



APPENDIX B: DATA

I. Population

A. Introduction

The changes in the population and demographic characteristics will have profound impacts on the economic, social and physical environment of the County. Population increases generate demands for additional facilities and services. The different needs of age and income segments of the population shape demands for housing, services and infrastructure. Elderly population groups create demands for communal housing types, medical services, passive recreational opportunities and public transportation. Families and individuals between 50 and 65 require a greater mix of housing types and more urban settings. Families with young children generate demands for day care facilities, schools, athletic recreational opportunities and a mix of transportation options. This Chapter summarizes the various demographic indicators used to develop the County's Comprehensive Plan.

B. Total Population

Exhibit 1-1 illustrates the steady population increases experienced since 1960, which have averaged nearly 16,000 persons per decade or 1,400 people per year. During the period of 1990-2010, Carroll County's population grew by 11.8%, which surpassed the State's population growth rates of 8.6% during the same time period (**Exhibit 1-2**). The County's growth rate lagged behind the State's between 2010 and 2016, increasing only by 5.2%.

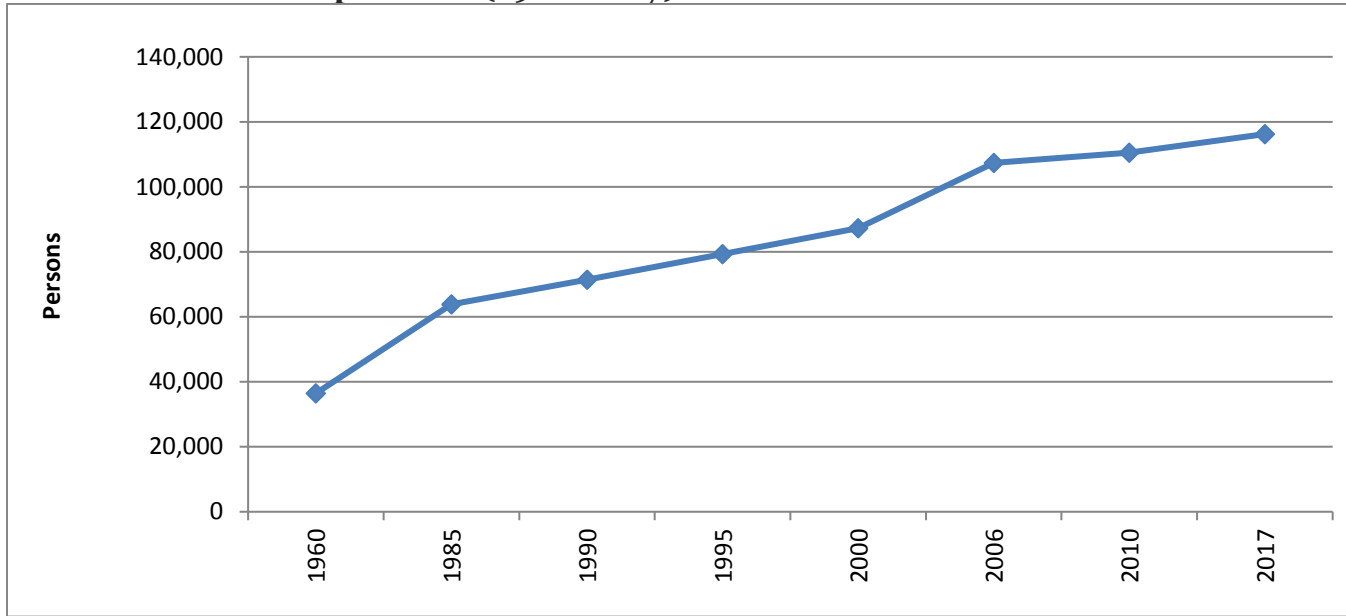
Analysis of population distribution from 1990–2010 depicts a primary growth corridor in Carroll County that is located in the northeast area of the County along Interstate 20 (I-20). During the 2000s, population growth was concentrated in the northeast part of the County as shown in the **Population Map** in **Appendix C**. Due to proximity and transportation access to Atlanta, Villa Rica has experienced steady population and employment growth. This trend will likely continue, necessitating effective city-county planning to accommodate growth without straining fiscal, infrastructure, social, and land resources.



