

**JOINT CITY-COUNTY COMPREHENSIVE PLAN 2005-2025**

**COMMUNITY AGENDA**

**for**

**OGLETHORPE COUNTY**

**And the cities of**

**ARNOLDSVILLE, CRAWFORD, LEXINGTON, AND MAXEYS**

As Adopted June 2006

Prepared by the Northeast Georgia Regional Development Center







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## **1.0 INTRODUCTION**

### **1.1 Purpose**

The Community Agenda represents the heart of the community's Comprehensive Plan. The document provides a road map to help the community achieve its desired future. The document is based on the findings of the Community Assessment and from information gathered at the public meetings.

The Community Agenda outlines the community's vision, identifies the key issues and opportunities throughout the community, sets forth a set of supportive policies to help guide local decision makers, and outlines a short-term work program outlining the community's actions over the next five years.

### **1.2 Scope**

The Community Agenda was prepared under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1 - Standards and Procedures for Local Comprehensive Planning (effective May 1, 2005), specifically Chapter 110-12-1-.05 - Community Agenda.

The Community Agenda includes the following three components:

- Community Vision that includes a vision statement and a future development map.
- Community Issues and Opportunities that define and prioritize the issues facing the community.
- Implementation Program that defines the community's supportive policies and outlines a five-year action plan within the Short Term Work Program.

Local staff and elected and appointed officials will use the Community Agenda as a reference in making rezoning and capital investment decisions. The Future Development Map provides a representation of the community's vision and illustrates the general location of permitted land uses. The plan's policies also help guide the rezoning decisions and represent the basic goals of the plan.

It is important to understand that the plan is a living document and intended to be updated regularly (at minimum on a five-year interval as mandated by the Georgia Department of Community Affairs) to reflect changes in local conditions.





## 2.0 COMMUNITY VISION

The community vision element of the Community Agenda reflects the county's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the county's favored development patterns.

### 2.1 General Vision Statement

Oglethorpe County is a dynamic community transforming under the influence of the expanding Athens Metropolitan Area. The county's location and rural qualities offer an attractive destination and a rich quality of life. The community vision addresses the desire to balance the county's rural qualities with continued residential development and an expanding local economy.

The following statements outline Oglethorpe's desired future:

- Oglethorpe County and its cities will preserve their rural qualities and agricultural characteristics through growth management balancing the rural, historic, and natural areas that provide the community's unique identities.
- Oglethorpe County and its cities will preserve the small-town feel enhancing community cohesiveness and striving to remain responsive to the needs of residents and businesses.
- Oglethorpe County and its cities will invest in the means to enhance and diversify economic activity balancing local growth and providing increased employment and shopping opportunities for all residents.

### 2.2 Guiding Principles of Community Agenda

1. **Protect And Support Agricultural Uses.** Agriculture remains an important part of the county's identity as well as its economy. The Future Development Map designates an agricultural area limiting infringement and incompatibility between non-farm and farm uses. Additionally, buffers and separation requirements, found within conservation and master planned subdivisions, between residential and agricultural uses should be implemented wherever possible.
2. **Coordinate Infrastructure Expansion With Land Use.** It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water, and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.
3. **Encourage Innovative Development Techniques.** Master planned developments and conservation subdivisions, meeting the county's vision and goals, will be encouraged to increase the amount of open space within new development, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections providing inter-parcel connectivity minimizing the impact of increased vehicle trips on the road network.
4. **Encourage the Expansion of Employment Opportunities (Industrial, Office, or Commercial Uses) in Appropriate Locations.** The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.
5. **Protect Environmentally Sensitive Areas.** Oglethorpe County's environmentally sensitive areas are important components of the county's identity and vital to the environmental integrity of the county and region. As the county continues to grow increased pressures will be placed on the county's resources as development encroaches on sensitive natural areas. The Future

Development Map illustrates the significant environmentally sensitive areas and limits incompatible land uses in conjunction with the county's zoning code.

6. **Land Use Compatibility.** The intensity, scale and design of new development should be compatible with the function, character, and scale of adjacent land uses. Adequate transitions and buffers should be provided as needed to mitigate any adverse impacts on adjacent properties.

### 2.3 Community Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the county's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The core of the county's vision is the preservation of the rural character. The Future Development Map outlines the general intent for accommodating growth, while maintaining a positive relationship between the natural and built environments. As a whole, the map illustrates the relationship of land use to the supportive infrastructure and community facilities over the long-term. The arrangement of land development patterns indicates the long-term investment strategies for efficiently accommodating new growth.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

The following table provides an overview of each of the character areas.

Character Area	Description of Character Area	Zoning Compatibility	Appropriate Land Uses
Agriculture, Forestry, Open Space	Outlying rural areas suitable for agricultural uses and recreation areas.	A1; A2	Agriculture, Forestry, Recreation
Environmentally Sensitive	Identified environmental areas requiring preservation.	RSC; WSW; WP; GRA	Recreation
Gateway Corridor	Suitable for network of commercial uses reducing access to US 78. Focus is on aesthetics and preserving natural and cultural resources	B-2	Commercial, Public.
Commercial Node	Located at major intersections and intended for higher intensity commercial.	B-3; PD	Commercial, Mixed-Use.
Employment Center	Area designated for larger-scale commercial including light industry, office, retail and services.	B-2; OIP; LI; PD	Commercial, Office, Light Industry.
Residential Growth	Planned to accommodate the majority of new residential growth.	AR;R-1;R-2; R-3;OS;PD;B-1	Residential, Public, Mixed-Use, Recreation.
Village Center	Compatible for neighborhood commercial activities with focus on preserving historic areas.	PD; B-1; Varied Residential	Residential, Public, Mixed-Use, Recreation.
Parks and Recreation (Cities)	Passive or active recreation areas.	PG: SP	Public, Recreation
Public Use (Cities)	Government or institutional land uses.	PG: SP	Public, Institutional.

**AGRICULTURE, FORESTRY, OPEN SPACE**

**Description of Character**



Preserving rural character and agricultural uses is the predominant theme of this area. The intent of the area is to encourage agricultural activities and discourage uses that are incompatible with agricultural operations. Residential development should be limited in the area. Agriculturally related commercial uses may be allowed provided they are situated in appropriate locations and compatible with surrounding land uses.

The intent is to provide a lower level of service to the area, in terms of transportation and infrastructure expansion in order to reduce development pressures and retain the rural qualities of the area.

### Appropriate Land Uses

- Forestry operations.
- All agricultural operations including livestock, dairy, and crop production.
- Public or Institutional uses.
- Recreational facilities.
- Limited residential.
- Limited commercial.

### Compatible Zoning Categories

- **A-1 - Intensive Agricultural District:** Large areas (a minimum of 30-acres) devoted to intensive commercial agriculture. Large-scale livestock operations that may produce odors, dust, or noise are the primary users.
- **A-2 - General Agricultural District:** Designed to preserve farmland and promote agricultural uses related to timber and crop production, horticultural uses, or limited livestock operations (typically associated with pasture land).

### Quality Community Objectives

The following Quality Community Objectives will be pursued in the Agriculture, Forestry and Open Space area:

- **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Implementation Strategies**

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>Protect agricultural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map.</li> <li>Inventory natural and cultural resources suitable for inclusion in a countywide and regional tourism plan.</li> <li>Seek National Register of Historic Places status for historic structures where appropriate.</li> <li>Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures.</li> <li>Seek funding opportunities for the rehabilitation and reuse of historic resources.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>

**ENVIRONMENTALLY SENSITIVE**

**Description of Character**



These represent identified natural areas that require protection from either the encroachment of development, or excessive intensity of development. The areas represent 100-year floodplains along river and stream corridors, wetlands identified on the National Wetlands Inventory map, small water supply watersheds surrounding drinking water reservoirs (including the potential watershed surrounding the proposed reservoir), significant groundwater recharge areas identified in the Department of Natural Resources Hydrologic Atlas, and steep slopes classified as greater than 18%.

**Appropriate Land Uses**

- The Environmentally Sensitive classification is an overlay to the Future Development Map and illustrates the physical location of the areas. The underlying character area will determine the land uses allowable adjacent to the areas. All development should be compatible with the areas and developed in accordance with the county’s environmental regulations.

**Compatible Zoning Categories**

- The county has adopted environmental regulations consistent with the Department of Natural Resources Environmental Planning Criteria and has developed zoning districts compatible with the identified environmentally sensitive areas.

**Quality Community Objectives**

The following Quality Community Objectives will be pursued in the Environmentally Sensitive area:

- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Implementation Strategies**

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• Delineate the water supply watershed of the proposed reservoir.</li> <li>• Enforce all Environmental Protection Criteria.</li> <li>• Inventory natural and cultural resources suitable for inclusion in a countywide and regional tourism plan.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>

## GATEWAY CORRIDOR

### Description of Character



This area represents the section of US Highway 78 extending from the Athens-Clarke County line to Arnoldsville Road. This area contains scenic qualities that help define the rural character of the county and sensitive environmental and cultural features.

The corridor is deemed suitable for commercial development with a focus on retaining and enhancing the aesthetic qualities of the corridor through landscaping, lighting and signage requirements. Development in this area should be compatible with surrounding natural and cultural features. Access management to U.S. Highway 78 should be regulated minimizing single parcel entryways and promoting inter-parcel access.

