

CLAY COUNTY
joint comprehensive plan
2007 – 2030

Community Agenda

bluffton clay county fort gaines

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Introduction

Organization of the Comprehensive Plan

The Clay County Joint Comprehensive Plan consists of three documents. The first document is the Community Assessment which provides a detailed analysis of Clay County and the Cities of Bluffton and Fort Gaines. It includes the following:

- a list of potential issues and opportunities;
- analysis of existing development patterns;
- a character area map;
- evaluation of current community policies, activities, and development patterns for consistency with the Quality Community Objectives;
- analysis of data and information to check the validity of the above evaluations and the potential issues and opportunities.

The second document is the Community Participation program that describes Clay County's plan for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda portion of the plan.

Both of these documents were reviewed by the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs. This document, the third of three, is the Community Agenda and contains the "plan" portion of the Comprehensive Plan.

Community Vision

Clay County Vision Statement

We aspire to become a place of unity and total citizen involvement. We want a safe, healthy, drug-free community to achieve academic success. We desire to maintain a community with rural character and a clean, healthy living environment through quality growth planning principals. We look for better communication within the community through a local media outlet. We want adequate housing, job opportunities, recreational facilities, and cultural events for all residents. We want local healthcare facilities treating citizen's medical needs. We want environmentally friendly businesses that support the population and facilities, events, and activities that take advantage of the natural and historic resources to boost tourism.

Bluffton Vision Statement

The City of Bluffton is dedicated to increasing the quality of life for all citizens while maintaining our friendly, small town, rural lifestyle. Protect the agricultural community. Encourage the construction of warehouses to take advantage of trucking on U.S. 27 as well as other general, commercial and business activities. Protect the Bluff and develop a walking trail and picnic area at that location. Utilize the existing horse arena more with the development of a rodeo. Maintain existing single-family housing and encourage new single-family development. Construct sidewalks and install decorative

street lights. Clean up abandoned lots and junk cars. Encourage small businesses such as antique shops and convenience stores. Encourage tourism in the county taking advantage of the lake and other natural resources. Install markers for historic buildings such as the Clubhouse, Courthouse, Old Jail, Bluff, and historic houses and churches.

Fort Gaines Vision Statement

The City of Fort Gaines is dedicated to increasing the quality of life for all citizens while maintaining our friendly, small-town, rural lifestyle. Downtown Fort Gaines will evolve into a vital pedestrian, bicycle, and golf cart friendly community with a healthy mix of retail, services, restaurants, and residences. We are committed to fostering a spirit of communication and cooperation between the governing bodies to achieve our goals: broadening the tax base with environmentally friendly business and industry; providing more employment options to allow citizens to both live and work within the community; and increase the educated workforce. We aspire to become a place of unity and total community involvement where all citizens are actively engaged in shaping the community's future.

Defining Narrative

Quality Community Objectives

Clay County and the Cities of Bluffton and Fort Gaines have reviewed the Georgia Department of Community Affairs' established Statewide Goals and Quality Community Objectives. These objectives were adopted to guide this Joint Comprehensive Plan and the future growth, development and redevelopment of Clay County and its municipalities. Clay County and the Cities of Bluffton and Fort Gaines will use these as they evaluate land use decisions. These objectives will assist community leaders in making local government decisions that affect the counties and cities' future land use patterns, environmental and historical resources, and economic development. The objectives will provide the framework needed in order to make well-informed decisions.

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 serve 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

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.

Regional Identity:

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

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 the 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. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Growth Preparedness:

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) 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.

Appropriate Businesses:

The businesses and industries encouraged to develop or expand in a 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.

Employment Options:

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Educational Opportunities:

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Local Self-determination:

Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

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 development of a transportation network.

Character Areas

For the purposes of this document Character Areas are a specific geographic area within the community that has unique or special characteristics to be preserved or enhanced; has the potential to evolve into a unique area with more intentional guidance; or requires special attention due to unique development issues. The Character Area Vision Statement, is not meant to conflict with the Community-Wide Vision Statements given previously but are meant to give additional guidance to planning commissioners and elected officials in updating and reviewing land use regulations and in reviewing and approving new developments. Each character area is a planning sub-area within the county and/or its cities where more detailed, small area planning and implementation of certain policies, investments, incentives and/or regulations may be applied in order to preserve, improve or otherwise influence its future development patterns in a manner consistent with the community vision.

For all character areas there are several overarching policies which should be followed.

- Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
- Protect residential areas and their residents from incompatible land uses and their activities.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.
- Protect residents from significant hazards to life, health and property.
 - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.

- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
 - Pursue, promote and encourage a close relationship between Clay County, the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
 - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with the policies and programs of Clay County and its municipalities, to enhance mutual understanding and improve decision-making.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Clay County, Bluffton and Fort Gaines and on through routes for local and regional travelers.
 - Minimize conflicts between local and through traffic using every available means.
 - Provide for timely maintenance and improvement of streets

Character Area Matrix

Character Areas	Vision	Land Uses	Quality Community Objectives
Clay Co U.S. Highway 27 Corridor	Clay County will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.	Agricultural Residential (low and high density) Commercial Industrial Limited public/institutional.	Growth Preparedness Appropriate Business Employment Opportunities Housing Choices Regional Identity Regional Cooperation Solutions
Clay Co Chattahoochee River Corridor	Clay County will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Clay County will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.	Agriculture/forestry Parks/ recreation/ conservation Residential (low density) Limited industrial Limited public/institutional	Open Space Preservation Environmental Protection Regional Cooperation Transportation Alternatives Regional Identity Traditional Character
Clay Co GA Highway 39 Corridor	Clay County will ensure that all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views are protected.	Agriculture/forestry Residential (low density R-1 and RR) Commercial	Transportation Alternatives Regional Identity Resource Conservation Open Space Preservation Environmental Protection Appropriate Businesses Housing Choices Regional Cooperation
Clay Co Recreational & Conservation Area	Clay County will protect its natural and cultural resources, local and state parks, conservation areas, and other significant preserves. Clay County's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.	Agriculture/forestry Parks/ recreation/ conservation Limited public/institutional	Traditional Neighborhood Open Space Preservation Environmental Protection Regional Cooperation
Clay Co Rural Residential & Farmland	Clay County will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Clay County's economy. Existing residential areas in Clay County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Clay County and its people.	Agriculture/forestry Residential (low density) Transportation/ communication/ utility Limited institutional	Transportation Alternatives Regional Identity Traditional Character Open Space Preservation Environmental Protection
Walter F. George Lakeside	Clay County will protect Lake Walter F. George through sound and wise planning and the use of best management practices. Clay County will encourage the use of the Lake as a location for primary homes, second homes, and lakeside related commercial and high-density housing while reserving adequate public access.	Agriculture/forestry Parks/ recreation/ conservation Residential (low and high density) Commercial (PUD or R-3) Limited public/institutional	Open Space Preservation Environmental Protection Regional Cooperation Transportation Alternatives Regional Identity Traditional Character
Lakeside Suburban Area	This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to the lake and government facilities, shopping, dining, socializing and entertainment facilities in Fort Gaines.	Mixed-residential, commercial and public (A-1, RR, R-1, C-1, PUD)	Transportation Alternatives Heritage Preservation Sense of Place Infill Development Housing Choices Environmental Protection

Historic Bluffton	Bluffton will protect historic structures and promote the area as a tourist destination.	Limited commercial Limited public/institutional	Transportation Alternatives Heritage Preservation Sense of Place Appropriate Businesses
Bluffton Community	The Residential Neighborhoods of Bluffton will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with sidewalks and limited vacant properties.	Residential (low and medium density) Commercial Limited public/institutional	Traditional Neighborhoods Transportation Alternatives Housing Opportunities Growth Preparedness Environmental Protection
Bluffton Recreational and Public Facilities Area	Bluffton will encourage the use of local parks and other significant areas to support the local economy and the health and welfare of local residents.	Parks/ recreation/ conservation	Traditional Neighborhood Open Space Preservation Environmental Protection Regional Cooperation
The Bluff at Bluffton	Bluffton will protect its natural and cultural resources. Bluffton's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.	Agriculture/forestry Parks/ recreation/ conservation Limited public/institutional	Traditional Neighborhood Open Space Preservation Environmental Protection Regional Cooperation
Bluffton Bypass	The City of Bluffton will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.	Agriculture Residential (low density single-family on minimum 1 ½ acre) Commercial Industrial Public/institutional limited on 5 acre tract minimum	Growth Preparedness Appropriate Business Employment Opportunities Housing Choices Regional Identity Regional Cooperation Solutions
Fort Gaines Central Business District	Fort Gaines will have vibrant and active downtown that has been fully restored. All buildings will be occupied with businesses and the streets will be occupied with customers six (6) days a week.	Residential (high density) Commercial	Transportation Alternatives Heritage Preservation Sense of Place Appropriate Businesses
Fort Gaines Stable Residential Neighborhoods	Fort Gaines Stable Residential Neighborhoods will be majority owner-occupied single-family homes, stick-built or manufactured housing units and serve as a continuing example of well-maintained, stable neighborhoods with many sidewalks to encourage pedestrian access, street lighting, and limited vacant properties.	Residential (low and medium density)	Traditional Neighborhoods Transportation Alternatives Housing Opportunities Growth Preparedness
Fort Gaines Declining Residential Neighborhoods	The decline of neighborhoods is stopped before it becomes necessary to redevelop the neighborhood.	Residential (low and medium density single-family and multi-family)	Traditional Neighborhood Transportation Alternatives Housing Opportunities
Fort Gaines Recreational & Conservation Area	Fort Gaines will encourage the use of local parks and other significant areas to help protect natural resources, provide recreational opportunities, and support the local economy and the health and welfare of local residents.	Parks/ recreation/ conservation.	Traditional Neighborhood Open Space Preservation Environmental Protection Regional Cooperation
Fort Gaines Agri-Forestry	Maintaining agriculture and forestry practices that are a part of Fort Gaines' development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.	Agriculture/ forestry Residential (low density) Transportation/ communication/ utility Limited public institutional	Transportation Alternatives Regional Identity Traditional Character Open Space Preservation Environmentally Protection Resource Conservation

