthen; Educational Talent Search-Carnichael Allen, Jonathan Austin, Zavier Burnett, Carnard Chapman, Adrianna Davis, Jychera Duellen, Taylor Freeman, Vernell Harris, Itavia Isom, Mondreus Cendrick, Marquavious Lawrence, Akevious Smith; VR Point 25 Point Club Members-Cenya Brown, Jychera Duellen, Vernell Harris, Nykerra Lewis, Urnee Worthen, Vashon Justice, Ishlyn Johnson, Adrianna Davis; VR 50 Point Club Members-Taylor Freeman and Tilyah Lewis; VR 100 Point Club Members-Jacoshia Dixon and Akevious Smith; VR 300 Point Club Member-Christian Lowe; Citizenship Award-Taiwan Battle, alen Chatman, Tyler Fountain, Takeita Hill, Josquarn Lewis Leslie Allan Butler Jr. Band Award-Ty Kyus Dickson and Takeita Hill, Mr. Hancock Central Middle

School-Carnard Chapman; Miss. Hancock Central Middle School-Diamond Giles; Rising Leadership Award-Shonteria Harris, Nikell Hill, Takeita Hill, Kayla Huff, Dasia Lynn, Jamirious Moore, Amber Strother, Shawn Waters; Most Improved-Team 1 Reading-Shikerria Morse and Omarion Kendrick; Language Arts-Jamesia Rey and Shantria Brookins; Math-Amber Watts and Dev'Vin Ivey; Science-Davidno Sherman and Deveon Walker; Social Science-Jabari Dixon and Dev'Vin Ivey; Most Improved-Team 2 Reading-Talayah Chatman and Trevion Crayton; Language Arts-Talayah Chatman and Takeita Hill; Math-Shonteria Harris and Takeita Hill; Science-Keveon Robbins and Mariah Porter; Social Science-Jamirious Moore and Jamaal Scott; Physical Education Award-Tyler Fountain, Amber Strother, and Adrianna Davis; Technology Award-Jurnee Worthen, Kayla Huff, and Adrianna Davis.

High School

Curry, Tymeika Turner, Destinee Barnes, 12th Grade-Jaylan Horton and Shameka Robinson; Honor Roll-9th Grade-Victoria Jackson, JuYoung Jones, Daishon Stembidge, Tiandra Williams, Khalajia Hannah, Camaria Chapman, Jaquan Harden, Jamil Watkins, Kiashia Reeves, 10th Grade-Azortae Sanders, MacKenzie Ruff, Faith Evans, Canira Morris, Quadarious Jones, Takeshala Watkins, 11th Grade-Breauna Johnson, Kayla Warren, Dearieus Fluellen, Devonte' Pearson, Dallis Meminger, Khiachia Justice, Adrian Jones, Mekayla Reynolds, Lanesha Hall, Tamia Cobbs, 12th Grade-KiAmber Usry, Aaliyah Collier, Montavious Edwards, Montavious Edwards, Courtney Wilson, Nijah Wilson, Shakeria Winkfield, Patra Lewis, Jeffery Ruff, Sha'Nautica Lamar, Brandon Sibert, Natasha Roach, Ashley Coats, Justin Chatman, Vito Satcher, Lora Brown, Malcolm Durden, LaNequa Lawrence, Braion Warren, Kolby Battle, Starquesha Howell, Makalia Shields; ELA 9th Grade Literature and Composition-Trinity Battle; 10th Grade Literature and Composition-Azortae Sanders, American Literature and Composi-

sition-Nikeria Justice, British Literature and Composition-Micheal Ransom; Spanish-Spanish I-Dallis Meminger; Spanish II-Sammie Mayweather; World Geography-JuYoung Jones; World History-Kiara Starks; U.S. History-Mekayla Reynolds; American Government and Civics-Shantiqua Watkins; Economics-Jaylan Horton; Mathematics Algebra I-Trinity Battle, Analytic Geometry-Shamiyah Posley, Advanced Algebra-Destinee Barnes, Pre-Calculus-Jaylan Horton, Mathematics of Finance-Jaylan Horton; Science Physical Science-Trinity Battle, Biology-Shamiyah Posley, Chemistry-QyAsya Trawick, Human Anatomy-Jaylan Horton; CTAE-Introduction to Business and Technology-Trinity Battle, Legal Environment of Business-Shakayla Warren, Entrepreneurship-Jaylan Horton, Basic Agriculture Science-Shamiyah Posley, General Horticulture and Plant Science-Sha'Nautica Lamar,