### Appropriate Land Uses

- Commercial – retail
- Commercial – services
- Public or institutional uses

### Compatible Zoning Categories

- **B-2 - Highway Business District:** Commercial district along major thoroughfares intended to provide commercial uses requiring high vehicle traffic counts and access to major roads.

### Quality Community Objectives

The following Quality Community Objectives will be pursued in the Gateway Corridor:

- **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Implementation Strategies**

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>Protect agricultural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map.</li> <li>Inventory natural and cultural resources suitable for inclusion in a countywide and regional tourism plan.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>Assess the feasibility of implementing a county water system to complement the existing municipal networks.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Incorporate alternative transportation requirements within higher-density subdivisions and commercial nodes.</li> <li>Require inter-parcel connectivity within commercial developments along major transportation corridors.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>No area-specific implementation strategies.</li> </ul>

**COMMERCIAL NODES**

**Description of Character**



The area is intended to accommodate larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. The area is designed as a primary commercial destination and appropriate for major shopping centers or “big box” commercial centers. This area is developed at higher intensities and clustered within nodes. Nodes require access to supportive infrastructure, specifically arterial road access. Commercial uses should be clustered in these locations with internal, interconnected transportation networks to mitigate adverse access management impacts along major arteries.

**Appropriate Land Uses**

- Commercial – retail.
- Commercial – services.
- Mixed-use – oriented to a mixture of commercial uses.



### Compatible Zoning Categories

- **B-3 - General Business District:** Intended to provide clusters of high intensity commercial development located at major intersections along arterial roads. The main purpose of the zoning district is to create centralized locations of major commercial activity.
- **PD - Planned Development:** The planned development districts encourage the large-scale development of compatible land uses, while allowing greater flexibility regarding site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, or industrial).

### Quality Community Objectives

The following Quality Community Objectives will be pursued in the Commercial Nodes:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

### Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>• Continue cooperative relationship with local COC for all ED related activities.</li> <li>• Actively promote and market Oglethorpe County's economic resources through state agencies and interstate clearinghouses.</li> <li>• Monitor the change in local economic conditions and assess the needs of local business and industry.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Assess the feasibility of implementing a county water system to complement the existing municipal networks.</li> <li>• Explore multi-jurisdictional opportunities for implementing a regional water system.</li> <li>• Explore options for the implementation of public sewerage service in cooperation with the municipalities.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Incorporate alternative transportation requirements within higher-density subdivisions and commercial nodes.</li> <li>• Require inter-parcel connectivity within commercial developments along major transportation corridors.</li> <li>• Pursue inclusion in the MACORTS (Madison Athens-Clarke Oconee Regional Transportation Study) transportation planning committees addressing regional transportation issues.</li> <li>• Continue to work with the Georgia Department of Transportation to address regional transportation needs along the U.S. 78 corridor and the construction of the Lexington-Crawford bypass.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>

## EMPLOYMENT CENTER

### Description of Character



The overall character of the area is intended for large-scale, employment intensive commercial uses. The area is designed to provide a compatible mix of commercial development (retail and services), professional offices, or light industrial uses.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks. Public sewerage is currently unavailable in this area but is identified as a long-term need to accommodate the desired commercial growth.

Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. General commercial retail and service development should be focused along the US Highway 78 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

### Appropriate Land Uses

- Commercial – retail and services. General commercial development should be located along the U.S. Highway 78 corridor. Large-scale commercial activity should be directed to the Commercial Nodes.
- Office and professional development. Where possible office uses should be clustered.
- Light industry - this includes warehouse and distribution centers, wholesale companies, research and technology uses, or other similar businesses that do not have significant impacts on the environment.

### Compatible Zoning Categories

- **B-2 - Highway Business District:** Commercial district along major thoroughfares intended to provide commercial uses requiring high vehicle traffic counts and access to major roads.
- **OIP - Office/Institutional/Professional District:** The intent of the district is to cluster a variety of professional and business offices and allows small-scale commercial uses that are appropriate within an office setting.
- **LI - Light Industrial District:** The intent of the district is to provide a suitable environment for clustered light industrial uses that have a low-impact on the surrounding environment.
- **PD - Planned Development District:** The planned development districts encourage the large-scale development of compatible land uses, while allowing greater flexibility regarding site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, or industrial).

### Quality Community Objectives

The following Quality Community Objectives will be pursued in the Employment Center:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

### Implementation Strategies

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>• Address the potential for participating in a joint development authority with one, or more, adjacent counties.</li> <li>• Identify appropriate lands suitable for industrial development.</li> <li>• Continue cooperative relationship with local COC for all ED related activities.</li> <li>• Actively promote and market Oglethorpe County's economic resources through state agencies and interstate clearinghouses.</li> <li>• Monitor the change in local economic conditions and assess the needs of local business and industry.</li> <li>• Develop a workforce training technical assistance program for local business community.</li> <li>• Seek outside sources of funding to develop and implement an information technology plan in cooperation with regional efforts.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Assess the feasibility of implementing a county water system to complement the existing municipal networks.</li> <li>• Explore multi-jurisdictional opportunities for implementing a regional water system.</li> <li>• Explore options for the implementation of public sewerage service in cooperation with the municipalities.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Incorporate alternative transportation requirements within higher-density subdivisions and commercial nodes.</li> <li>• Require inter-parcel connectivity within commercial developments along major transportation corridors.</li> <li>• Pursue inclusion in the MACORTS (Madison Athens-Clarke Oconee Regional Transportation Study) transportation planning committees addressing regional transportation issues.</li> <li>• Continue to work with the Georgia Department of Transportation to address regional transportation needs along the U.S. 78 corridor and the construction of the Lexington-Crawford bypass.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>

## RESIDENTIAL GROWTH

### Description of Character



The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the county. The area is located in parts of the county experiencing a high volume of transition to residential development.

Higher development densities are allowed based on the availability of supportive infrastructure, typically at 1.5 acres per dwelling unit without access to public sewerage, which is not currently available and not anticipated in the short-term. The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Open space and master planned developments are encouraged that set aside open space and retain the rural characteristics of the county. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

### Appropriate Land Uses

- Residential uses at varying densities.
- Public or institutional uses.
- Recreational facilities.
- Mixed-use, neighborhood-scale commercial uses may be appropriate within a master planned development.

### Compatible Zoning Categories

- **AR - Agricultural/Rural Residential District:** Intended for low-density single-family residential development with a minimum lot size of 5-acres. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.
- **R-1 - Single-Family Residential District:** Composed of single-family residential development at intensities of 1.5 acres per dwelling unit with private water and sewerage systems. Intensities can increase up to 0.5 acres per dwelling unit with access to public water and sewerage systems.
- **R-2 - Two-Family Residential District:** The district can accommodate single-family detached units as well as two-family attached units. Increased development intensities are linked to the availability of public water and sewerage.
- **R-3 - Multi-Family Residential District:** Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, water, and sewer.

- **OS - Open-Space/Conservation Design Development District:** The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.
- **PD - Planned Development District:** The planned development districts encourage the large-scale development of compatible land uses, while allowing greater flexibility regarding site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, or industrial).
- **B-1 - Local business District:** The district is intended for the development of small clusters of neighborhood-scale commercial activities in proximity to increased residential densities associated with single-family residential development.

### Quality Community Objectives

The following Quality Community Objectives will be pursued in the Residential Growth area:

- **Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelt/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- **Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Implementation Strategies**

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network.</li> <li>• Develop incentives to set aside useable open space within new residential developments.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Explore multi-jurisdictional opportunities for implementing a regional water system.</li> <li>• Assess the feasibility of implementing a county water system to complement the existing municipal networks.</li> <li>• Explore options for the implementation of public sewerage service in cooperation with the municipalities.</li> <li>• Increase public education and awareness regarding the need to pump septic tanks on a regular interval.</li> <li>• Identify sites for future school expansion and coordinate the site with existing and planned residential development.</li> <li>• Increase public education and awareness regarding recycling and waste reduction.</li> <li>• Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents.</li> <li>• Assess the feasibility of implementing an impact fee program.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Incorporate alternative transportation requirements within higher-density subdivisions and commercial nodes.</li> <li>• Develop a road improvement priority program in coordination with the location of new development.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• Coordinate the development review process to assess the impacts of all new development on county services.</li> <li>• Require appropriate buffers and landscaping between incompatible uses.</li> </ul>

## VILLAGE CENTER

### Description of Character



The overall character of the area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. The nodes may be suitable for higher density residential development depending on the availability of the necessary supportive infrastructure and the compatibility with the surrounding land uses.

The identified areas are a reflection of existing unincorporated communities and areas that may be suitable for mixed-use development that is within proximity to higher concentrations of population. Within the municipalities the area reflects the location of the downtown core. The communities of Philomath and Smithonia also contain Historic Districts identified on the National Register of Historic Places and all development within and adjacent to the districts should be compatible with the historic resources.

Newly developed areas not identified as existing communities need to be located at intersections of collector roads, or higher functional class, within close proximity to populated residential areas. The commercial uses within the nodes are less reliant on automobile traffic and may be internally linked with bicycle and pedestrian networks.