Fort Gaines GA Highway 39 Corridor	The City of Fort Gaines will have a vibrant and active downtown that has been fully restored with viable businesses and active streets while protecting all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views.	Agriculture/forestry Residential (low and high density) Commercial	Transportation Alternatives Regional Identity Resource Conservation Open Space Preservation Environmental Protection Appropriate Businesses Housing Choices Regional Cooperation Heritage Preservation Sense of Place
Fort Gaines Chattahoochee River Corridor	The City of Fort Gaines will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Fort Gaines will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.	Agriculture/forestry Parks/ recreation/ conservation Residential (low density) Limited industrial Limited public/institutional	Open Space Preservation Environmental Protection Regional Cooperation Transportation Alternatives Regional Identity Traditional Character
Other / Special	Clay County and the Cities of Bluffton and Fort Gaines will continue to have a nursing home as well as public schools, public housing, cemeteries, parks, and other public buildings and recreational facilities in the county.	Public/Institutional	Transportation Alternatives Educational Opportunities Growth Preparedness

Clay County U.S. Highway 27 Corridor

Vision:

Clay County will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.



Description:

- Buildings will be architecturally integrated with the site and one another.
- New parking areas will be landscaped to minimize visual impact on adjacent roads and uses.
- The majority of new parking will be located at the rear or side of buildings to minimize visibility from the highway.
- New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Landscaped tree islands and medians will be used to break up large expanses of paved parking.
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.

Land Uses or Zoning Categories to be allowed:

Agricultural, residential (including low-density single-family and a mix of high-density residential including single-family and multi-family residential), commercial, industrial and limited public/institutional. Public water and sewer or private package treatment systems are required for high density development in this area. Preferred land use categories include: A-1, R-R, R-1, C-1, I-1.

Quality Community Objectives addressed:

Growth Preparedness, Appropriate Business, Employment Opportunities, Housing Choices, Regional Identity, Cooperation, and Solutions

Implementation Measures and Strategies:

- Promote and enhance U.S. Highway 27 in Clay County.
 - Encourage the implementation of a Gateways Program in Clay County.
 - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
 - Encourage and support the development of a Joint Code Enforcement Program between Clay County and Bluffton which will provide for a Building Inspector/ Code Enforcement official.
 - Encourage and support the development of a uniform building permit process including application forms and review criteria.
- Support economic development that is compatible with the highway service industry.
 - Promote an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27.
 - Encourage development on sites that are already served by water and sewer.

- Support regional/state tourism alliances to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
- Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
 - Encourage and support the development of a Sign Ordinance for Clay County.
 - Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.

Vision:

Clay County will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Clay County will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.



Description:

- Limited development in this area in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, parks/ recreation/ conservation, low density residential, limited industrial and public/institutional in a very limited manner. Preferred land use categories include: A-1, R-R, R-1, and PUD.

Quality Community Objectives addressed:

Open Space Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Identity, Traditional Character

Implementation Measures and Strategies:

- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
 - Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Encourage the further development of eco-tourism initiatives.
 - Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage the development of the Clay/Quitman/Stewart/Calhoun County's GA Hwy 39 Scenic Byways Designation.

- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - Discourage the obstruction of scenic views and sites in the county.
- Promote and Enhance the Outdoor Recreation Industry.
 - Encourage the development of additional campsites.
 - Encourage additional boat ramps along the Chattahoochee River.
 - Encourage the development of Private Hunting Lodges.
 - Encourage large property owners to lease their land to hunters.
 - Encourage the development of service facilities to meet the needs of this sector of the economy.
 - Establish natural habitats for a variety of wildlife.
 - Encourage the safe, wise and legal use of firearms and other hunting techniques.
 - Develop and promote additional competitions and festivals targeted to this market.
- Conserve and maintain shared green spaces for recreation and natural resources preservation.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective, and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within Clay County.
- Improve and expand the existing housing stock for all income levels.
 - Support continued improvement of existing housing conditions through all available public and private means.
 - Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Promote and encourage more affordable housing opportunities.
 - Encourage owners of substandard units to improve their properties through the use of every available means.

Vision:

Clay County will ensure that all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views are protected.



Description:

- Limited development in this area in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged to protect viewsheds as identified on a case by case basis.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, low-density single-family residential, commercial development including but not limited to, transportation, related retail establishments, office buildings and other service related uses. Commercial development will be encouraged at highway intersections. Zoning categories preferred include: A-1, R-1, RR, and C-1.

Quality Community Objectives addressed:

Transportation Alternatives, Regional Identity, Resource Conservation, Open Space Preservation, Environmental Protection, Appropriate Businesses, Housing Choices and Regional Cooperation

Implementation Measures and Strategies:

- Establish and enforce guidelines to protect characteristics deemed to have scenic value.
 - Require compatible landscaping and architectural designs that enhances the scenic value of the corridor.
 - Encourage and support the development of a Sign Ordinance for Clay County.
- Manage flow of traffic; using directory signage to clustered developments.
 - Provide pedestrian linkages to adjacent and nearby residential or commercial districts.
 - Encourage the implementation of a Gateways Program in Clay County.
 - Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
 - Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.

Clay County Recreational and Conservation Area

Vision:

Clay County will protect its natural and cultural resources, local and state parks, conservation areas, and other significant preserves. Clay County's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.



Description:

- Limit development in this area (only including agricultural use, bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields, and low-density residential) in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary with careful designs.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.
- Promote areas as passive use tourism and recreational destinations.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, parks/ recreation/ conservation, low-density residential, and public/institutional in a very limited manner. Preferred land use categories include: A-1 and R-R.

Quality Community Objectives addressed:

Traditional Neighborhood, Open Space Preservation, Environmental Protection, Regional Cooperation

Implementation Measures and Strategies:

- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
 - Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Encourage the further development of Bagby State Park, Lake Walter F. George, the Meadowlinks, Sutton's Corner Museum, the Clay County Archives, the Phenomenon Trail.
 - Support regional tourism alliances with other counties and other facilities (such as Florence Marina State Park or Providence Canyon) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage the development of the Clay/Quitman/Stewart/Calhoun County's Scenic Byways Designation.

- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - Discourage the obstruction of scenic views and sites in the county.
- Promote and Enhance the Outdoor Recreation Industry.
 - Encourage the further development of the Cotton Hill Campground.
 - Encourage the development of additional campsites.
 - Encourage additional boat ramps along the Chattahoochee River and Lake Walter F. George.
 - Encourage the development of Hunting Lodges.
 - Encourage large property owners to lease their land to hunters.
 - Encourage the development of service facilities to meet the needs of this sector of the economy.
 - Establish natural habitats for a variety of wildlife.
 - Encourage the safe, wise and legal use of firearms and other hunting techniques.
 - Develop and promote additional competitions and festivals targeted to this market.

Vision:

Clay County will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Clay County's economy. Existing residential areas in Clay County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Clay County and its people.



Description:

- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, housing will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.
- Promote the use of conservation easements by land owners.
- Widen roadways only when absolutely necessary and with careful designs.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, low density residential, transportation/communication/utility, and public institutional in a limited manner. With an approved public water and/or sewer system minimum lot size shall be three quarters (3/4) acre and one (1) acre without either water or sewer. Preferred land use categories include: A-1, RR, and R-1.

Quality Community Objectives addressed:

Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, Protection of Environmentally Sensitive Areas

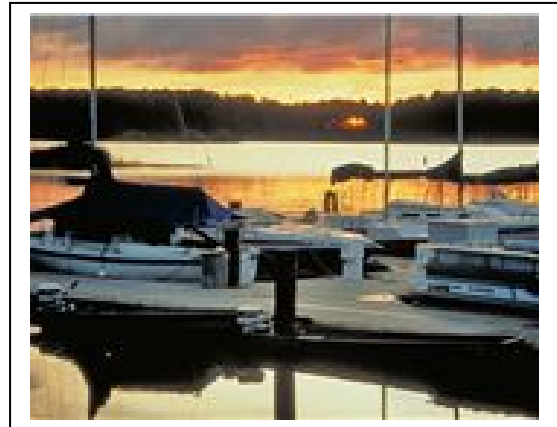
Implementation Measures and Strategies:

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective, and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.
- Improve and expand the existing housing stock for all income levels.
 - Support continued improvement of existing housing conditions through all available public and private means.
 - Strive to improve the quality of development along Lake Walter F. George and the Chattahoochee River as recreational second homes.
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplains and severe slopes.