Nursery/Landscaping-Deondre Dixon, Food, Nutrition, and Wellness-Patra Lewis; JROTC-Academics-Trinity Battle, Jasmine Winkfield, Johnasje Birston, and Shameka Robinson, Leadership-Trinity Battle, Azortae Sanders, Sammie Mayweather, Shantiqua Watkins, Officer of the Year-Tasia Johnson, NCO of the Year-Vito Satcher, Staff Officer of the Year-Shakeria Winkfield, School and Community Support-Lanequa Lawrence, Physical Fitness-Montorivous Hall, National Honor Society Inductees Sophomores-Quadarious Jones, Shamiyah Posley, Azortae Sanders, Shakayla Warren, Takeshala Watkins, Jasmine Winkfield, Juniors-Destinee Barnes, Johnasje Birston, Katelyn Curry, Nikeria Justice, Sha'quisha Lawson, Lavender Lundy, Sammie Mayweather, QyAsya Trawick, and Tymeika Turner, Seniors-Aaliyah Collier, Montavious Edwards, Starquesha Howell, Jaylon Horton, Juliussa Hunt, Tasia Johnson, Natoria Jones, Sha'Nautica Lamar, LaNequa Lawrence, Patra Lewis, Michael Ransom, Shameka Robinson, Shantiqua Watkins, Courtney Wilson, and Nijah Wilson.

Hancock Central High School End of Year Events 2015-16

Class of 2016 Graduation
May 27, 2016
(7:00 pm)

Summer Dreamers Academy (FLP)
May 31, 2016 - June 8, 2016

21st Century Summer School
(June 6-July 1, 2016)

Thanks for Reading!



TRINITY CUSTOM HOMES
First on Facebook

The Prices are Unbelievable and So is the Quality!



Woodland \$269,500
4 Bedrooms, 3.5 Bath
3423 Square Feet Under Roof



Hilltop \$184,100
3 Bedrooms, 2.5 Bath
2248 Square Feet Under Roof



White over 1700 plans let us customize one for you!

AUGUSTA 706-855-5227
1326 Augusta West Parkway
Hilltop, GA • Hilltop, GA • Columbus, AL • Lawrence, GA
Hilltop, AL • Warner Robins, GA • Waynesville, NC
Hours of Operation:
Mon.-Fri. 9 a.m. to 6 p.m., Sat. 10 a.m. to 4 p.m.

Not a licensed real estate agent. Prices subject to change. Some plans shown are conceptual and not to scale. August 2016 prices shown are approximate.

WWW.TRINITYCUSTOM.COM


MEMORIAL DAY



Lakeview Ridge \$187,100
3 Bedrooms, 2.5 Bath
2476 Square Feet Under Roof



Pinehaven II \$174,000
4 Bedrooms, 2.5 Bath
2882 Square Feet Under Roof



OFTC
OCCONEE FALL LINE TECHNICAL COLLEGE

POSITION VACANCY
Oconee Fall Line Technical College is seeking applicants for the following positions:

Adult Vocational Set Up Specialist (Full-Time) -
Duluth Campus

Miss Safety Instructor (Full-Time) -
Savannah Campus

Commercial Truck Driving Adjunct Faculty (Part-Time) -
College Wide, Evenings Only

MOWER English Adjunct Instructor (Part-Time) -
Hickory, Lawrence, and Tallahassee Campuses, Daytime Only

Adult Education Adjunct Faculty (Part-Time) -
Glascock County, Daytime Only

For full detail please go to http://www.oftc.edu/faculty_staff.asp and click on the tab "JOB@OFTC".

Equal Opportunity Employer -
The Technical College System of Georgia and its constituent technical colleges do not discriminate on the basis of race, color, creed, national or ethnic origin, gender, religion, disability, age, political affiliation or belief, genetic information, marital status, sexual orientation, or any other basis prohibited by federal, state or local law. Complaints to the State Equal Opportunity Commission are encouraged by law.

EDUC Coordinator - Sherry J. G. Post 478.576.2666
Title II Coordinator - Janet Gault 478.576.2666
Adult Education Coordinator - Lydia Douglas 478.576.2666

Augusta Dental Center, P.C.

\$200.00 OFF

Any Immediate Denture Package Upper and Lower*

*With coupon only. One coupon per person. Offer Expires 4.31.16.
*Coupon not valid with any other offer. Coupon must be presented at time of initial payment and cannot be combined with any other co-pay, discounts, or prior offer.

www.AugustaDentures.com

706.721.4288

12th & Greene St. Downtown Augusta, GA
(across the street from Greyhound Bus Station)

PUBLIC NOTICES - PUBLIC NOTICES - PUBLIC NOTICES

Public Hearing

A public hearing for the City of Sparta will take place on Monday, June 13, 2013, at 4:00 pm at City Hall in Council Chambers at 12912 Broad Street. The purpose of this meeting will be to initiate the Comprehensive Plan for the jurisdiction of the City of Sparta and inform the community of plan. Residents wishing to comment or make suggestions should be in attendance.