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Exhibit 1-1: Total Population (1960-2017)



Source: U.S. Census

Exhibit 1-2: Population Growth Trends (1985-2016)

Population Growth Trends (1960-2016)				
Year	Carroll County		Georgia	
	Number	Percent Change	Number	Percent Change
1960	36,451		3,956,000	
1985	63,884	75.35	5,967,891	50.9%
1990	71,422	11.8%	6,478,216	8.6%
1995	79,345	11.1%	7,332,335	13.2%
2000	87,268	10.0%	8,186,453	11.6%



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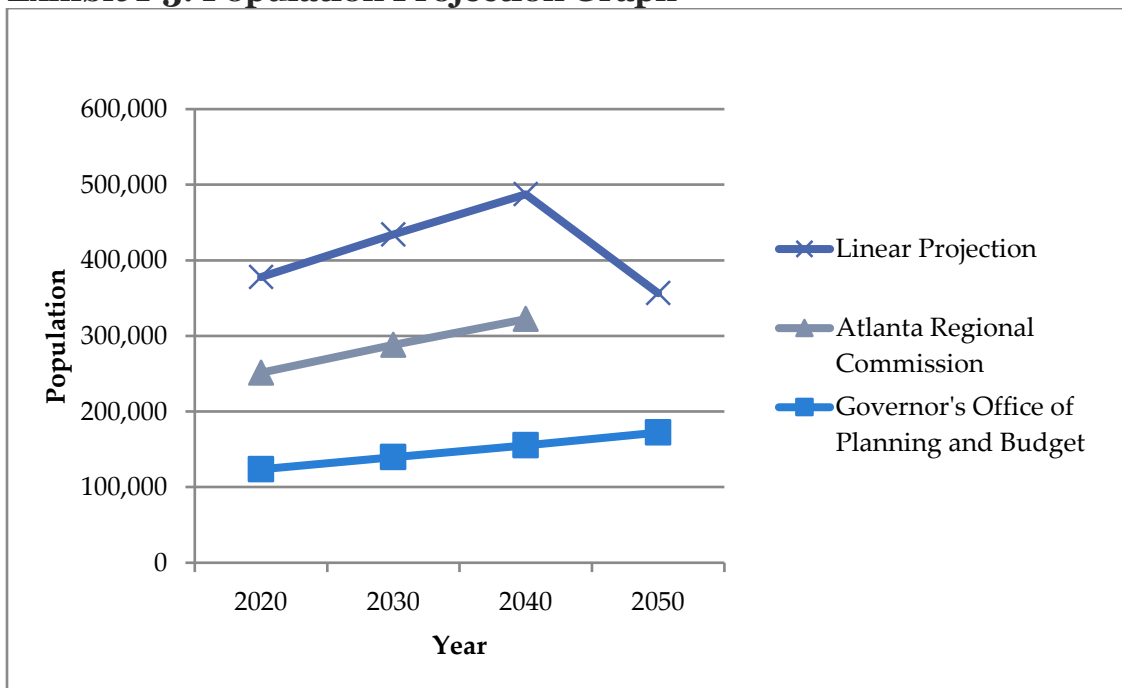
2006	107,325	23.0%	9,363,941	14.4%
2010	110,527	3.0%	9,687,653	3.5%
2016	116,236	5.2%	10,310,371	6.4%

Source: Georgia Department of Community Affairs, www.georgiaplanning.com

C. Population Projections

Located on the urban fringe of the Atlanta metropolitan region, it is estimated that this population growth trend will continue at a steady pace. **Exhibits 1-3** and 1-4 project Carroll County's population growth according to the cited sources. These projections range from a low of 123,628 to a high of 184,365.

Exhibit 1-3: Population Projection Graph



Source: U.S. Census, Atlanta Regional Commission, Governor's Office of Planning and Budget; U.S. Census, University of West Georgia



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The Governor's Office of Planning and Budget projection suggests a population increase of 172,143 by 2050. Linear regression based on 1980-2010 U.S. Census data projects a population increase of 184,365 by 2050. The Atlanta Regional Commission projected an increase in population over this period with 166,926 by 2040.

The range of projections by different sources highlights the uncertainties of the range of growth. While the County must anticipate and be prepared to meet demands created by the range of growth projections, it also must be prepared for economic shifts that result in slower growth. To accomplish this, the Plan anticipates steady long-term growth, but recommends that facility investment and development phasing should be tied to shorter-term growth as determined by close monitoring of development activity throughout the County.