- Promote and encourage more affordable housing opportunities.
- Encourage owners of substandard units to improve their properties through the use of every available means.

Vision:

Clay County will protect Lake Walter F. George through sound and wise planning and the use of best management practices. Clay County will encourage the use of the Lake as a location for primary homes, second homes, and lakeside related commercial and high-density housing while reserving adequate public access.



Description:

- Public access to the Lake will be preserved.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.
- Preferred residential development will be stick built and modular. Manufactured Housing Units will be discouraged.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, parks/ recreation/ conservation, low and high density stick built or modular residential and commercial development as part of a PUD or R-1 zoning classification and public/institutional in a very limited manner. All high-density development must have public water and/or sewer or include a private package treatment system. Preferred land use categories include: A-1, R-R, R-1, and PUD.

Quality Community Objectives addressed:

Open Space Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Identity, Traditional Character

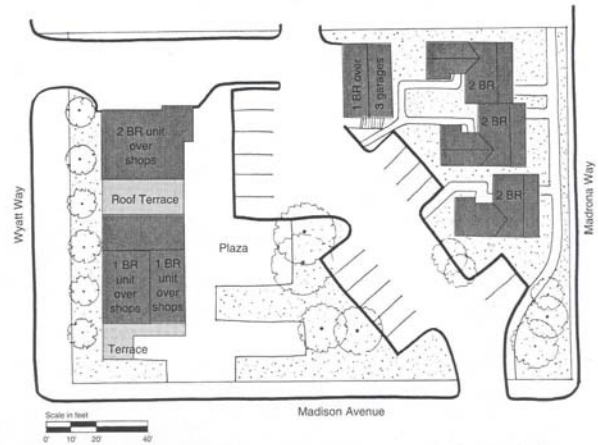
Implementation Measures and Strategies:

- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
 - Encourage maximum use of the county’s natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Encourage the further development of eco-tourism initiatives.
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - Discourage the obstruction of scenic views and sites in the county.

- Promote and Enhance the Outdoor Recreation Industry.
 - Encourage the development of additional campsites.
 - Encourage additional boat ramps along the Lake.
 - Encourage the development of service facilities to meet the needs of this sector of the economy.
 - Establish natural habitats for a variety of wildlife.
 - Develop and promote additional competitions and festivals targeted to this market.
- Conserve and maintain shared green spaces for recreation and natural resources preservation.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective, and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within Clay County.
- Improve and expand the existing housing stock for all income levels.
 - Support continued improvement of existing housing conditions through all available public and private means.
 - Strive to improve the quality of development along the Lake as recreational second homes.
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Encourage owners of substandard units to improve their properties through the use of every available means.
 - Encourage stick built and modular residential development.
 - Discourage Manufactured Housing Unit.

Vision:

This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to the lake and government facilities, shopping, dining, socializing and entertainment facilities in Fort Gaines.



Description:

- Public access to the Lake will be preserved.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Land Uses or Zoning Categories preferred:

Land Use categories preferred include mixed-residential (stick built, modular, and manufactured housing units) and commercial and public uses, parks, etc. Zoning classifications preferred include A-1, RR, R-1, C-1, PUD. Public water and sewer or approved septic tanks are required for development in this area. Public water and sewer is necessary for higher density development.

Quality Community Objectives for this Area:

Transportation Alternatives, Heritage Preservation, Sense of Place, Infill Development, Housing Choices and Environmental Protection.

Implementation Measures/Strategies:

- Add sidewalks and provide amenities such as benches and streetlights to new developments and existing higher density areas.
- Encourage a mix of residential and community facilities at small enough scale and proximity to encourage walking between destinations.
- Improve and expand the existing housing stock for all income levels.
 - Support continued improvement of existing housing conditions.
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Promote and encourage more affordable housing opportunities.
 - Encourage owners of substandard units to improve their properties.
- Promote mixed, residential uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
- Promote strong connectivity and continuity between developments.
- Establish good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/subdivisions, and multiple site access points.
- Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.

- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
- Where feasible retrofit subdivisions to better conform to user sensitive design.
- Promote infill development where possible.
- Encourage adaptive re-use of historic structures.
- Preserve historic and cultural buildings and monuments.
- Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures.

Vision:

Bluffton will protect historic structures and promote the area as a tourist destination. The historic structures include City Hall/Community Center/Old School, Bluffton United Methodist Church, Bluffton Baptist Church, the Old Courthouse/voting precinct, the Old Jail, and the Bluff.



Description:

- Bluffton will have sidewalks, street lamps, and other pedestrian amenities.
- Bluffton will restore or rehabilitate historic structures.
- Bluffton will develop a historic district with markers to promote the culture and heritage of the area.

Land Uses or Zoning Categories to be allowed:

Public/institutional, cultural, single-family residential (1 ½ acre minimum lot size).

Quality Community Objectives addressed:

Transportation Alternatives, Heritage Preservation, Sense of Place

Implementation Measures and Strategies:

- Protect culturally important areas from incompatible land uses and activities.
 - Discourage incompatible land uses and signage within historic areas.
 - Place the area on the National Register of Historic Places.
 - Develop ordinances and local incentives to encourage maintenance of historic buildings.
 - Provide for timely maintenance and improvement of streets, sidewalks, street lamps, and pedestrian amenities to encourage use of the area.

Vision:

The Residential Neighborhoods of Bluffton will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with sidewalks, bike trails, and limited vacant properties/structures.



Description:

- Bluffton will have infill development on vacant sites close to the center of town as long as water and sewer requirements are met.
- Sites with existing infrastructure in place should be used for new development, matching character of surrounding neighborhood in lieu of development on Greenfield sites.
- Residential areas will have sidewalks, street lamps, and other pedestrian amenities.
- Bluffton will have a distribution of affordably priced homes (consisting of single-family stick built and modular construction on various size lots).
- New developments that accommodate residents' commercial and service needs will be allowed.
- Commercial structures will be located near the street front, consistent with the character of the neighborhood and will be landscaped appropriately.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses will be encouraged.

Land Uses or Zoning Categories to be allowed:

Residential, public/institutional in a limited manner, and preferred commercial areas will be located at previously operated commercial facilities or sites. Without an approved public sewer system minimum lot size shall be two (2) acres.

Quality Community Objectives addressed:

Traditional Neighborhoods, Transportation Alternatives, Housing Opportunities, Growth Preparedness, Environmental Protection

Implementation Measures and Strategies:

- Protect residential areas and their residents from incompatible land uses and activities.
 - Discourage incompatible land uses within residential neighborhoods with the exception of existing and previously operated commercial sites.
 - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
 - Review all proposed transportation rights-of-way, utilities extension and land uses and development to assure they are consistent with overall county policies and fulfill the express function, purpose and character for which they are proposed and planned.
- Encourage and support construction of new housing citywide to meet local housing demand.
 - Encourage innovative housing citywide that is compatible with Bluffton's policies.
 - Encourage and promote development and construction of desirable infill housing, such as cottages, designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.
 - Promote affordable housing as long as it meets preferred design guidelines.

- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
 - Prohibit the disposal of hazardous waste within Bluffton.
- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
 - Pursue, promote and encourage a close relationship between Clay County, Bluffton and Fort Gaines regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
 - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Clay County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the Community and on through routes for local and regional travelers.
 - Minimize conflicts between local and through traffic using every available means.
 - Provide for timely maintenance and improvement of streets.

Bluffton Recreational and Public Facilities Area

Vision:

Bluffton will encourage the use of local parks and other significant areas to support the local economy and the health and welfare of local residents.

Description:

- Limit development in this area (only including bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields, tennis courts, horse arenas, or public facilities).
- Roadways will be widened only when absolutely necessary with careful designs.
- Infrastructure will be improved to promote more and better use of the area.
- Promote areas as tourism and recreational destinations.



Land Uses or Zoning Categories to be allowed:

Parks/ recreation/ conservation/limited public facilities/utility.

Quality Community Objectives addressed:

Traditional Neighborhood, Open Space Preservation, Environmental Protection, Regional Cooperation

Implementation Measures and Strategies:

- Conserve, maintain and promote the Bluffton Recreation Area.
 - Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Encourage the further development of the Bluffton Recreation Area.
 - Support regional/state tourism alliances to increase the number of visitors.
- Conserve, maintain and promote the natural, historic, and cultural resources in order that Bluffton continues to be an attractive place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - Discourage the obstruction of scenic views and sites in Bluffton.
- Promote and Enhance the Outdoor Recreation Industry.
 - Encourage the further development of the Bluffton Arena.
 - Encourage the development of additional amenities.
 - Establish natural habitats for a variety of wildlife.
 - Develop and promote additional competitions and festivals targeted to this market.
 - Create community connectivity by adding sidewalks and bike trails to connect to existing recreational amenities and public facilities.