### Appropriate Land Uses

- Residential – low-to-moderate densities depending on the availability of infrastructure.
- Mixed-use – designed to allow neighborhood-scale commercial development intended to serve the surrounding residents.
- Public and institutional uses.
- Recreational facilities.

### Compatible Zoning Categories

- Appropriate residential zones will vary depending on the availability of supportive infrastructure necessary to accommodate higher development densities.
- **PD - Planned Development District:** The planned development districts encourage the large-scale development of compatible land uses, while allowing greater flexibility regarding site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, or industrial).
- **B-1 - Local business District:** The district is intended for the development of small clusters of neighborhood-scale commercial activities in proximity to increased residential densities associated with single-family residential development.

## Quality Community Objectives

The following Quality Community Objectives will be pursued in the Village Center area:

- **Housing Choices:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.
- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- **Traditional Neighborhoods:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- **Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.



**Implementation Strategies**

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>• Upgrade and revitalize downtown buildings, landscape, and parking (strategy for the cities of Arnoldsville, Crawford, Lexington, and Maxeys).</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network.</li> <li>• Develop incentives to set aside useable open space within new residential developments.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• Seek National Register of Historic Places status for historic structures where appropriate (strategy adopted by the county and each of the cities).</li> <li>• Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures.</li> <li>• Seek funding opportunities for the rehabilitation and reuse of historic resources (strategy adopted by the county and each of the cities).</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Explore multi-jurisdictional opportunities for implementing a regional water system.</li> <li>• Assess the feasibility of implementing a county water system to complement the existing municipal networks.</li> <li>• Expand, improve and repair municipal water system (strategy adopted by each of the cities).</li> <li>• Explore options for the implementation of public sewerage service in cooperation with the municipalities (strategy adopted by the county and each of the cities).</li> <li>• Increase public education and awareness regarding the need to pump septic tanks on a regular interval.</li> <li>• Identify sites for future school expansion and coordinate the site with existing and planned residential development.</li> <li>• Increase public education and awareness regarding recycling and waste reduction.</li> <li>• Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents.</li> <li>• Assess the feasibility of implementing an impact fee program.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Incorporate alternative transportation requirements within higher-density subdivisions and commercial nodes.</li> <li>• Develop a road improvement priority program in coordination with the location of new development.</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• Coordinate the development review process to assess the impacts of all new development on county services.</li> <li>• Require appropriate buffers and landscaping between incompatible uses.</li> </ul>

## HEAVY INDUSTRIAL

This character area is established to provide for heavy industrial uses that are potential public nuisances. Individual locations are not identified on the Future Development Map and will be determined on a case-by-case basis as development map amendments.

### Appropriate Land Uses

- Major manufacturing, processing or assembly operations.
- Quarries or mines.

### Compatible Zoning Categories

- **HI - Heavy Industrial District:** Intended for intensive manufacturing operations that have the potential to adversely impact the environment, or the public health, safety, and welfare.
- **HI (me) - Heavy Industrial District (mineral extraction):** Intended to accommodate mineral or material extraction, mining, quarrying, and other natural material removal operations.

## PARKS AND RECREATION (Only on municipal maps)

### Description of Character



Parks and recreation areas are dedicated to passive or active recreation uses. Parks and recreation areas may be defined as community parks or neighborhood parks.

Community parks are typically larger facilities intended to attract users from a wider radius and provide a variety of recreational activities. Typical facilities located in community parks include, but are not limited to, children's playground, public restrooms, public art, group picnic areas, amphitheaters, and competitive sports facilities. Additionally, because the community park is intended to attract users from a wider radius, on-site parking may be necessary.

Neighborhood parks are typically smaller facilities, of 1-to-3 acres, located within residential developments and intended to serve a more localized population providing basic recreation opportunities for nearby residents of all ages. Parks are generally located near the center of neighborhoods and are typically open spaces intended to provide unstructured recreation but may also include playground equipment.

### Appropriate Land Uses

- Public and institutional uses.
- Recreational facilities.

**Compatible Zoning Categories**

- **PG - Public/Government:** The district is composed of lands and structures in Oglethorpe County owned, operated, and maintained by Federal, State, County, or City governments.
- **SP - Scenic Preservation District:** The district is designed to protect and retain the unique character of significant natural, cultural, and scenic areas of Oglethorpe County.

**Quality Community Objectives**

The following Quality Community Objectives will be pursued in the Parks and Recreation area:

- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Implementation Strategies**

Goal	Implementation Measures
Economic Development	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>
Natural and Cultural Resources	<ul style="list-style-type: none"> <li>• Promote heritage tourism and participate in regional tourism initiatives (City of Lexington).</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Continue to improve and develop Meson Academy Park (City of Lexington).</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Convert railroad right of way to recreation trails (Town of Maxeys).</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• No area-specific implementation strategies.</li> </ul>

**PUBLIC USE (Only on municipal maps)**

**Description of Character**



Includes certain state, federal or local government or institutional land uses including, but not limited to, city halls and government building complexes, police, fire and emergency medical services stations, libraries, prisons, post offices, schools, military installations colleges, churches, cemeteries, and hospitals.

Areas designated as public use reflect the current use. Future such developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts where appropriate.

**Appropriate Land Uses**

- Public and institutional uses.
- Recreational facilities.

**Compatible Zoning Categories**

- **PG - Public/Government:** The district is composed of lands and structures in Oglethorpe County owned, operated, and maintained by Federal, State, County, or City governments.
- **SP - Scenic Preservation District:** The district is designed to protect and retain the unique character of significant natural, cultural, and scenic areas of Oglethorpe County.

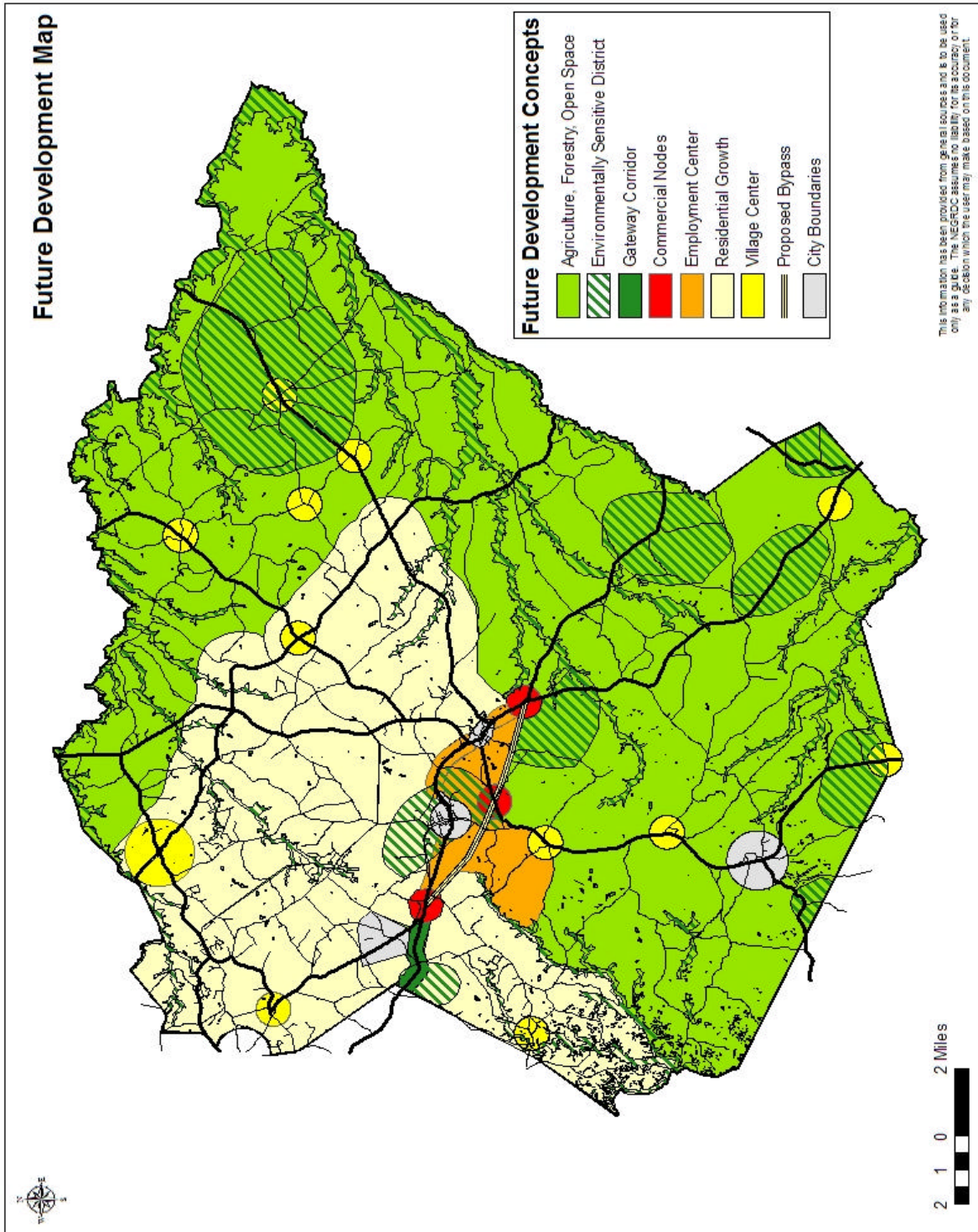
**Quality Community Objectives**

There are no specific Quality Community Objectives that will be pursued in the Public Use area.