Exhibit 1-4: Population Projection Table

Year	Actual Census Data	Governor's Office of Planning and Budget	Atlanta Regional Commission	Linear Projection
1980	56,346			
1990	71,422			
2000	87,268			
2006	107,325			
2010	110,527			
2016	116,236			
2020		123,628	127,672	126,612
2030		139,407	148,685	145,863
2040		155,302	166,926	165,114
2050		172,143		184,365

Source: U.S. Census, Atlanta Regional Commission, Governor's Office of Planning and Budget

The Census Bureau estimates that the County's population reached 116,261 in July 2016. Since each of the remaining projections was derived through statistical projection methods, selecting the midpoint projection provides a reasonable projection on which to base future demands. Long-term projections (2030-2040) should primarily be used for analysis of ongoing service obligations and development capacity. Short-term projections (2020-2030) should be used for capital facility planning. Projections should be compared with annual estimated population figures based on development activity to refine both short and long-term projections.



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Exhibit 1-5 provides annual projections from the years 2020 to 2030.

Exhibit 1-5: Annual Population Projections (2020-2030) Using ARC Data

Year	Population	Year	Population
2020	127,672		
2021	129,638	2026	139,933
2022	131,635	2027	142,087
2023	133,662	2028	146,497
2024	135,720	2029	146,497
2025	137,810	2030	148,685

Source: Atlanta Regional Commission

Exhibit 1-6 reflects the long-term population based on Atlanta Regional Commission population projections. This annual growth rate is consistent with the trends in Carroll County and other areas in the urban fringe of Atlanta.

Exhibit 1-6: Long Term Population Projection

Year	Population	Year	Population
2031	150,410	2036	159,338
2032	152,154	2037	161,187
2033	153,919	2038	163,056
2034	155,705	2039	164,948
2035	157,511	2040	166,926

Source: Atlanta Regional Commission

D. Urban vs. Rural

Carroll County’s city populations are increasing faster than the population of unincorporated Carroll County, reflecting less sprawl development than had been noted in the past. This is directly the result of a focus of growth around the cities and enforcement of minimum lot sizes in agricultural zoning. The County-wide population grew by 26.85% from 2000-2010, while the population living in unincorporated Carroll County increased by 10.58% (**Exhibits 1-7 and 1-8**). In the 1990s, adjusting for the de-annexation of approximately 2,300 residents from Villa Rica, over 70% of the new County



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residents were located in unincorporated areas. Since 2000, the percentage of new unincorporated population growth has increased at a lower percentage than the cities of Carrollton, Mt. Zion, Temple, and Villa Rica.

Exhibit 1-7: City & Unincorporated Population (2000-2016)

	2000	2010	Percent Change (2000-2010)	2016	Percent Change (2000 - 2016)
Unincorporated	56,901	69,178	21.6%	71,755	26.1%
Bowdon	1,959	2,042	4.2%	2,083	6.3%
Carrollton	19,843	24,381	22.9%	26,340	32.7%
Mt. Zion	1,275	1,696	33.0%	1,779	39.5%
Roopville	177	218	23.2%	224	26.6%
Temple	2,383	4,228	77.4%	4,398	84.6%
Villa Rica ¹⁶	4,134	13,956	237.6%	15,131	266.0%
Whitesburg	596	588	-1.3%	603	1.2%
Total Population¹⁷	87,268	110,698	26.8%	116,261	33.2%

Source: 2010 Census and 2016 Population Estimate

¹⁶ Includes 5,589 Villa Rica residents in Douglas County in 2010, estimated to be 6,052.4 in 2016.

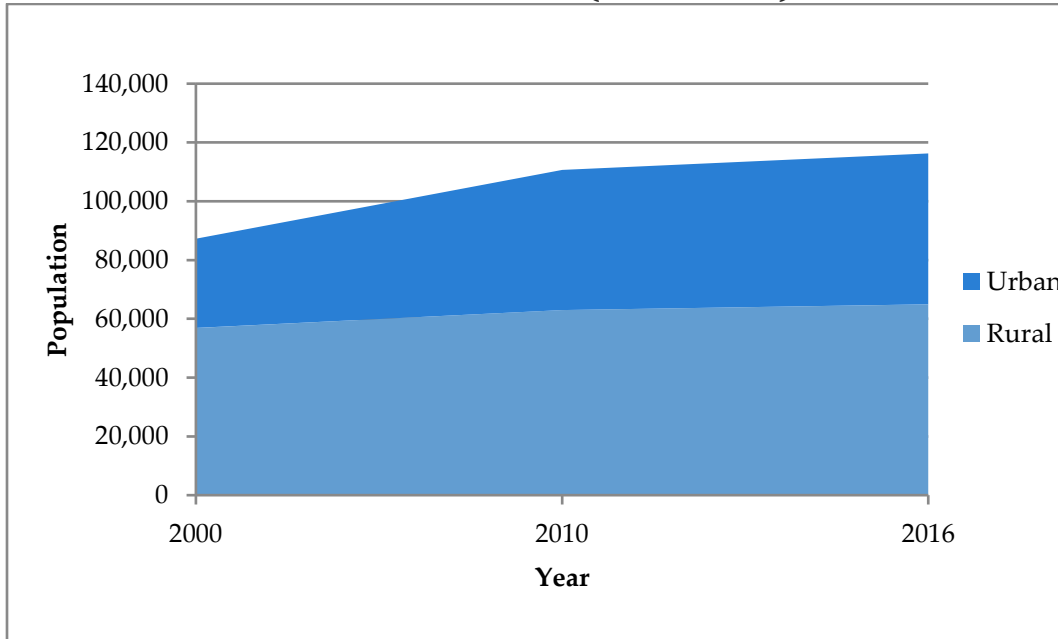
¹⁷ A small portion of Temple is in Haralson County., and a small portion of Bremen (40 homes) is in Carroll County.