Vision:

Bluffton will protect its natural and cultural resources. Bluffton's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.



Description:

- Limited development in this area in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary with careful designs..
- The Bluff will be preserved by setting the area aside as a passive-use park with a walking trail, picnic tables, pavilion, and other pedestrian amenities.
- Infrastructure availability will be limited in order to steer development away from the Bluff.

Land Uses or Zoning Categories to be allowed:

Parks/ recreation/ conservation, low-density single-family residential on a minimum 1 ½ acre lot, and public/institutional in a very limited manner.

Quality Community Objectives addressed:

Open Space Preservation, Environmental Protection, Regional Cooperation

Implementation Measures and Strategies:

- Conserve, maintain and promote the Bluff to provide recreational and educational experiences.
 - Encourage maximum use of the Bluff while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types found around the Bluff.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
 - Encourage local schools to use the Bluff facilities as an outdoor classroom.
- Conserve, maintain and promote the Bluff in order to add to Bluffton's attractiveness as a place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the city.
 - Discourage the obstruction of scenic views and sites at the Bluff.
 - Establish natural habitats for a variety of wildlife.

Vision:

The City of Bluffton will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.



Description:

- Buildings will be architecturally integrated with the site and one another.
- New parking areas will be landscaped to minimize visual impact on adjacent roads and uses.
- The majority of new parking will be located at the rear or side of buildings to minimize visibility from the highway.
- New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Landscaped tree islands and medians will be used to break up large expanses of paved parking.
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.

Land Uses or Zoning Categories to be allowed:

Agricultural, residential (including low-density single-family on a minimum 1 ½ acre), commercial, industrial and limited public/institutional on a minimum 5 acre tract.

Quality Community Objectives addressed:

Growth Preparedness, Appropriate Business, Employment Opportunities, Housing Choices, Regional Identity, Cooperation, and Solutions

Implementation Measures and Strategies:

- Promote and enhance U.S. Highway 27 in the City of Bluffton.
 - Encourage the implementation of a Gateways Program in Bluffton.
 - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
 - Encourage and support the development of a Joint Code Enforcement Program between Clay County and Bluffton which will provide for a Building Inspector/ Code Enforcement official.
 - Encourage and support the development of a uniform building permit process including application forms and review criteria.
- Support economic development that is compatible with the highway service industry.
 - Promote an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27.
 - Support regional/state tourism alliances to increase the number of visitors.
- Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.

- Encourage and support the development of a Sign Ordinance for Bluffton.
- Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.

Vision:

Fort Gaines will have a vibrant and active downtown that has been fully restored with viable businesses and active streets.

Description:

- The traditional downtown areas of Fort Gaines will be maintained as the focal point of the city and county. Downtown Fort Gaines will be attractive, mixed-use (residential/commercial), pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Fort Gaines will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, sidewalks, street furniture and aesthetically pleasing landscaping.
- Vacant sites close to downtown Fort Gaines will be used for infill development and will be developed to match the quality characteristics of surrounding neighborhoods.
- Development in Downtown Fort Gaines will contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.



Land Uses or Zoning Categories to be allowed:

Single-Family high density (12,000 sq. ft. minimum lot size) residential and commercial (no minimum lot size). Public water and sewer are required for development in this area. Preferred land use categories are R-1, RO, C-1, and C-2.

Quality Community Objectives addressed:

Transportation Alternatives, Heritage Preservation, Sense of Place, Appropriate Business Opportunities

Implementation Measures and Strategies:

- Promote and preserve the existing sense of place in Fort Gaines.
 - Develop tours of historic places such as the National Register Historic District, the Pioneer Cemetery, the Frontier Village, the Coleman Museum and Sutton's Corner Museum.
 - Maintain existing historic structures.
- Support economic development that is compatible with existing businesses and the tourist industry.
 - Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - Promote an adequate, efficient and appropriate mix of goods and services in the Central Business Districts.
 - Encourage the rehabilitation of storefronts in the Central Business District.
- Promote the Central Business District in Fort Gaines.
 - Encourage and support the efforts of Fort Gaines to make improvements to the downtown including streetscapes, landscape, signage, addition of bicycle lanes and racks, and renovation/restoration of public and private properties.
 - Support the location and maintenance of desirable and suitable entertainment facilities downtown.
 - Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Central Business Districts.
 - Encourage adaptive re-use of historic structures.
 - Preserve historic and cultural buildings and monuments.
 - Provide daily clean-up services in the downtown areas.

- Encourage citizens to shop locally.
 - Make business hours more compatible to fit the needs of local shoppers.
 - Encourage merchants to sell items that are bought most frequently.
 - Encourage merchants to sell items unique to Clay County and/or the State of Georgia.

Fort Gaines Stable Residential Neighborhoods

Vision:

Fort Gaines Stable Residential Neighborhoods will be majority owner-occupied single-family homes, stick-built or manufactured housing units and serve as a continuing example of well-maintained, stable neighborhoods with many sidewalks to encourage pedestrian access, street lighting, and limited vacant properties.



Description:

- Fort Gaines will promote infill development on vacant sites.
- Sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood in lieu of development on Greenfield sites.
- Traffic calming measures and pedestrian/multi-modal amenities will be used.
- Fort Gaines will have a distribution of affordably priced homes.

Land Uses or Zoning Categories to be allowed:

Single-Family Low and medium density residential, with densities between ¼ acre and ½ acre. High density residential will be allowed in designated areas. Commercial uses and residential office allowed along GA Hwy 39 and Washington Street. Preferred land use categories are R-1, R-2, C-2, RO, and I-1.

Quality Community Objectives addressed:

Traditional Neighborhoods, Transportation Alternatives, Housing Opportunities, Growth Preparedness

Implementation Measures and Strategies:

- Protect residential areas and their residents from incompatible land uses and activities.
 - Discourage incompatible land uses within residential neighborhoods.
 - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
- Encourage and support construction of new housing citywide to meet local housing demand.
 - Develop and support more housing opportunities citywide to help Fort Gaines become more desirable as a place of residence.
 - Encourage innovative housing citywide that is compatible with each city's policies.
 - Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the exiting neighborhood, so long as all other basic development criteria may be met.
 - Promote affordable housing.

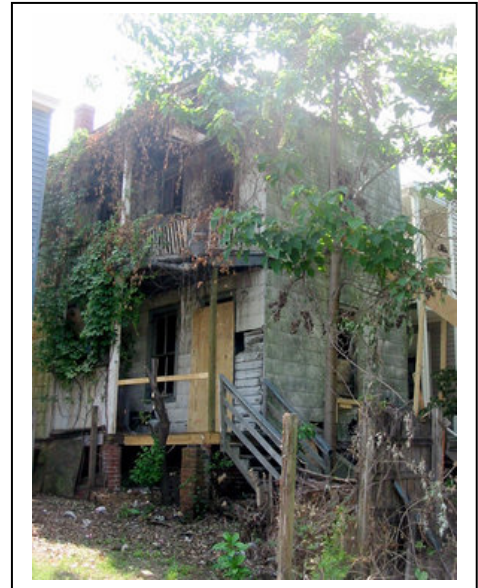
Fort Gaines Declining Residential Neighborhoods

Vision:

The decline of neighborhoods is stopped before it becomes necessary to redevelop the neighborhood.

Description:

- New development will match typical densities of older centers of the community. Infill development on vacant sites will be encouraged.
- Sites with existing infrastructure in place will be used for new development, matching the character of the surrounding neighborhood in lieu of development on greenfield sites.
- A well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.).
- Facilities for bicycles and alternative modes of transportation, including special lanes, frequent storage racks, etc. will be included.
- Sidewalks will be used for easy access to nearby shopping, schools and other areas where residents travel daily.
- There will be a distribution of affordably priced homes throughout the city.
- Houses will be located near the street, with large front porches that encourage interaction with neighbors.
- New residential development that matches the mix of housing types and styles of older homes will be required.
- New developments will reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Existing neighborhoods will be retrofitted to improve access by pedestrians and alternative modes of transportation and connectivity with nearby commercial areas.



Land Uses or Zoning Categories to be allowed:

Low and medium density single-family and multi-family, stick built and manufactured housing units, including duplexes, townhouses, apartments, and condominiums at a minimum density of ¼ of an acre residential. Higher density residential is to be allowed in designated areas where water and public sewer is available and areas where existing higher density units exists. Commercial uses allowed along East Hancock Street, Washington Street, and GA Hwy 39. Preferred land use categories include R-1, R-2, C-2, I-1, and MHD.

Quality Community Objectives addressed:

Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

Implementation Measures and Strategies:

- Improve and expand the existing housing stock for all income levels.
 - Support continued improvement of existing housing conditions through all available public and private means.

- Strive for the elimination of housing discrimination and promote fair housing practices.
- Encourage owners of substandard housing units to improve their properties through use of every available means including providing public technical assistance and seeking public financial support.
- Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
 - Encourage and support the development of a Joint Code Enforcement Program between Clay County and Fort Gaines which will provide for a Building Inspector/ Code Enforcement official.
 - Support enforcement of existing building codes and nuisance ordinances.
 - Support continued improvement of existing housing conditions through every available means.
 - Encourage and support owners of substandard housing units to improve their properties through the use of every available means, including public technical assistance and seeking public financing support.