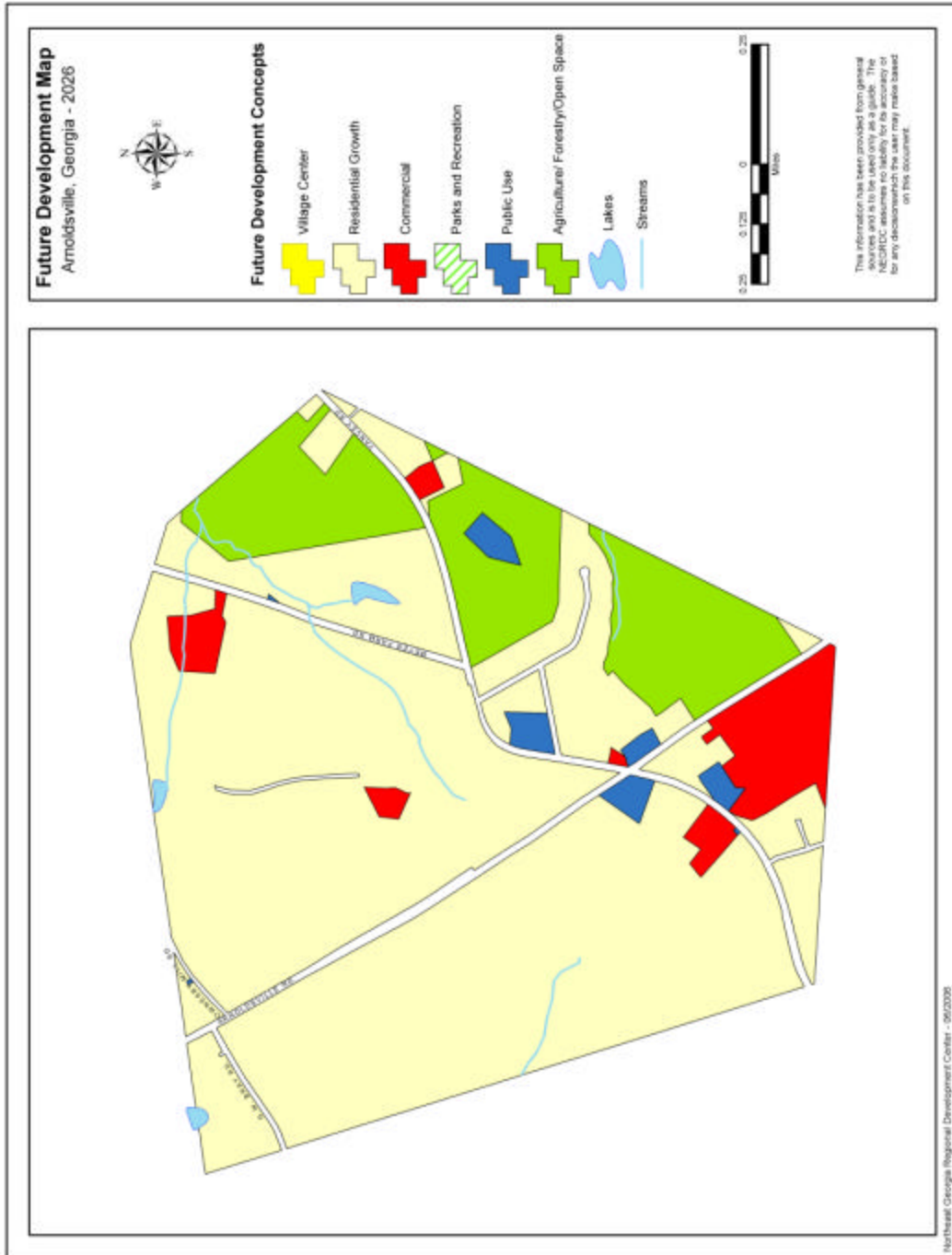
**Implementation Strategies**

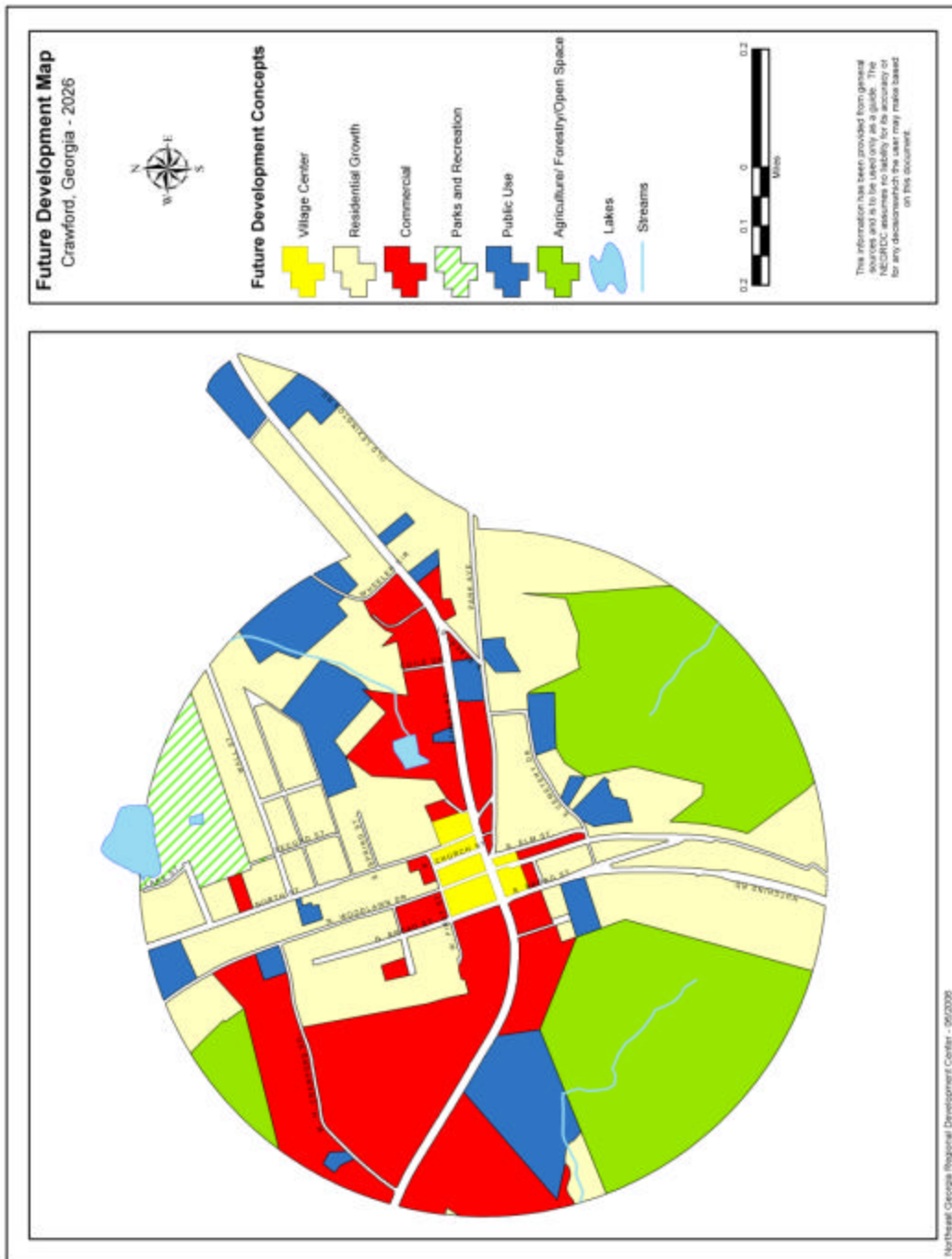
<b>Goal</b>	<b>Implementation Measures</b>
Economic Development	• No area-specific implementation strategies.
Housing	• No area-specific implementation strategies.
Natural and Cultural Resources	• No area-specific implementation strategies.
Community Facilities	• Construct a new City Hall and Community Center (City of Arnoldsville).
Transportation	• No area-specific implementation strategies.
Land Use	• No area-specific implementation strategies.