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Exhibit 1-8: Urban & Rural Growth (2000-2016)



Source: U.S. Census

E. Age Distribution

Exhibit 1-9 illustrates the age distribution and growth trends of the past two decades. Due to immigration, the working age group between 25 and 34 has continuously exceeded 14% of the total population and contributing to the increase in school age children. Population over age 65 has grown in absolute numbers from 5,940 in 1980 to 10,113 in 2005. This population cohort has slowly declined as a percent of the total population from 10.5% in 1980 to 9.7% in 2005. The population age distribution in Carroll County mirrors that of the State of Georgia and only slightly differs from the United States as a whole (**Exhibit 1-10**).

Exhibit 1-9: Carroll County Age Distribution (1990-2015)

Age Cohort	1990		1995		2000		2005		2010		2016	
	#	%	#	%	#	%	#	%	#	%	#	%
Under 5 years	5,378	7.48%	5,655	7.24%	6,220	7.06%	7,818	7.49%	7,803	7.1%	7,441	6.5%
5 to 9 years	5,405	7.52%	5,731	7.34%	6,507	7.39%	6,907	6.62%	7,878	7.1%	7,515	6.6%



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Age Cohort	1990		1995		2000		2005		2010		2016	
	#	%	#	%	#	%	#	%	#	%	#	%
10 to 14 years	5,286	7.35%	6,011	7.70%	6,363	7.23%	7,158	6.86%	7,744	7.0%	8,096	7.1%
15 to 19 years	6,588	9.17%	6,429	8.23%	7,512	8.53%	8,118	7.78%	9,331	8.4%	9,563	8.4%
20 to 24 years	6,901	9.60%	7,048	9.02%	7,619	8.65%	9,211	8.82%	9,841	8.9%	10,254	9.0%
25 to 29 years	5,915	8.23%	5,757	7.37%	6,487	7.37%	9,500	9.10%	7,530	6.8%	15,194	13.4%
30 to 34 years	5,944	8.27%	6,431	8.23%	6,498	7.38%	8,545	8.19%	7,202	6.5%		
35 to 39 years	5,426	7.55%	6,291	8.06%	6,754	7.67%	7,710	7.39%	7,382	6.7%	14,271	12.5%
40 to 44 years	4,944	6.88%	5,329	6.82%	6,557	7.45%	7,403	7.09%	7,340	6.6%		
45 to 49 years	4,102	5.71%	5,039	6.45%	5,694	6.47%	6,913	6.62%	7,607	6.9%	14,767	13.0%
50 to 54 years	3,412	4.75%	4,388	5.62%	5,319	6.04%	5,731	5.49%	7,044	6.4%		
55 to 59 years	2,814	3.92%	3,335	4.27%	4,284	4.87%	5,225	5.01%	6,214	5.6%	7,053	6.2%
60 to 64 years	2,466	3.43%	2,720	3.48%	3,462	3.93%	4,034	3.86%	5,503	5.0%	5,486	4.8%
65 years and over	7,294	10.15%	7,933	10.16%	8,767	9.96%	10,113	9.69%	12,108	11%	14,116	12.5%
Total Population	71,875	100	78,097	100	88,043	100	104,386	100	110,527	100	113,756	100

Source: U.S. Census and American Community Surveys 2016



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Exhibit 1-10: 2010 Population by Age