Vision:

Due to flooding potential and other environmental concerns, Fort Gaines will encourage the use of local parks and other significant areas to help protect natural resources, provide recreational opportunities, and support the local economy and the health and welfare of local residents.



Description:

- Limit development in this area (only including bike/ pedestrian paths or other low impact recreation facilities such as tennis courts or multi-purpose recreation fields).
- Roadways will be widened only when absolutely necessary with careful designs.
- Infrastructure will be improved to promote more and better use of the area.
- Promote areas as tourism and recreational destinations.

Land Uses or Zoning Categories to be allowed:

Parks/ recreation/ conservation, agricultural, and limited low-density residential. Preferred land use categories, A-1, R-1, and C-2.

Quality Community Objectives addressed:

Open Space Preservation, Environmental Protection, Regional Cooperation

Implementation Measures and Strategies:

- Conserve, maintain and promote the Fort Gaines Recreation Area.
 - Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Encourage the further development of the Fort Gaines Recreation Area.
 - Support regional tourism alliances with other counties and other facilities to increase the number of visitors.
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Fort Gaines an attractive place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - Discourage the obstruction of scenic views and sites in Fort Gaines.
- Promote and Enhance the Outdoor Recreation Industry.
 - Encourage the further development of the Fort Gaines Recreational Area.
 - Encourage the development of additional amenities.
 - Establish natural habitats for a variety of wildlife.

- Develop and promote additional competitions and festivals targeted to this market.

Vision:

Maintaining agriculture and forestry practices that are a part of Fort Gaines' development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.

Description:

- Limited new development.
- Protect farmland/ forest land and open space.
- Maintain appropriate size lot.
- Promote use of conservation easements by landowners.
- Limit the development of residential subdivision.
- Require compatible architectural designs that maintain the rural character.
- Widening roadways only when absolutely necessary and with careful designs.
- Any residential development should be done on 1+ acre tracts.



Land Uses or Zoning Categories allowed:

Agriculture/ forestry, low-density single-family residential (including manufactured homes) on a minimum 1 acre, transportation/ communication/ utility and limited public institutional use. Preferred land use categories include A-1, R-1, C-2, and I-1.

Quality Community Objectives addressed:

Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas, Resource Conservation

Implementation Measures and Strategies:

- Conserve and maintain shared green spaces for natural resources and recreation.
 - Require that construction designs minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and residents from incompatible land uses and their activities.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective, aesthetically conforming residential developments.
 - Prohibit the disposal of hazardous waste within Fort Gaines.

Vision:

The City of Fort Gaines will have a vibrant and active downtown that has been fully restored with viable businesses and active streets while protecting all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views.



Description:

- Limited development in unimproved areas in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Vacant sites close to downtown Fort Gaines will be used for infill development and will be developed to match the quality characteristics of surrounding neighborhoods.
- The traditional downtown areas of Fort Gaines will be maintained as the focal point of the city and county with attractive, mixed-use (residential/commercial), pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Fort Gaines will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, sidewalks, street furniture and aesthetically pleasing landscaping.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged to protect viewsheds as identified on a case by case basis.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, low-density single-family residential (where public water and sewer are unavailable), commercial development including but not limited to, transportation, related retail establishments, office buildings and other service related uses. Where public water and sewer are available, single-family high density (12,000 sq. ft. minimum lot size) residential and commercial (no minimum lot size) will be allowed. Commercial development will be encouraged at highway intersections. Preferred land use categories preferred include R-1, RO, RR, C-1, and C-2.

Quality Community Objectives addressed:

Transportation Alternatives, Regional Identity, Resource Conservation, Open Space Preservation, Environmental Protection, Appropriate Businesses, Housing Choices and Regional Cooperation

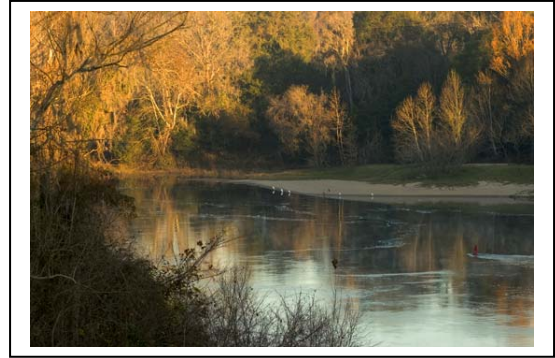
Implementation Measures and Strategies:

- Establish and enforce guidelines to protect characteristics deemed to have scenic value.
 - Require compatible landscaping and architectural designs that enhances the scenic value of the corridor.
 - Encourage and support the development of a Sign Ordinance for Fort Gaines.
- Manage flow of traffic; using directory signage to clustered developments.
 - Provide pedestrian linkages to adjacent and nearby residential or commercial districts.
 - Encourage the implementation of a Gateways Program in Fort Gaines.
 - Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.
- Promote and preserve the existing sense of place in Fort Gaines.
 - Encourage adaptive re-use of historic structures.

- Preserve historic and cultural buildings and monuments.
- Support economic development that is compatible with existing businesses and the tourist industry.
 - Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - Promote an adequate, efficient and appropriate mix of goods and services along GA Hwy 39.
 - Encourage the rehabilitation of storefronts along GA Hwy 39.
- Promote the Central Business District in Fort Gaines.
 - Encourage and support the efforts of Fort Gaines to make improvements to the downtown including streetscapes, landscape, signage, addition of bicycle lanes and racks, and renovation/restoration of public and private properties.
 - Provide daily clean-up services along GA Hwy 39 in downtown Fort Gaines.

Vision:

The City of Fort Gaines will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Fort Gaines will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.



Description:

- Limited development in this area in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Land Uses or Zoning Categories to be allowed:

Agriculture/forestry, parks/ recreation/ conservation, low density residential, limited industrial and public/institutional in a very limited manner. Preferred land use categories include: A-1, R-1, and I-1.

Quality Community Objectives addressed:

Open Space Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Identity, Traditional Character

Implementation Measures and Strategies:

- Conserve, maintain and promote the natural, historic and cultural resources of Fort Gaines.
 - Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Encourage the further development of eco-tourism initiatives.
 - Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage the development of the Clay/Quitman/Stewart/Calhoun County's GA Hwy 39 Scenic Byways Designation.

- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Fort Gaines an attractive place in which to live, work and enjoy.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - Discourage the obstruction of scenic views and sites in the county.
- Promote and Enhance the Outdoor Recreation Industry.
 - Encourage additional boat ramps along the Chattahoochee River.
 - Encourage the development of service facilities to meet the needs of the Outdoor Recreation Industry.
 - Establish natural habitats for a variety of wildlife.
 - Develop and promote additional competitions and festivals targeted to this market.
- Conserve and maintain shared green spaces for recreation and natural resources preservation.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective, and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within Fort Gaines.
- Improve and expand the existing housing stock for all income levels.
 - Support continued improvement of existing housing conditions through all available public and private means.
 - Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Promote and encourage more affordable housing opportunities.
 - Encourage owners of substandard units to improve their properties through the use of every available means.

Vision:

Clay County and the Cities of Bluffton and Fort Gaines will continue to have public schools, public housing, cemeteries, parks, and other public buildings and recreational facilities. These are public land uses that are not likely to change over the planning period.



Description:

- Landscaped buffers between the roadways and pedestrian walkways will be constructed.
- Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
- Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.
- Public Housing developments will offer a mix of housing types (single-family homes, town homes, live/work units, lofts, over-the shop, and apartments).
- Public Housing developments will have a healthy mix of uses (corner groceries, barbershops, drugstores) within easy walking distance of residences.
- Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- Cemeteries will have fences and be landscaped.
- New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).

Land Uses or Zoning Categories to be allowed:

Public/Institutional

Quality Community Objectives addressed:

Transportation Alternatives, Educational Opportunities, Growth Preparedness

Implementation Measures and Strategies:

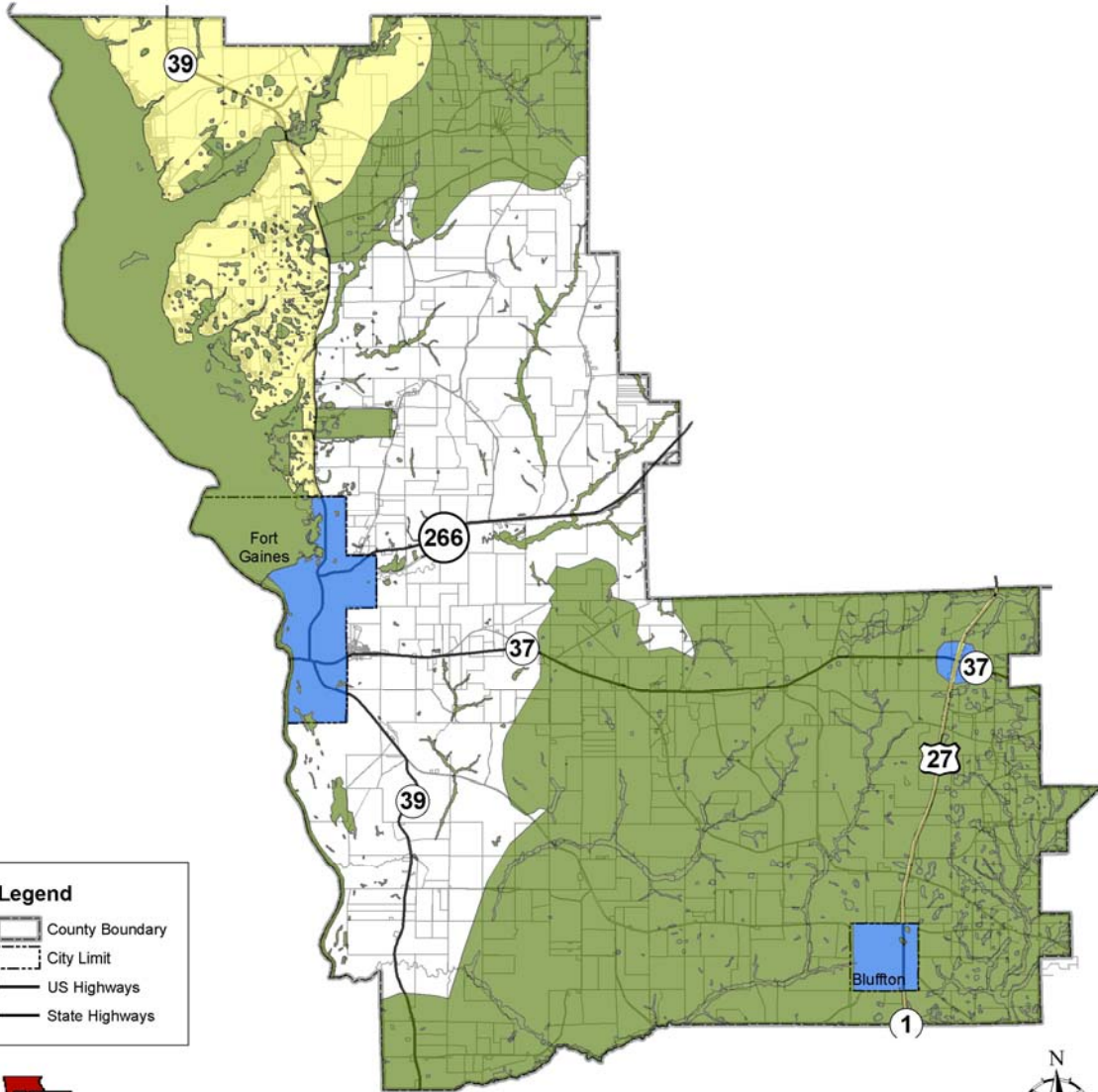
- Conserve, maintain and promote existing recreation areas.
 - Encourage maximum use of natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Improve and extend the public water systems to better serve the current and future population.
 - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
- Maintain existing sewerage systems and serve all adjacent development areas.
 - Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.

- Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
- Encourage coordination between Fort Gaines and Clay County for the expansion of the public sewer system.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
 - Provide for safe, efficient movement of people, goods and services in and around Clay County and the Cities of Bluffton and Fort Gaines.
 - Minimize conflicts between local and through traffic using available means.
 - Provide for timely maintenance and improvement of streets.
 - Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
- Encourage and Support the provision of educational opportunities for residents of Clay County and the Cities of Bluffton and Fort Gaines.
 - Encourage and support the expansion of Adult Education opportunities in Clay County.
 - Encourage and support the expansion of services at the library in Fort Gaines.
 - Encourage and support the activities of the Clay County School System to educate the children of Clay County.
- Support and encourage the provision of recreational and fine arts opportunities for the residents of Clay County and the Cities of Bluffton and Fort Gaines.
 - Encourage collaboration between the Clay County Board of Education and the Clay County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
 - Encourage and support the development of a Clay County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.
 - Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.

Clay County, Georgia Future Development Map

FUTURE DEVELOPMENT LAYERS

- Areas Where Development Likely To Occur
- Significant Cultural Resources (City Limits)
- Significant Natural Resources (Conservation Areas, Groundwater Recharge Areas, Streams, Wetlands)



Legend

- County Boundary
- City Limit
- US Highways
- State Highways



2.5 1.25 0 2.5 5 Miles

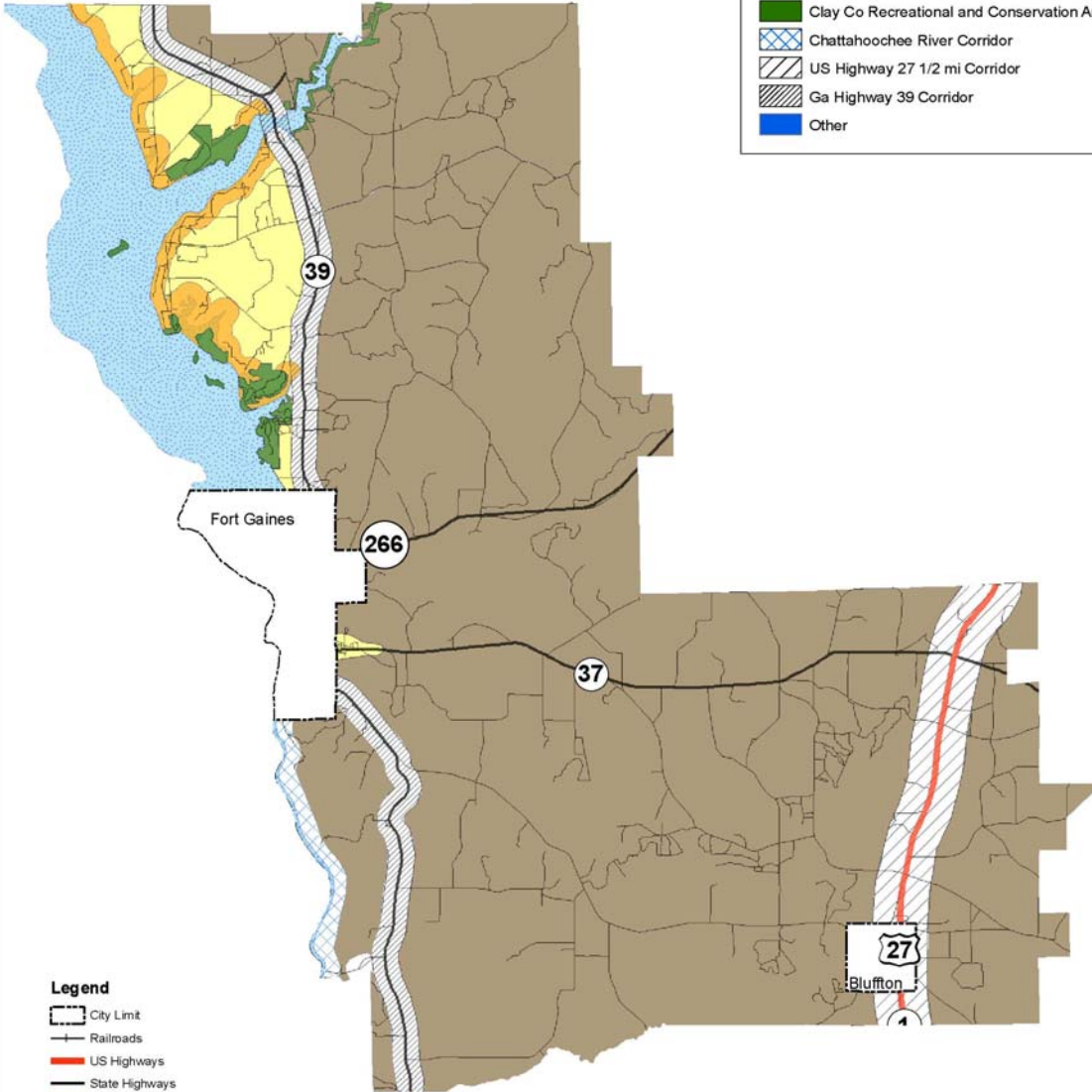


Clay County, Georgia

Character Areas

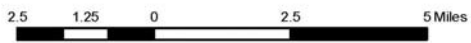
Character Areas

- Lakeside Suburban Area
- Walter F. George Lakeside
- Clay Co Rural Residential and Farmland
- Clay Co Recreational and Conservation Area
- Chattahoochee River Corridor
- US Highway 27 1/2 mi Corridor
- Ga Highway 39 Corridor
- Other



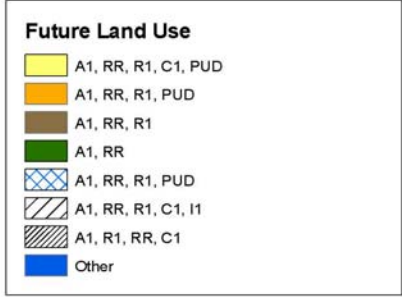
Legend

- City Limit
- Railroads
- US Highways
- State Highways
- Walter F. George Reservoir