## 2.4 Future Development Maps

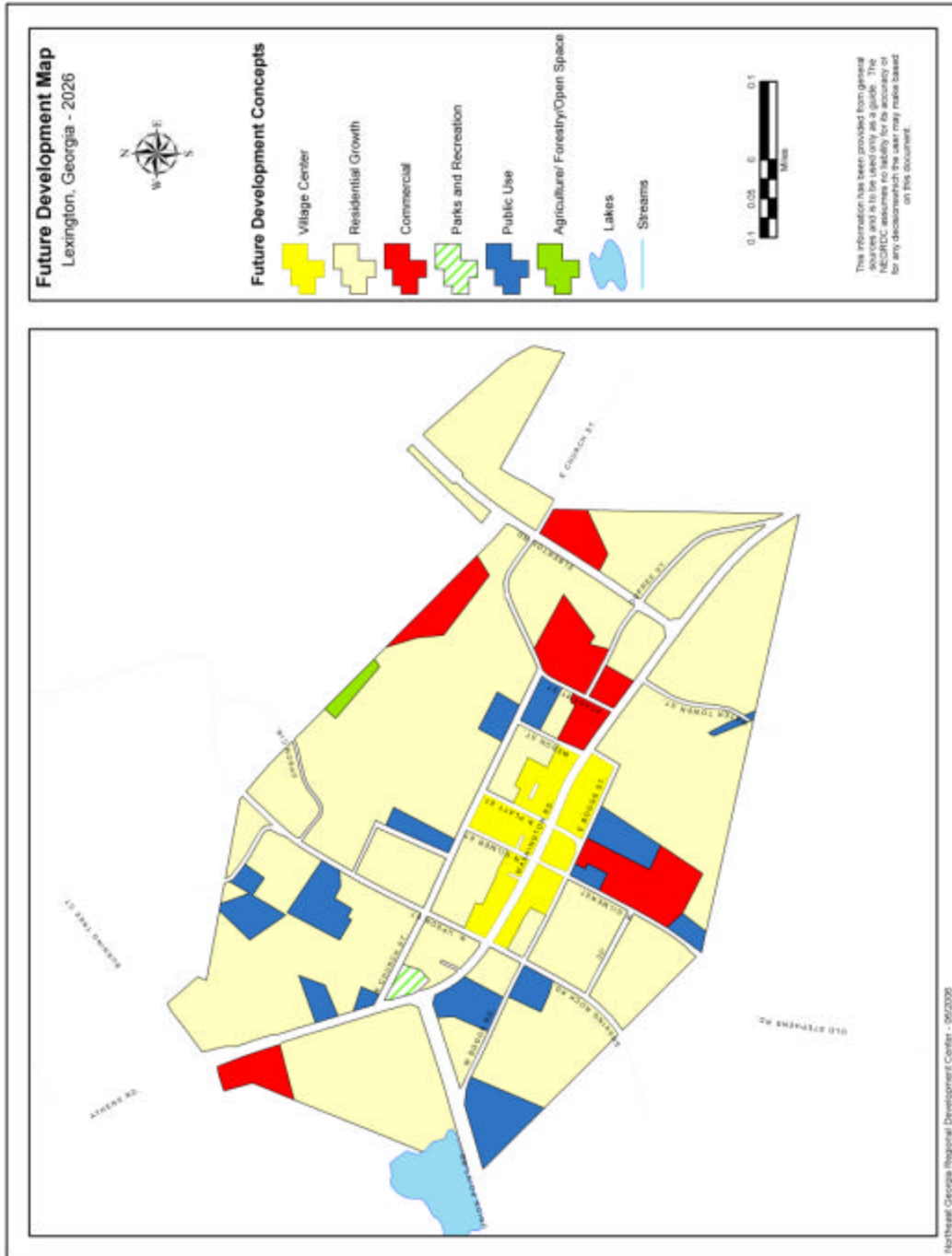


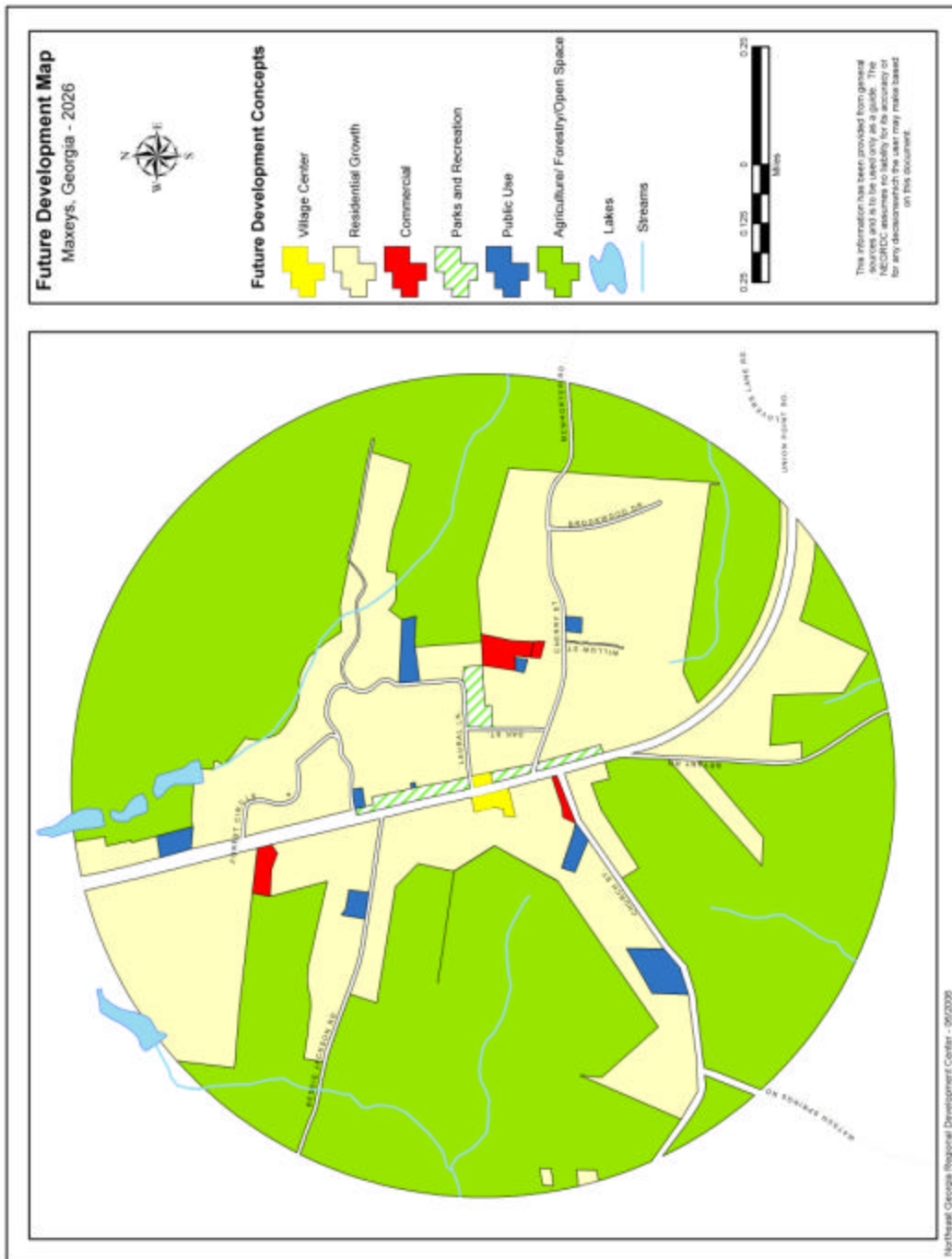












## 3.0 ISSUES AND OPPORTUNITIES

### 3.1 Economic Development

**Issues:**

- Lack of economic activity in the county creating an imbalance in the tax base and a lack of locally available employment opportunities.
- The lack of infrastructure networks, both traditional (roads, water, and sewer) and non-traditional (technological) necessary to support economic growth.

**Opportunities:**

- The county has an abundance of pristine natural areas that could be utilized as a tool to promote tourism as an economic development strategy.
- Revitalize the municipal downtowns to take advantage of their historic resources and redirect small business activity to the cities.
- Focus economic recruitment initiatives on businesses matching the skill-set of the local labor force and requiring minimal infrastructure needs.
- Capitalize on Oglethorpe County's expanding agricultural economy through a focus on recruiting agribusiness into the county.
- Focus economic growth in areas that can be most easily served by both traditional (water, sewer, and roads) and neo-traditional (telecommunication) infrastructure networks to take advantage of Oglethorpe County's proximity to Athens-Clarke County and the University of Georgia. The better equipped the county is to handle economic growth the greater the opportunity to attract business and industry that does not require location in an urban environment.

### 3.2 Housing

**Issues:**

- The construction of affordable homes, in combination with the lack of local economic activity, is reducing tax revenues needed to support an expanding population.
- New residential development should include greenspace and/or recreation areas to ensure a distribution of greenspace and recreation areas throughout the county.

**Opportunities:**

Invest in the necessary infrastructure to allow for a greater diversity of housing types, sizes, and values to be developed within, and surrounding the municipalities. Without access to water and sewer residential development is limited to low-density, single-family housing.

### 3.3 Natural and Cultural Resources

**Issues:**

- Need to retain adequate space for agricultural uses.
- Need to minimize adverse impacts of development on environmentally sensitive areas.
- Need to promote historic preservation as a tool for economic development.
- Need to encourage the reuse and rehabilitation of historic structures.

**Opportunities:**

- Prioritize areas for greenspace acquisition/designation.
- Limiting impervious surface cover to <25 % within the Town Creek Watershed as this part of the county continues to develop.
- Focus infrastructure in the Arnoldsville-Crawford corridor to facilitate development that will protect the area's groundwater recharge area.

- Recognize appropriate historic areas through listing in the National Register of Historic Places to promote preservation and offer program benefits.
- Create and/or participate in formal programs using state or national models to promote cultural resources and foster economic development opportunities through the increase in cultural tourism.
- Promote the use of state, federal, and local financial incentives for rehabilitating historic properties.
- Seek preservation grants to assess the reuse potential of government and non-profit owned buildings.
- Continue participation and enhancements to the Certified Local Government Program (CLG) in Lexington and improve planning tools used in preservation planning (e.g., design guidelines, surveys, preservation studies, and training).