Age Cohort	Carroll County		Georgia		United States	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	7,441	6.5%	686,785	7.1%	20,201,362	6.5%
5 to 9 years	7,515	6.6%	695,161	7.2%	20,348,657	6.6%
10 to 14 years	8,096	7.1%	689,684	7.1%	20,677,194	6.7%
15 to 19 years	9,563	8.4%	709,999	7.3%	22,040,343	7.1%
20 to 24 years	10,254	9.0%	680,080	7.0%	21,585,999	7.0%
25 to 34 years	15,194	13.4%	1,335,560	13.8%	41,063,948	13.3%
35 to 44 years	14,271	12.5%	1,397,540	14.4%	41,070,606	13.3%
45 to 54 years	14,767	13.0%	1,391,252	14.3%	44,997,716	14.6%
55 to 59 years	7,053	6.2%	573,551	5.9%	19,664,805	6.4%
60 to 64 years	5,486	4.8%	496,006	5.1%	16,817,924	5.4%
65 to 74 years	8,701	7.6%	606,429	6.3%	21,713,429	7.0%
75 to 84 years	4,104	3.6%	311,783	3.2%	13,061,122	4.2%
85 years and over	1,311	1.2%	113,823	1.2%	5,493,433	1.8%
Total Population	113,756	100	9,687,653	100	308,745,538	100

Source: 2006 Population Estimates, U.S. Census. * Minor discrepancies may occur due to rounding.

Exhibit 1-11 provides youth dependency and aged dependency ratios that reflect the number of people in the working age population for every young person and older person not in prime wage earning years. These ratios reflect a better ratio between the workforce and those dependent on the workforce for goods and services than in the nation as a whole. This factor together with other economic indicators, reflect a strong healthy work force population. In terms of the youth dependency ratio there is only a 0.12 person variation between Carroll County and Nation which is



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currently at 2.10 and a .01 person variation between Carroll County and the State, which is 2.11. The aged dependency ratio shows a wider variation. Consistent with its high percentage of residents over age 64 compared to Georgia and Carroll County, the United States had 4.39 people in the working age range for every aged person. Georgia and Carroll County had 5.69 and 4.59 respectively, a downward trend nationwide since 2000.

Over the next few decades the trends indicate that the working age population will continue to show positive increases due to the community's location at the fringe of Atlanta's metropolitan area, the relative affordability of housing, the job market and the overall quality of life.

Exhibit 1-11: 2017 Dependency Ratios

Age Group	Carroll County		Georgia		United States	
	Number	Percent	Number	Percent	Number	Percent
Youth (0-19)	32,305	28%	2,781,629	28.7%	83,267,556	27%
Working (20-64)	67,844	59%	5,873,989	60.6%	185,200,998	60%
Aged 65+	15,444	13%	1,032,035	10.7%	40,267,984	13%
Total Population	115,593	100	9,687,653	100	308,736,538	100
Dependency Ratios						
Youth Dependency	2.10		2.11		2.22	
Aged Dependency	4.39		5.69		4.59	

Source: U.S. Census. * Minor discrepancies may occur due to rounding.

The continued growth in working/child bearing age individuals will increase demands for schools and affordable starter housing stock. The number of retirees and "empty nesters" will grow at a slower rate than the working age group. With growth in all population groups, the County will experience demands for a mix of recreational opportunities, housing types and personal services.

F. Race and Ethnicity

Racial diversity within Carroll County has fluctuated between 1995 and 2017. Between 1995 and 2000, the proportion of the population categorized by the Census Bureau as "white" remained constant but decreased between 1990 and 2017 from 82.8% to 74.16% of the total population. This is



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partially due to the option on Census data for Hispanics to identify their race as “other”¹⁸. The African American population increased from 15.9% and 19.20% of the total population between 1995 and 2017. Other racial categories increased as a percent of the total population with the most significant increase occurring among those of Hispanic origin, 0.8% to 4.3% in 2005. In 2010, 6.2% of the county considered themselves Hispanic. Native Americans decreased from .30% in 2000 to .4% as of the 2010 Census.

Exhibit 1-12: Carroll County Racial & Ethnic Composition by Percent (1995-2017)

Race Category	1995	2000	2005	2010	2017
White	80.90%	79.40%	76.89%	75.6%	74.16%
Black & African American	15.90%	16.10%	16.89%	18.2%	19.20%
Hispanic Origin ¹⁹	1.80%	2.50%	4.26%		
Indian & Alaska Native	0.20%	0.30%	0.08%	0.4%	
Asian or Pacific Islander	0.50%	0.60%	0.72%	0.029%	
Other	0.70%	1.10%	1.15%	2.82%	2.95%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%

Source: U. S. Census

The Hispanic and Latino populations increased by 253% during the 1990s. Despite this increase, Carroll County remains less diverse racially and ethnically than Georgia and the United States as a whole (**Exhibit 1-13**).