Person with special needs relating to handicapped accessibility or foreign language should contact Mayor William Evans at (706) 444-5753 prior to June 13, 2016 during normal business hours. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056; (Voice) 1-800-255-0135, 7-1-1.

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale granted by MARK W. COOK AND GEORGEANNE L. COOK ("Grantor") to QUEENSBOROUGH NATIONAL BANK AND TRUST COMPANY ("Grantee") in that certain Real Estate Deed to Secure Debt dated MARCH 31, 2009, and recorded in the Office of the Clerk of the Superior Court of HANCOCK County, Georgia, in Deed Book 380, Page(s) 47, et seq., said Deed to Secure Debt having been subsequently modified by that certain (1) Modification Agreement dated JUNE 10, 2009, and recorded in the Office of the Superior Court of Hancock County, Georgia, in Deed Book 384, Page(s) 074, et seq., and (2) Modification Agreement dated AUGUST

20, 2009, and recorded in the Office of the Superior Court of Hancock County, Georgia, in Deed Book 387, Page(s) 105, et seq., Grantee offers for sale at public outcry before the Courthouse Door, in HANCOCK County, Georgia, within the legal hours of sale on the First Tuesday in June, 2016, being June 7th, 2016 for CASH to the highest bidder, the purchaser paying the transfer tax, all costs of preparing and recording a deed of conveyance, ad valorem taxes and all other assessments or liens against the property, if any, the following-described properties, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

The above-referenced Deed to Secure Debt was given to secure an indebtedness evidenced by a Promissory Note in the original principal amount of ONE HUNDRED THIRTY-THREE THOUSAND

survey and inspection of the property, any assessments, zoning ordinances, covenants, all liens, encumbrances, easements, restrictions or other matters of record that may have priority over said Deed to Secure Debt, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code, and (2) to final confirmation and audit of the status of the Loan with the holder of the Deed to Secure Debt.

In compliance with Official Code of Georgia Section 44-124-162.2, Grantee hereby states that the person with full authority to negotiate, amend, and modify all terms of the security deed with the debtor is Mr. Richard Peacock, whose address is 3617 Walton Way Extension, Augusta, Georgia 30909 and whose telephone number is 706.731.1400.

DEBTORS AND CREDITORS NOTICE

GEORGIA, HANCOCK COUNTY. All creditors of the Estate of Thomas Joy Perdue, deceased, late of Hancock County, Georgia, are hereby notified to render in their demands to the undersigned, according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

This 4th day of May, 2016.

/s/ Barbara Allen Thompson Perdue

Barbara Allen Thompson Perdue, Executor of the Estate of Thomas Joy Perdue.

P.O. Box 190
Sparta, GA 31087

Sparta Comprehensive Plan, 2nd Public Hearing, Sparta Ishmaelite,
Ad, December 20, 2018

311 Popular Drive
Sparta, Georgia 31087
WWW.CCCLIS.COM

County
P.O. Box 340, Sparta, Georgia 31087

Thursday, December 20, 2018

The Sparta Ishmaelite

Public Hearing
City of Sparta Comprehensive Plan

The City of Sparta will hold a public hearing to receive comments on the contents of the City of Sparta's Comprehensive Plan before transmittal of the plan to the Georgia Department of Community Affairs for review. The plan contains sections on Community Goals, Needs and Opportunities, a five-year Community Work Program, and Economic Development, Land Use, Housing, and Broadband.

Further information about the plan process for adoption will be available. Residents wishing to comment or make suggestions should be in attendance. The Plan will be available for review and comment at City of Sparta City Hall 12912 Broad Street, Sparta, Georgia.

The Public Hearing will be held at the City of Sparta City Hall, Council Chambers, 12912 Broad Street, Sparta, GA on Monday, January 7, 2019, from 5:30 – 6:30 p.m. Contact is Mayor William Evans, Phone: (478) 444-5753.

The City of Sparta is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please call the contact person listed for the Public Hearing at least two business days prior to the Public Hearing during following hours: 8:00 a.m. – 5:00 p.m. Monday-Friday, except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd,
Coppell, TX, 75019
1-888-480-2432
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT

intent to be given
Said project as 6881 E
GA 31087
and person constituting any. To the of the und in possess (are): Patri

PUBLIC NOTICE
CITY OF SPARTA

Public Hearing Scheduled for
Liquor License Application

Sparta's Mayor and Council will hold a public hearing on Friday, December 28, 2018, at 5:00 p.m. to consider the application for a liquor license for calendar year 2019 (January 1, 2019 to December 31, 2019).