### **3.4 Community Facilities and Services**

**Issues:**

- Impacts of new growth on the capacities of the school system and other public facilities and services, such as parks, recreation facilities, libraries, etc.
- Need to create additional sources of water and expand the capabilities of the delivery network.
- Need to address the provision of public sewerage as a means to address the potential long-term adverse impacts of increased septic tank concentrations.
- Need to address the impacts of new growth on the long-term landfill capacity.

**Opportunities:**

- Explore inter-jurisdictional opportunities for infrastructure expansion maximizing the efficiency of financial investment.
- Include school site planning in growth management decisions addressing the location of new facilities in relation to residential growth.

### **3.5 Transportation**

**Issues:**

- Need to continue to work towards the implementation of the Lexington-Crawford Bypass.
- Need to address the adequacy of local roads and their ability to accommodate new development.
- Need to increase the capacity of the U.S. Highway 78 corridor while retaining the gateway characteristics of the county's entryway.

**Opportunities:**

- The location of the planned U.S. Highway 78 bypass will alleviate truck traffic through the downtown corridors in Lexington and Crawford.
- Address Athens Metropolitan Area transportation issues through regional planning efforts identifying facility needs.

### **3.6 Land Use**

**Issues:**

- Fringe development is increasing the outward flow of shoppers and workers.
- The potential for conflict between the location of new residential areas and incompatible uses.

**Opportunities:**

- Encourage reinvestment and redevelopment opportunities within existing municipalities.
- Reserve land for commercial/industrial growth on the Future Land Use map to accommodate economic development initiatives.
- Create public/private partnerships that identify financially feasible opportunities for preserving greenspace



## 4.0 IMPLEMENTATION PROGRAM

### 4.1 Goals and Policies

#### 4.1.1 Economic Development

**Goal:** Invest in the long-term stability of the local economy through the diversified attraction of new economic activity and the retention and expansion of existing business and industry.

**Supportive Policies:**

1. Support, promote, and strengthen local economic development agencies.
2. Strengthen relationships and partnership opportunities with adjacent counties.
3. Market local historic and natural assets to increase tourism-generated revenues.
4. Promote “Shop Oglethorpe First” to minimize economic leakages.
5. Attract clean, quality industrial development that minimizes adverse impacts on the natural environment.
6. Promote the use of regional workforce training programs to diversify the skill levels of the local labor force.
7. Promote clustered commercial development as illustrated on the Future Development Map to avoid strip development along major roadways.

**Goal:** Increase the availability of non-traditional (information technology) infrastructure networks as a mechanism to attract new business and industry.

**Supportive Policies:** Facilitate relationships among local, regional, and statewide resources to spur investment in information technology, for example broadband service.

#### 4.1.2 Housing

**Goal:** Provide a diverse mix of housing opportunities to all residents within quality neighborhoods minimizing the adverse impacts of housing construction on the natural environment.

**Supportive Policies:**

1. Promote interconnectivity within and between neighborhoods to diffuse traffic patterns.
2. Promote the inclusion of sidewalks within new development.
3. Promote clustered residential development that provides useable open space for recreation activities.
4. Minimize the potential conflict between residential development and adjacent incompatible uses.
5. Mitigate negative environmental impacts associated with increased residential development.

#### 4.1.3 Natural and Cultural Resources

**Goal:** Protect, enhance, and promote the natural and cultural resources of Oglethorpe County.

**Supportive Policies:**

1. Promote clustered development patterns that retain a higher percentage of tree-cover and reduce the potential for negative impacts on environmentally sensitive areas.
2. Preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of the community.

3. Protect environmentally sensitive areas throughout the county from the encroachment of incompatible development.
4. Promote the adaptive reuse and rehabilitation of historic structures as an economic development tool.
5. Encourage state and federal recognition of significant cultural resources.
6. Seek funding opportunities for the rehabilitation and reuse of county facilities as cultural resources.

#### **4.1.4 Community Facilities and Services**

**Goal:** Provide high quality, well-maintained community facilities and services in a cost-effective manner to all residents.

**Supportive Policies:**

1. Focus infrastructure investment in areas designated for new development as outlined on the Future Development Map.
2. Maintain adequate facilities for governmental, administrative, public safety, and human service delivery functions.
3. Coordinate future development decisions with the Board of Education to address issues relating to school capacities and future locations.
4. Coordinate future development decisions with the municipalities and the availability of adequate water service.
5. Participate in the Northeast Georgia Regional Solid Waste Authority.
6. Expand the amount of park and recreation areas keeping pace with new development.

#### **4.1.5 Transportation**

**Goal:** Provide a safe, efficient, and effective transportation system that keeps pace with growth and integrates a variety of transportation modes increasing mobility options for all residents.

**Supportive Policies:**

1. Coordinate transportation planning activities with local, regional, and state agencies.
2. Coordinate future development decisions with transportation capabilities.
3. Encourage intensive commercial uses at the intersections of major roads as indicated on the Future Development Map.
4. Control access points along major roads to decrease congestion and increase safety.
5. Encourage inter-parcel connectivity to minimize the number of access points along major roads.
6. Encourage the incorporation of sidewalks in new developments where appropriate.

#### **4.1.6 Land Use**

**Goal:** Promote the orderly development of land to accommodate growth through the coordination of available and planned public facilities and services and the protection of key natural and cultural resources.

**Supportive Policies:**

1. Promote compact, contiguous residential development patterns within the identified growth areas to increase the efficiency of service delivery.
2. Encourage the cluster of intensive commercial activities in identified nodes and along corridors to reduce strip development along major roads.
3. Promote a mixture of uses, where appropriate, as identified on the Future Development Map.



4. Maintain a cooperative relationship among local governments to ensure the orderly development of the county and municipalities.
5. Promote the preservation of agricultural and forestry uses in areas identified on the Future Development Map.

#### 4.2 Short-Term Work Programs

##### Oglethorpe County

Project Description	06	07	08	09	10	Estimated Cost	Funding Source	Responsible Party
<b>Economic Development</b>								
Continue cooperative relationship with local COC for all ED related activities.	X	X	X	X	X			County; COC
Address the potential for participating in a joint development authority with one, or more, adjacent counties.		X						County
Identify appropriate lands suitable for industrial development.			X					County
Develop partnerships with local businesses to market the "Shop Oglethorpe First" program.	X	X	X	X	X			County; COC
Actively promote and market Oglethorpe County's economic resources through state agencies and interstate clearinghouses.	X	X	X	X	X			County; COC
Monitor the change in local economic conditions and assess the needs of local business and industry.	X	X	X	X	X	\$5,000 per year	Local	County; COC
Develop a workforce training technical assistance program for local business community.		X				\$5,000	Local; RDC	County; COC; RDC
Seek outside sources of funding to develop and implement an information technology plan in cooperation with regional efforts.	X	X	X	X	X			County; COC
<b>Housing</b>								
Require multiple access points to increase interconnectivity and minimize traffic impacts on the road network.	X	X	X	X	X			County – P&Z
Develop incentives to set aside useable open space within new residential developments.		X						County – P&Z
<b>Natural and Cultural Resources</b>								
Delineate the water supply watershed of the proposed reservoir.			X			\$15,000	Local	County
Enforce all Environmental Protection Criteria.	X	X	X	X	X			County – P&Z
Protect agricultural and environmentally sensitive areas from the encroachment of incompatible uses by directing all new development to appropriate areas as defined on the Future Development Map.	X	X	X	X	X			County – P&Z
Inventory natural and cultural resources suitable for inclusion in a countywide and regional tourism plan.		X				\$2,500	Local	County; COC; RDC

Project Description	06	07	08	09	10	Estimated Cost	Funding Source	Responsible Party
Seek National Register of Historic Places status for historic structures where appropriate.	X	X	X	X	X	Varied According To project	Local; RDC; DNR	County; Historic Society
Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures.	X	X	X	X	X			County; Historic Society
Rehabilitate school for use by Arts! Oglethorpe as a cultural facility.					X	50,000 – 500,000	Local, Private, GA DNR, GA DCA LDF, Ga OTH	Private, County
Seek funding opportunities for the rehabilitation and reuse of historic resources.	X	X	X	X	X			County; Historic Society
<b>Community Facilities</b>								
Assess the feasibility of implementing a county water system to complement the existing municipal networks.			X			\$15,000	Local	County; Cities
Explore multi-jurisdictional opportunities for implementing a regional water system.		X	X	X	X			County
Explore options for the implementation of public sewerage service in cooperation with the municipalities.		X	X	X	X			County; Cities
Increase public education and awareness regarding the need to pump septic tanks on a regular interval.		X	X	X	X	\$2,500 per year	Local	County – public health department
Create and maintain up-to-date facility, equipment and staff requirements for emergency services.	X	X	X	X	X	Varied According To project	Local; GEMA	County – emergency services
Establish a uniform standard of equipment and training for all fire departments.		X				\$10,000	Local; GEMA	County – emergency services
Identify sites for future school expansion and coordinate the site with existing and planned residential development.		X	X	X	X			County - BOE
Coordinate the development review process with affected agencies.	X	X	X	X	X			County P&Z
Increase public education and awareness regarding recycling and waste reduction.	X	X	X	X	X	\$3,000 per year	Local; RDC	County; RDC (Solid Waste Authority)
Incorporate recreation areas into new residential developments as a means of distributing park space within the vicinity of new residents.	X	X	X	X	X			County P&Z
Complete improvements to Howard’s Covered Bridge park to include a picnic area and playground.		X	X					