¹⁸ The term “Hispanic” refers to a broad range of ethnic groups who may be considered members of the white, black, or other races.

¹⁹ For the 2010 Census, the question was divided into Race and Hispanic Origin. 6.2% of the county population identified as Hispanic, among the different races.



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Exhibit 1-13: 2016 Race and Hispanic & Latino Origin Population by Percent

Race Category	Carroll County	Georgia	United States
White Alone	76.9%	59.8%	73.3%
Black or African American	19.2%	31.2%	12.6%
Indian or Alaska Native	0.6%	0.3%	0.8%
Asian & Pacific Islander	1.1%	3.75%	5.39%
Two or More Races	2.2%	2.2%	3.06%
Hispanic or Latino	6.6%	9.2%	17.3%
Total Population	100.00%	100.00%	100.00%

Source: 2016 American Community Survey

Racial composition projections suggest a slow diversification pattern (**Exhibit 1-14**). Minority races are projected to comprise only a small percentage of the population. Overtime this trend will only marginally increase the number of different cultural activities conducted within the community and diversification of the consumer preferences of Carroll County citizens.

Exhibit 1-14: Carroll County Projected Racial & Ethnic Composition (2010-2030)

Race Category	2020	2025	2030	2035	2040
White	77.54%	77.37%	76.99%		
Black & African American	16.80%	16.69%	16.61%		
Indian & Alaska Native	0.31%	0.32%	0.32%		
Asian & Pacific Islander	1.47%	1.69%	1.93%		
Hispanic, any Race	3.87%	3.93%	4.14%		
Total	100.00%	100.00%	100.00%		



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Source: U.S. Census

G. Migration & Mobility

Carroll County has experienced a net in-migration of residents over the past decade. Of the total population growth during the 1990s, 42% was natural increase,²⁰ 56% was in-migration from domestic locations and 2.8% was migration from other countries. The large in-migration rate is typical for areas adjacent to metropolitan areas. The natural population increase produces youth while in-migration includes a mixture of age groups.

In many metropolitan fringe communities, those who in-migrate often work outside of the community, closer to the metropolitan core. Although Carroll County does attract workers from neighboring counties, a significant number of Carroll County residents work outside the County. According to Census data, as of 1990, nearly 31% of the County’s residents were employed outside the County. The percentage of residents working outside the County increased to 38% by 2000. This means that 17,138 of the 45,100 residents in the civilian labor force in the year 2000 commuted to jobs outside Carroll County. The percentage of Carroll County commuters driving alone increased from 79.0% of all commuters in 2000 to nearly 82% in 2016 (**Exhibit 1-15**), while the percentage carpooling or taking public transportation decreased by 3%. For 2016, the percentage of driving alone was at 81.7%. Mean commuting time was 28 minutes between 2012 and 2016 for workers above age 16. One new trend is with those walking or working from home which rose to 1,869 workers in 2016. With increases in technology, it will be interesting to see how that develops over the coming years.

Exhibit 1-15: Commuting to Work

Commuting Style	2000		2016	
	Number	Percent	Number	Percent
Commuting workers 16 years and over	39,730	100.00%	47,754	100.00%
Drove alone	31,384	78.99%	39,026	81.7%
In carpools	6,168	15.52%	5,989	12.5%

²⁰ Natural increases account for expected population changes after accounting for births and deaths.



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Using public transportation	111	0.28%	169	0.4%
Using other means	418	1.05%	701	1.5%
Walked or worked at home	1,649	4.15%	1,869	3.91%

Source: U.S. Census 2000 & 2016 American Community Survey

H. Educational Attainment

Exhibit 1-16 shows that, although the overall educational attainment of Carroll County is low relative to the state and nation, the disparity lessened during from 2000 to 2016. In 2000, nearly 30% of all people over the age of 25 in Carroll County had not graduated from high school, however, by 2016 this figured decreased to less than 20%. Despite significant gains in educational attainment during the 2000s, the County’s population in this area still lags behind the State and nation.