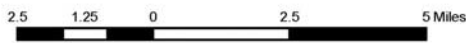
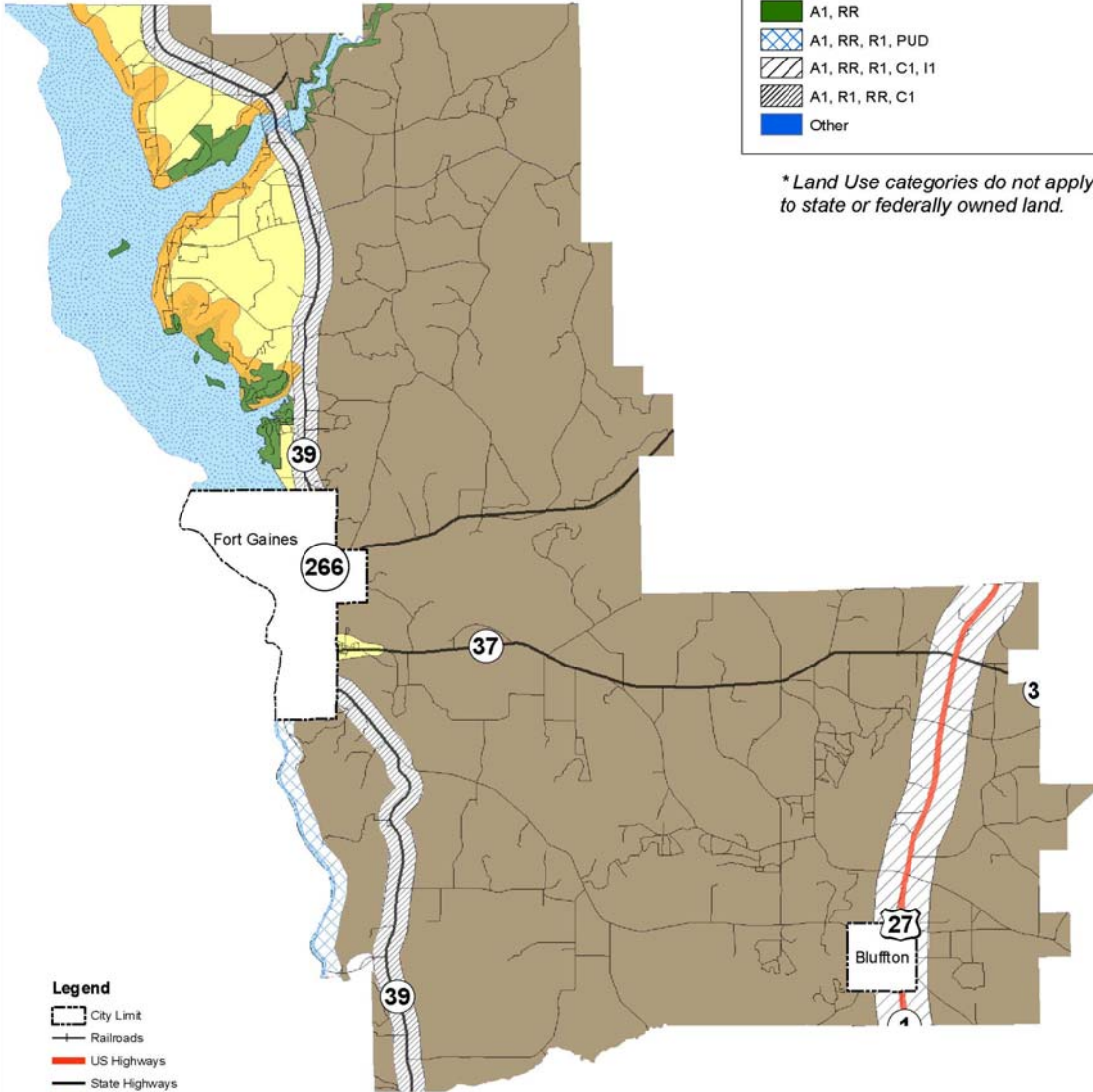


Clay County, Georgia

Future Land Use



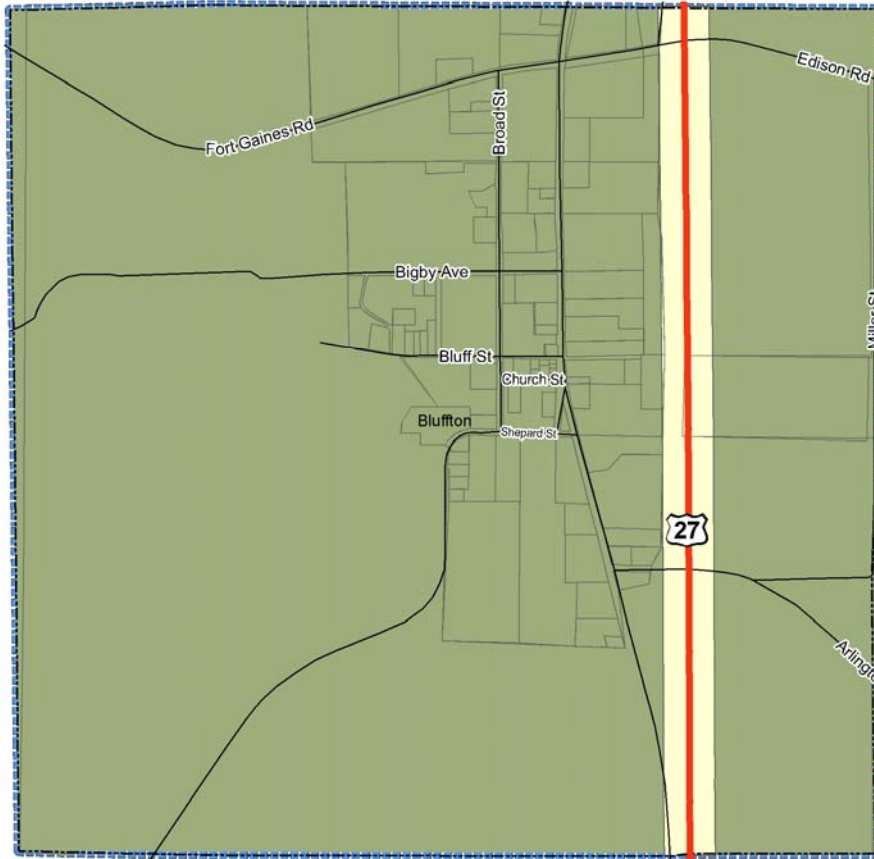
** Land Use categories do not apply to state or federally owned land.*