Pursuant to Section 2 of the Ordinance No. 185 entitled "An Ordinance to Regulate the Sale and Distribution of Spirituous Liquors", prior to approving or denying a liquor license application, the Mayor and Council must conduct a public hearing for the purpose of accepting citizen comments on the license application.

Applicant currently holds a valid "Liquor License" for calendar year 2018. Person is Sanjay Patel, Jay Sayatri Enterprise Package, 12867 Augusta Highway, Sparta, Georgia 31087.

Hearing Date/Time – Friday, December 28, 2018, 4:00 p.m. Called Meeting of Mayor and Council in Council Chambers at 5:00 p.m. for application.

Sparta Comprehensive Plan, 2nd Public Hearing,
Sign In Sheet, January 7, 2019

2nd PUBLIC HEARING for Sparta Comprehensive Plan: 2016-2026

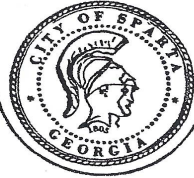
January 7, 2019, Sparta City Hall

NAME (Print so readable)	Address	Phone
LARRY MILLER	585 PARKWAY DR	
PATRICIA MILLER	" "	
Gwendolyn Evans	212 Parkway Drive	
Rick Joslyn	9687 Jones St	
Griffith Polatty	12536 Broad St	
Edward W. Taylor	371 Burnett St	
Tomika McElendon	95 Sure Dr Sparta Ga 31081	
James Clark	173 Lakewood Dr. Sparta, 31087	
Allen Haywood	12490 Broad St. SPARTA, GA 31087	
Virginia M. Brown	P.O. Box 11, Sparta, GA 31081	
Wm. K. ...	" " " " "	
Sandra Shenol	232 Front St - Sparta, Ga	

Stakeholders Committee, Sparta Comprehensive Plan

William Evans, Jr.	Mayor of Sparta
Allen Haywood	Mayor Pro Tem and Executive Director, Sparta-Hancock County Development Authority
Beth Webster	Business Owner - Webster Pharmacy
A'Keti Mayweather	Business Owner - A'keti Communications
Rosemary O'Neill	Resident
Sutreater Morgan	Resident
Virginia Brown	Clerk of City of Sparta
Edward Taylor	Resident
Griffith Polatty	Resident and Historic Preservationist

Sparta Comprehensive Plan, Transmittal Letter of Plan to CSRA-RC and DCA
for Review, January 9, 2019



CITY OF SPARTA
P.O. BOX H, SPARTA, GEORGIA 31087

EXECUTIVE DEPARTMENT
MAYOR

William Evans, Jr.

MAYOR PRO-TEM

R. Allen Haywood

Council Members

James Clark

John T. Roberts

Sandra F. R. Sherrod

Telephone Number: 706 444-5753

Fax Number: 706 444-6722

CITY CLERK

Virginia M. Brown

CITY ATTORNEY

John F. Hitchcock, Jr.

January 9, 2019

Central Savannah River Area Regional Commission
Attn: Planning Department
3626 Walton Way Extension, Suite 300
Augusta, Georgia, 30909

RE: *City of Sparta Transmittal Letter for the 2016-2026 Comprehensive Plan*

The City of Sparta has completed an update of their comprehensive plan. With this letter, the City of Sparta is submitting the *City of Sparta Comprehensive Plan 2016-2026* for review by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs (DCA). The Plan is consistent with Georgia's Minimum Standards and Procedures for Local Comprehensive Planning (Chap. 110-12-1).

I certify that the City of Sparta has held those public hearings required by Georgia DCA and has involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact William Evans at (706) 444-5753.

Sincerely,

William Evans, Mayor
City of Sparta, Georgia

Enclosure

An Equal Opportunity Employer and Provider



A Resolution of the City of Sparta for Adoption of The City of Sparta Comprehensive Plan 2016-2026

WHEREAS, the City Council, the governing authority of the City of Sparta, Georgia, has prepared the *City of Sparta Comprehensive Plan 2016-2026* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *City of Sparta Comprehensive Plan 2016-2026* was prepared in accordance with the 2018 Rules of the Georgia Department of Community Affairs, Minimum Standards and Procedures for Local Comprehensive Planning; and,

WHEREAS, the *City of Sparta Comprehensive Plan 2016-2026* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the "Minimum Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the City of Sparta City Council that the *City of Sparta Comprehensive Plan 2016-2026* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 12th day of February, 2019



*William Evans, Mayor
City of Sparta*

ATTEST:



*Virginia Brown, Clerk
City of Sparta*