Exhibit 1-16: Educational Attainment (2000-2016)

Education Level	2000			2016		
	Carroll County	Georgia	United States	Carroll County	Georgia	United States
Less than 9th Grade	10.10%	7.60%	6.90%	5.64%	5.23%	5.57%
9th to 12th Grade (No Diploma)	18.90%	13.90%	11.50%	9.93%	8.92%	7.44%
High School Graduate (Includes Equivalency)	34.20%	28.70%	29.60%	29.0%	28.08%	27.53%
Some College (No Degree)	16.80%	20.40%	20.60%	18.36%	20.99%	20.96%
Associate Degree	3.50%	5.20%	6.50%	4.52%	7.36	8.17%
Bachelor's Degree	9.80%	16.00%	16.10%	9.01%	18.34%	18.81%
Graduate or Professional Degree	6.70%	8.30%	9.00%	5.98%	11.07%	11.50%
Total for Adult Population 25 & Over	100.00%	100.00%	100.00%	100.00%	100.00%	100.00 %



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Percent high school graduate or higher	71.10%	78.60%	81.70%	81.10%	85.8%	87.00%
Percent bachelor's degree or higher	16.50%	24.30%	25.10%	18.20%	29.40%	30.30%

Source: 2000 U.S. Census and 2016 American Community Survey

Exhibit 1-17 summarizes school enrollment for the county from preschool to graduate school, with 33,886 students representing approximately a third of the county's population.

Exhibit 1-17: School Enrollment (2016)

Education Level	2016	
	Enrolled	Percent of Student Population
Nursery school, preschool	2,298	6.78%
Kindergarten	1,444	4.26%
Elementary (1-4)	5,884	17.36%
Elementary (5-8)	6,614	19.52%
High School (9-12)	6,425	18.96%
College Undergraduate	10,377	30.62%
Graduate or Professional School	844	2.49%
Total Enrolled	33,886	100.00%

Source: 2016 American Community Survey



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I. Households

Census data indicates that in the year 2000 there were 32,808 households in Carroll County with an average of 2.66 people per household. 39.3% of households included persons under the age of 18, slightly higher than the State figure. Carroll County exhibits a relatively high proportion of female heads of households (12.3% of all households). However, married couple families still comprise a majority of all households, with over 55% of the total. Householders living alone comprised 21.2%, with single persons over the age of 65 comprising 7.6% of total households. Non-family households comprise only 5.8% of all households. Household size is expected to decrease to 2.63 people per household by 2030. The total number of households projected is shown in **Exhibit 1-18**.

Exhibit 1-18: Carroll County Projected People per Household

Year	Households	People Per Household
1985	23,231	2.75
1990	26,355	2.71
1995	29,496	2.69
2000	32,808	2.66
2005	39,540	2.64
2010	42,985	2.61
2015	46,376	2.59
2020	49,651	2.59
2025	53,136	2.60
2030	56,434	2.63

Source: U.S. Census

Exhibit 1-19 shows the projected increase in households and the number of additional housing units required to accommodate the projected population growth, assuming a standard statistical 5% vacancy rate.



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Exhibit 1-19: Carroll County Projected New Households and Housing Needs

Year	Total Households	New Households	Housing Units
2005	39,540	6,733	7,069
2010	42,985	3,445	3,617
2015	46,376	3,391	3,561
2020	49,651	3,275	3,439
2025	53,136	3,485	3,659
2030	56,434	3,298	3,462
Total		23,626	24,807

Source: U.S. Census

J. Income & Poverty

The U.S. Census Bureau reports that the 2016 median household income in Carroll County was \$45,486 while the State figure was \$51,037. Per capita income in Carroll County is approximately \$22,814. **Exhibit 1-20** shows that income levels in Carroll County are projected to lag behind the State. Children and adults in Carroll County experience relatively high poverty rates, with an estimated 19.3% of the population living in poverty and 26.0% of the County’s children living in households with incomes below the poverty limit.²¹ The low levels of income reflect historically low education attainment, the high proportion of single parent households, and reliance on lower paying service and manufacturing jobs. If County residents continue the progress in educational attainment and local economic development initiatives are successful, the gap between Carroll County and the State as a whole should narrow. **Exhibit 1-22** indicates historical household income by range.

²¹ 1997 Model Based Estimate, U.S. Census Bureau.



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Exhibit 1-20: Income* Characteristics (2000-2030)

Year	Carroll County		Georgia	
	Per Capita	Median Household	Per Capita	Median Household
2010	\$21,384	\$45,559	\$25,741	\$51,112
2015	\$22,002	\$43,586	\$27,149	\$53,559
2020	\$22,814	\$44,636	\$28,183	\$55,278
2025	\$23,635	\$46,069	\$29,257	\$57,052
2030	\$24,486	\$47,175	\$30,372	\$58,883
2035	\$29,853	\$48,689	\$31,529	\$60,773
2040	\$30,928	\$50,252	\$32,730	\$62,724

* Projected in 2004 dollars, Source: U.S. Census

The influence of the white-collar metropolitan commuting population has significantly enhanced the overall income during the past two decades. As shown in **Exhibit 1-21**, 41.8% in the year 2000, had a household income above \$45,000. In 2016, with a readjusted range, 45.8% earned above \$50,000. Between 2000 to 2016, the percentage of people making over \$75,000 grew from 16.4% to 27.3%. Although these figures aren't adjusted for inflation, household incomes are rising.