<b>Project Description</b>	<b>06</b>	<b>07</b>	<b>08</b>	<b>09</b>	<b>10</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
Construct new Oglethorpe County Sheriff's Department/Detention Center	X	X				\$3 million	SPLOST, Ga Oth	County
Assess the feasibility of implementing an impact fee program.		X				\$5,000	Local	County
<b>Transportation</b>								
Pursue inclusion in the MACORTS (Madison Athens-Clarke Oconee Regional Transportation Study) transportation planning committees addressing regional issues.		X						County
Prepare a thoroughfare plan, either locally or through a regional collaboration.			X			\$25,000	Local; GDOT; RDC	County; MACORTS
Develop a road improvement priority program in coordination with the location of new development.		X				\$5,000	Local; GDOT	County
Continue to work with the Georgia Department of Transportation to address regional transportation needs along the U.S. 78 corridor and the construction of the Lexington-Crawford bypass.	X	X	X	X	X			County; Crawford; Lexington; GDOT
Require inter-parcel connectivity within commercial developments along major transportation corridors.	X	X	X	X	X			County P&Z
Incorporate alternative transportation requirements within higher-density subdivisions and commercial nodes.	X	X	X	X	X			County P&Z
<b>Land Use</b>								
Update the Comprehensive Plan at a minimum every five years, or otherwise as needed.					X			County; Cities
Incorporate the goals and supportive policies of the Comprehensive Plan into all land use decisions.	X	X	X	X	X			County P&Z
Coordinate the development review process to assess the impacts of all new development on county services.	X	X	X	X	X			County P&Z
Develop and maintain a GIS-based inventory of county parcels and zoning and land use changes.		X				\$25,000	Local; RDC; DCA	County P&Z
Require appropriate buffers and landscaping between incompatible uses.	X	X	X	X	X			County P&Z

**City of Arnoldsville**

<b>Project Description</b>	<b>06</b>	<b>07</b>	<b>08</b>	<b>09</b>	<b>10</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
<b>Economic Development</b>								
Upgrade and revitalize downtown buildings, landscape, and parking.		X	X	X	X	50,000	GA DCA LDF, Local, Private	Local
<b>Housing</b>								
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	X	X	X	X	X	0		Local
<b>Natural and Cultural Resources</b>								
Identify and protect historic resources.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
<b>Community Facilities</b>								
Construct a new City Hall and Community Center				X	X	100,000	Local	Local
Revise Charter and Bylaws	X	X				1,000-2,000	Local	Local, RDC
Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	X	X	X	X	X	150,000	Local	Local
Expand and improve water system.	X	X	X	X	X	Varied according to project	Local, GA DCA	Local
<b>Transportation</b>								
Improve and repair transportation infrastructure according to community needs.	X	X	X	X	X	Varied according to project	Local, GA DOT	Local
Acquire adequate street rights-of-way width to meet LARP requirements.			X	X	X	100,000-500,000	Local, GA DOT LARP	Local
Add street lighting in identified areas.			X	X	X	5,000	Local	Local
<b>Land Use</b>								
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	X	X	X	X	X	0		Local

City of Crawford

Project Description	06	07	08	09	10	Estimated Cost	Funding Source	Responsible Party
<b>Economic Development</b>								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	Varied according to project	GA DCA LDF, Local, Private	Local
<b>Housing</b>								
Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	X	X	X	X	X	0		Local
<b>Natural and Cultural Resources</b>								
Identify and protect historic resources.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
<b>Community Facilities</b>								
Expand, improve and repair water system.		X	X	X	X	Varied according to project	Local, GA DCA	Local
Repair and improve sewer system.		X	X	X		Unknown at this time	Local	Local
<b>Transportation</b>								
Install traffic light			X	X		60,000	GA DOT, Local	Local
Improve and repair transportation infrastructure according to community needs.	X	X	X	X	X	Varied according to project	Local, GA DOT	Local
Construct bypass around Crawford.					X	15,000,000	GA DOT	Local, GA DOT
<b>Land Use</b>								
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.	X	X	X	X	X	0		Local

City of Lexington

Project Description	06	07	08	09	10	Estimated Cost	Funding Source	Responsible Party
<b>Economic Development</b>								
Upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	50,000	GA DCA LDF, Local, Private	Local
<b>Natural and Cultural Resources</b>								
Identify and protect historic resources.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	X	X	X	X	X	0		Local, RDC
Promote heritage tourism and participate in regional tourism initiatives.	X	X	X	X	X	Varied according to project	Local, Private	Local
<b>Community Facilities</b>								
Expand, improve and repair water system.	X	X	X	X	X	Varied according to project	Local, GA DCA	Local
Drill new well.	X	X				100,000	Local, GEFA	Local
Study feasibility of constructing city sewer system.			X	X	X	Unknown at this time	Local	Local
Begin downtown streetscape enhancements.	X	X	X	X	X	20,000	Local, GA DCA LDF, GA DOT	Local
Continue to improve and develop Meson Academy Park.		X	X	X	X	20,000	Local, Private, GA DCA LDF, DNR	Local
<b>Transportation</b>								
Improve and repair transportation infrastructure according to community needs.	X	X	X	X	X	Varied according to project	Local, GA DOT	Local
Construct bypass around Lexington.					X	15,000,000	GA DOT	Local, GA DOT
<b>Land Use</b>								
Update zoning ordinance.	X					1,000	Local	Local

Town of Maxeys

Project Description	06	07	08	09	10	Estimated Cost	Funding Source	Responsible Party
<b>Natural and Cultural Resources</b>								
Adopt wellhead protection ordinance.	X	X				0		Local
Identify and protect historic resources.	X	X	X	X	X	Varied according to project	Local, GA DNR	Local
Prepare National Register nomination(s).	X	X	X	X	X	0		Local, RDC
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	X	X	X	X	X	0		Local, RDC
<b>Community Facilities</b>								
Upgrade, expand and improve water system.	X	X	X	X	X	Varied according to project	Local, GA DCA	Local
Continue to improve law enforcement presence.	X	X	X	X	X	0		Local
Continue to upgrade and revitalize downtown buildings, landscape, and parking.	X	X	X	X	X	10,000-50,000	GA DCA LDF, Local, Private	Local
Expand and improve recreation facilities.	X	X	X	X	X	Varied according to project	Local, GA DCA	Local
Study feasibility of constructing city sewer system.			X	X	X	Unknown at this time	Local	Local
<b>Transportation</b>								
Improve and repair transportation infrastructure according to community needs.	X	X	X	X	X	Varied according to project	Local, GA DOT	Local
Convert railroad right of way to recreation trails.	X	X	X	X	X	Unknown at this time	Local, Private	Local
<b>Land Use</b>								
Utilize Future Land Use map to coordinate new development in appropriate areas serviced by necessary infrastructure.		X	X	X	X	0		Local

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ED	001	Develop an Oglethorpe County web page. Incorporate and expand the Middle School's "Virtual Museum" project.	2000	2001	5,000	Local (county)	Local	1	
LU	001	Develop and adopt a zoning ordinance.	2000	2001	7,500	Local (county)	Local	1	
NR	001	Adopt and implement groundwater recharge, river corridor, open space, and small water supply watershed, and wellhead protection ordinances.	2000	2001	0	Local (county)		1	Does not include wellhead protection
ED	002	Develop an agricultural/biotech center in connection with the Oglethorpe County High School to exploit the UGA - MCG development axis and SR 316 development corridor.	2000	2002	450,000	Local (school system)	GA OTH	4	Education in the state and nation has taken a different direction. Also cost prohibitive.
ED	003	Develop the Northeast Georgia Career & Technical Academy serving 13 school districts in the same area as RAC area 5 and Athens Tech.	2000	2002	15,000,000	Local (school system)	GA OTH	1	In operation but may close due to state and federal regulations



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ED	004	Study the feasibility of a high tech industrial/ office park to exploit the UGA - MCG development axis and SR 316 development corridor. (See ED 007)	2000	2002	0	Local (county)		4	The Medical Corridor is to be located outside the county.
CF	001	Complete major additions and renovations to the middle school/high school, including "cafetorium".	2000	2003	3,000,000	Local (county)	Local SPLOST	1	
CF	002	Complete renovation phases 4&5 at Bryan Park Lake, including playground area and final landscaping.	2000	2003	30,000	Local (county)	Local, GA DCA, GA DNR LDF,Private	1	
CF	003	Acquire property near Bryan Park for future multi-purpose fields.	2000	2005	100,000	Local (county)	Local, GA DNR LWC	4	Land not available
CF	004	Construct the new Oglethorpe County Sheriff's Department/Detention Center.	2000	2005	3,000,000	Local (county)	Local (SPLOST), GA OTH	2	Jan 2007
CF	005	Build tennis courts on school property.	2000	2005	65,000	Local (county, school board)	Local (county, school board)	4	Lack of funds
CF	006	Complete improvements to Howard's Covered Bridge Park, to include a picnic area and playground.	2000	2005	40,000	Local (county)	Local, GA DCA LDF,Private	3	Land has been acquired ECD: 2008