Exhibit 1-21: Carroll County Household Income Range (2000-2016)

Income Category	2000	2005	Income Category	2016
Less Than \$10,000	11.6%	10.9%	Less Than \$10,000	9.1%
\$10,000 - \$19,999	14.2%	13.4%	\$10,000 - \$14,999	5.0%
\$20,000 - \$29,999	13.9%	13.2%	\$15,000 - \$24,999	12.5%
\$30,000 - \$44,999	18.5%	18.2%	\$25,000 - \$34,999	12.2%



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\$45,000 - \$59,999	15.4%	16.3%	\$35,000 - \$49,999	15.4%
\$60,000 - \$74,999	10.0%	10.6%	\$50,000 - \$74,999	18.5%
\$75,000 - \$99,999	9.0%	9.5%	\$75,000 - \$99,999	12.5%
\$100,000 - \$124,999	3.3%	3.5%	\$100,000 - \$149,999	10.0%
\$125,000 - \$149,999	1.6%	1.7%	\$150,000 - \$199,999	2.5%
\$150,000 - \$199,999	1.0%	1.1%	\$200,000 or more	2.3%
\$200,000 or more	1.5%	1.6%		

Source: Georgia Department of Community Affairs and American Community Survey 2016

K. Conclusion

Growth in Carroll County over the last three decades has altered the character of many parts of the County and promises continued change in the next two decades. The County’s annual growth rate mandates that local decision-makers plan for provision of vital public facilities and services. Limited funding will require the County to coordinate with local service providers to balance the provision of public facilities with the demands of new growth.

The primary implications of recent growth trends are the needs to:

- Designate sufficient areas to accommodate projected population growth and non-residential development areas to meet future residents’ employment shopping and service needs;
- Maintain a jobs/housing balance, so Carroll County does not exclusively become a bedroom community for commuters; and
- Provide for adequate public facilities to meet the needs of an increasing population.

The in-migration of professional workers will bring higher education levels, higher incomes and increased retail and service markets to the County. While these are positive characteristics, their increased politically active presence is likely to lead to higher demands for public facilities and services.

Many of the recent migrants to Carroll County live in rural estate development. This pattern can lead to increased sprawl and decline in downtown and existing neighborhoods, environmental deterioration, rising usage of energy, loss of prime agricultural lands, fiscal imbalance in the provision



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of services, and loss of rural character. Allowing unmanaged rural estate housing can exacerbate existing inefficiencies in providing public facilities and services to rural areas, while altering the rural character and natural environment of the County. The Plan's policy and regulatory shift towards somewhat more concentrated urban center/corridor growth, adequate public facility standards, and other growth management techniques will reinforce the vitality of the County's cities and neighborhoods and improve the efficiency of service provision.

The impact of growth on the financing of public facilities and services is a concern of Carroll County and its municipalities due to the demands of a growing population and the significant cost of public infrastructure. Funding of public facilities constitutes a long-term investment in the health of the community and is a powerful economic development tool for all sectors of the economy. More efficient use of existing and new infrastructure will accommodate increased population growth while making best use of scarce tax dollars. The density, design, location, and mix of uses create varied public facility and service costs, and these factors must be considered when reviewing zoning and subdivision regulations and approval of development.

Differing population groups also require a different mix of public and private facilities. During the decade of the 1990s, there was nearly 26% growth in the population under the age of 18 in Carroll County. The percentage of school age children has been consistent through the 2000s.

While overall education and income improvements have been made since 2000, the existing population includes significant numbers of people with low income, poorly educated, living in female-headed households and/or dependent on low-wage jobs. The wage earners in these households provide labor for service, retail, and blue-collar manufacturing positions. This mix of attributes emphasizes the need to invest in schools, trade skills, and diverse employment growth, together with increasing affordable housing.

In addition to increases in younger school age children, the college student population will continue to increase, primarily on the strength of the University of West Georgia's enrollment growth, which currently stands at 11,155. The college student population brings increased education levels, a part-time labor force, and a demand for non-single-family housing options.

The increasing aged population also requires housing alternatives to the typical single-family subdivision. The creation of multi-family and accessory housing will occur primarily in the cities, but the County can take an active role in promoting urban housing and targeting housing options to defined areas.