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CF	007	Make additional improvements to Shaking Rock Park, to include new restroom facilities, walking trails and a playground.	2000	2005	130,000	Local (county)	Local, GA DCA LDF, Private, GA OTH	1	
CF	008	Construct community youth center at Bryan Park.	2000	2005	300,000	Local (county)	Local (SPLOST), Private, GA OTH	1	
HR	001	Prepare preservation plan of old jail building for its adaptive-use as historical-archives facility.	2001	2002	15,000	Local (county), GA RDC	Local, GA DCA LDF, GA DNR, Private	4	Still being used as a jail
CF	009	Retrofit bleachers and improve lighting for the ballfields at Bryan park.	2001	2003	90,000	Local (county)	Local, GA DCA LDF,Private	1	
HR	002	Participate in Georgia Trust's Heritage Education Program.	2001	2004	0	BOE		4	No longer viable
NR	002	Conduct scenic inventory if funding becomes available.	2001	2004	5,000	Local (county)	Local, GA DCA	1	
ED	005	Monitor progress of privately developed industrial park and be prepared to resume county activity if deemed appropriate.	2001	2005	Unknown	Local (county), IDA, Private	Local, GA OTH, IDA	4	No funds available

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HR	003	Seek funding for preservation projects using preservation grant programs.	2001	2005	10,000-100,000	Local (county), Private	Local , Private, GA DOT, GA DNR HPF, GA OTH	3	No funds available
HR	004	Prepare National Register nominations.	2001	2005	1,000	Local (county), Private, GA RDC	Local , Private	1	
HR	005	Promote heritage tourism and participate in regional tourism initiatives.	2001	2005	0	Local (county), Private, GA RDC		1	Confederate Trail Covered Bridge Trail
HR	006	Monitor known archaeological resources and encourage their preservation.	2001	2005	0	Local (county), GA OTH		4	No resources available
ED	006	Establish a cost versus benefit policy to avoid adverse development.	2002	2003	0	Local (county), Private (chamber of commerce)		4	Zoning Implement
ED	007	If it is determined to be feasible, pursue development of a high-tech industrial/office park. (See ED 003)	2002	2004	Unknown	Local (county)	Local, GA OTH, Private	4	No funds
HR	007	Establish county historical-archives facility using old jail building and based on preservation plan.	2002	2004	60,000	Local (county)	Local, DCA LDF, DNR HPF, Private	4	Jail being used

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HR	008	Consider rehabilitation of school for use by Arts! Oglethorpe as a cultural facility.	2002	2005	50,000-500,000	Local (county), Private	Local , Private, GA DNR, GA DCA LDF, GA OTH	2	2010
HR	009	Explore feasibility of adopting historic preservation ordinance.	2004	2005	0	Local (county)		1	Zoning
LU	002	Update Comprehensive Plan.	2004	2005	20,000 - 30,000	Local (county), GA RDC	Local, GA RDC	1	
CF	010	Construct Bypass around the cities of Crawford and Lexington and construct turn lane at the intersection of Hwy. 78 and Smokey Road.	2004	Ongoing	14,590,000	GA DOT	GA DOT	3	2012
CF	011	Research all feasible water supply and distribution options, including connecting municipal lines and establishing multi-county reservoir projects.	Ongoing	Ongoing	Unknown	Local (county), Other Jurisdictions		2	2015
CF	012	Encourage companies to install high speed telecommunication lines throughout the county for residential use and to improve potential high tech development.	Ongoing	Ongoing	Unknown	Local (county)		4	Not a priority

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CF	013	Research the viability of establishing smaller schools in all of the towns and communities in the county.	Ongoing	Ongoing	Unknown	Local (county, school board)		4	Not financially feasible

**ARNOLDSVILLE, GEORGIA**  
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CF	001	Establish garbage / recycling service.	2001	2001	15,000	Local (city)	Local	1	
ED	001	Upgrade and revitalize downtown buildings, landscape, and parking.	2001	2001	50,000	Local	GA DCA LDF, Local, Private	2	
NR	001	Identify, acquire, and develop passive recreation areas.	2001	2001	10,000 - 30,000	Local (city)	GA DCA LDF	2	
NR	002	Recodify Charter and Bylaws.	2001	2001	1,000 - 2,000	Local (city) GA RDC	Local	3	2006-2007
NR	003	Adopt wellhead protection ordinance.	2001	2001	0	Local		1	
NR	004	Adopt wetlands protection ordinance.	2001	2001	0	Local (city)		1	
CF	002	Construct restrooms at city building.	2001	2002	2,500 - 5500	Local (city)	Local	4	Plan to construct new City Hall.
HR	001	Protect historic resources.	2001	2002	0	Local (city) GA RDC		1	
LU	001	Update Zoning Ordinance to include /increase tree buffer zones.	2001	2002	1,000	Local (city) GA RDC	Local	1	
CF	003	Resurface city streets.	2001	2003	100,000	Local (city)	Local, GA DOT	2	

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CF	004	Improve water system.	2001	2004	500,000 - 900,000	Local (city), GA RDC	Local, GA DCA LDF, GA RDC	2	Lack of funding ECD: 2006-2010
CF	005	Improve fire department building and facilities.	2001	2004	100,000 - 500,000	Local (city)	Local,	3	
CF	006	Acquire elevated water tank.	2001	2004	100,000 - 500,000	Local (city)	Local	1	
CF	007	Acquire adequate street rights-of-way width to meet LARP requirements.	2001	2005	unknown at this time	Local (city)	Local, GA DOT LARP	2	
CF	008	Update computer system.	2002	2002	1,500-5,000	Local (city)	Local, GA OTH (Gov. Disc. Fund)	1	
CF	009	Drill a new well.	2002	2004	25,000	Local	Local, GA OTH (Gov. Dis. Fund)	2	
LU	002	Update Comprehensive Plan.	2004	2005	0 (included in county's cost)	Local (city), GA RDC		1	

**CRAWFORD, GEORGIA**  
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CF	001	Install traffic light (Request made to DOT. Unknown if DOT will approve request.)	2000	2005	60,000	Local	GA DOT, Local	4	Bids too high
NR	001	Adopt wetlands, small water supply watershed, and groundwater recharge protection ordinances.	2001	2001	0	Local (city)		1	
NR	002	Adopt wellhead protection ordinance.	2001	2001	0	Local		4	Did not drill well.
HR	001	Promote history of railroad and recognize original railroad line.	2002	2005	0	Local (city), Private		4	No funding
LU	001	Update Comprehensive Plan.	2004	2005	2,000	Local (city), GA RDC	Local, GA RDC	1	
CF	002	Construct Bypass around Crawford.	2004	Ongoing	14,590,000	Local (county) GA DOT	GA DOT	4	not a city project



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CF	001	Drill new well.	2001	2001	25,000	Local	Local, GA OTH	1	
CF	002	Develop passive use park on leased land.	2001	2001	6,000	Local	Local, Private	1	
LU	001	Update zoning ordinance.	2001	2001	2,000	Local	Local	2	2006
HR	001	Improve and develop Meson Academy Park.	2001	2003	20,000	Local (city), Private	Local, Private, GA DCA LDF, DNR HPF	2	1 <sup>st</sup> phase of project completed; subsequent phases are currently in the planning stages.
NR	001	Study feasibility of adopting a tree ordinance.	2001	2004	10,000	Private (consultant)	GA OTH (GA Forestry Comm.)	1	
HR	002	Promote heritage tourism and participate in regional tourism initiatives.	2001	2005	0	Local (city), Private, GA RDC		2	Portions of this project will be completed in 2005
HR	003	Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	2001	2005	0	Local (city), GA RDC		2	ongoing
HR	004	Consider feasibility of streetscape improvements and plan for appropriate enhancements.	2002	2005	0-20,000	Local (city)	Local, GA DCA LDF, GA DOT	2	ongoing

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LU	002	Update Comprehensive Plan.	2004	2005	2,000	Local, GA RDC	Local, GA RDC	1	
CF	003	Construct Bypass around Lexington.	2004	Ongoing	14,590,000	Local (county) GA DOT	GA DOT	3	postponed by state ECD:2010

**MAXEYS, GEORGIA**  
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NR	001	Adopt wellhead protection ordinance.	2001	2001		Local		3	2007
HR	001	Prepare National Register nomination(s).	2001	2005	0	Local (city), GA RDC, Private		2	
HR	002	Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	2001	2005	0	Local (city), GA RDC		2	
LU	001	Update Comprehensive Plan.	2004	2005	2,000	Local (city), GA RDC	Local, GA RDC	1	
CF	001	Upgrade water system.	Ongoing	2005	500,000-700,000	Local (city)	Local, GA DCA CDBG	1	
CF	002	Convert railroad right of way to recreation trails.	Ongoing	Ongoing	Unknown at this time	Local (city),Private	Local, Private, GA DCA LDF, GA OTH	2	ECD: 2010
CF	003	Continue to improve law enforcement presence.	Ongoing	Ongoing	0	Local (city, county), GA OTH		2	
ED	001	Continue to upgrade and revitalize downtown buildings, landscape, and parking.	Ongoing	Ongoing	10,000 - 50,000	Local (city)	GA OTH, Local, Private	2	