Bluffton, GA Future Development Map

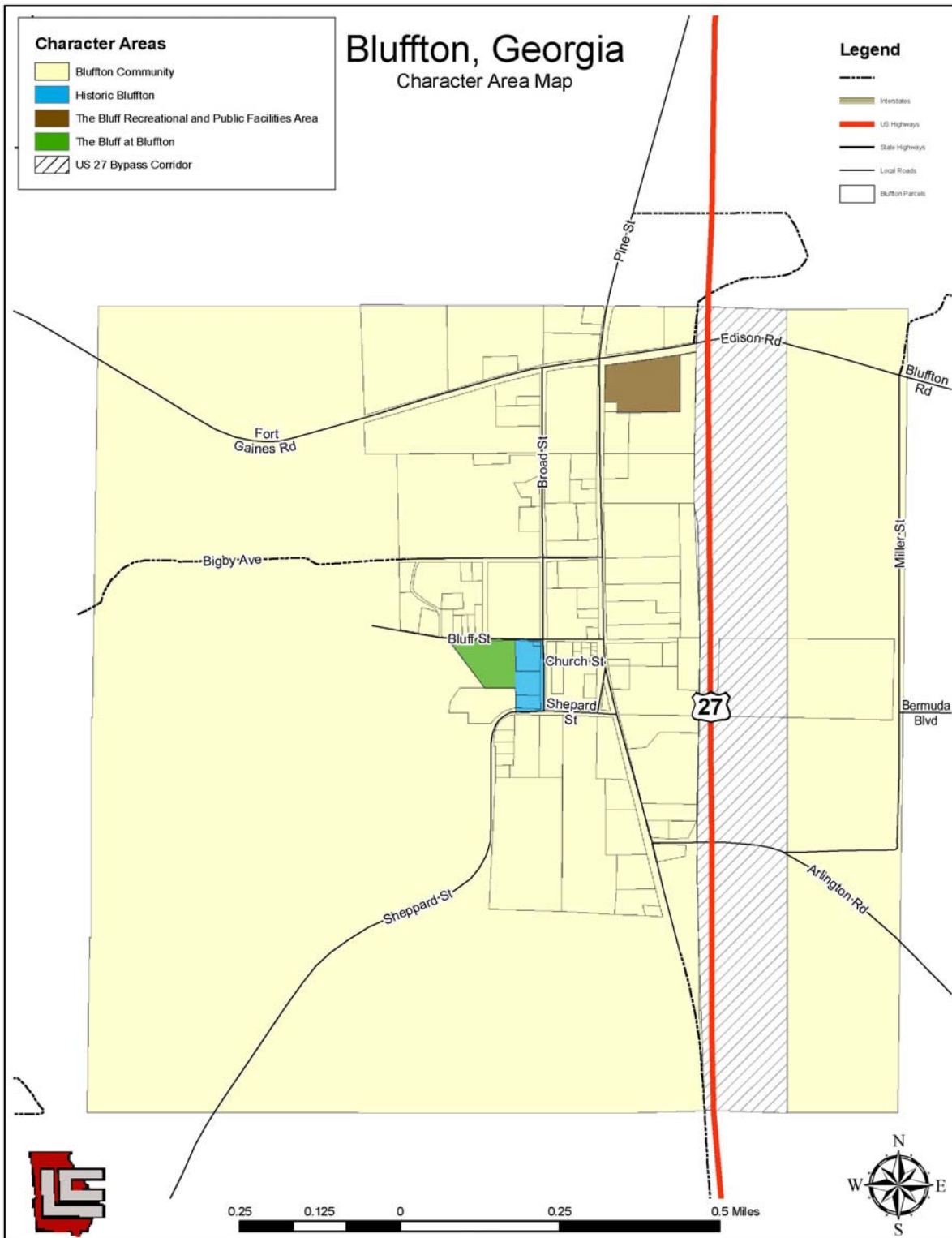
FUTURE DEVELOPMENT LAYERS

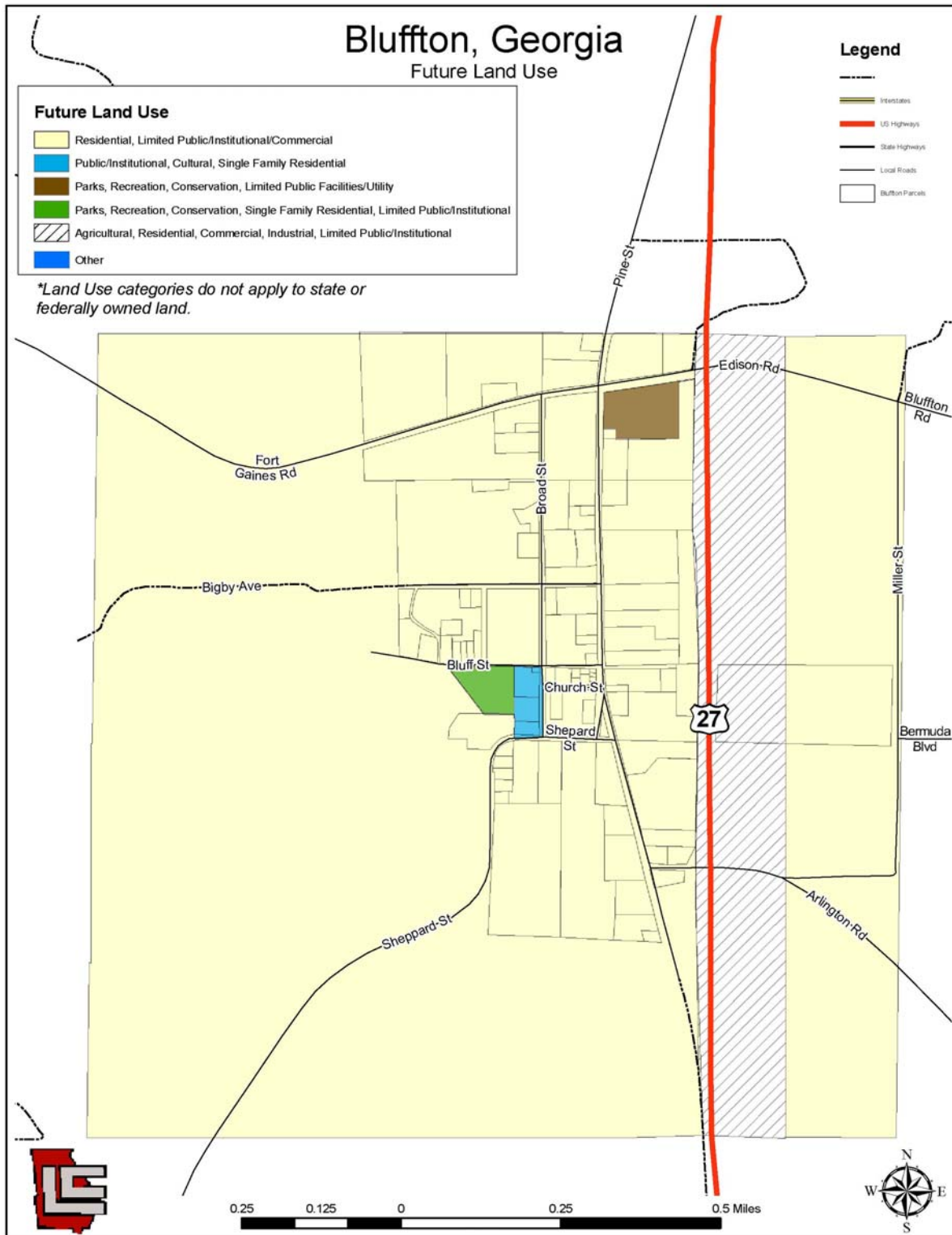
- Development Likely to Occur (Hwy 27 Corridor)
- Significant Cultural Resources (City Limits)
- Significant Natural Resources (Conservation areas, groundwater recharge (entire city), streams, wetlands)



- Legend**
- Bluffton Parcels
 - City Limit
 - US Highways
 - State Highways






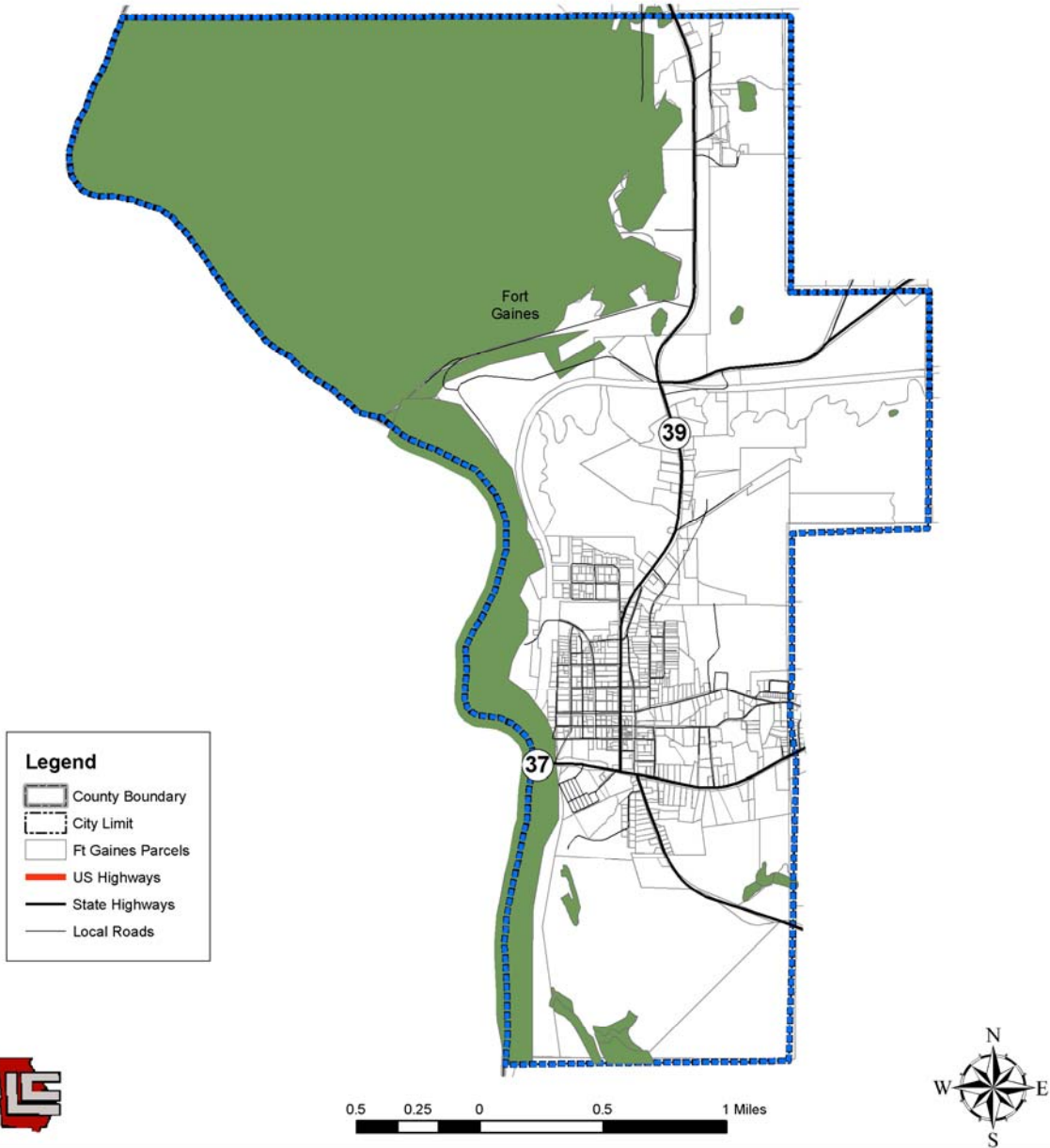




Ft. Gaines, GA Future Development Map

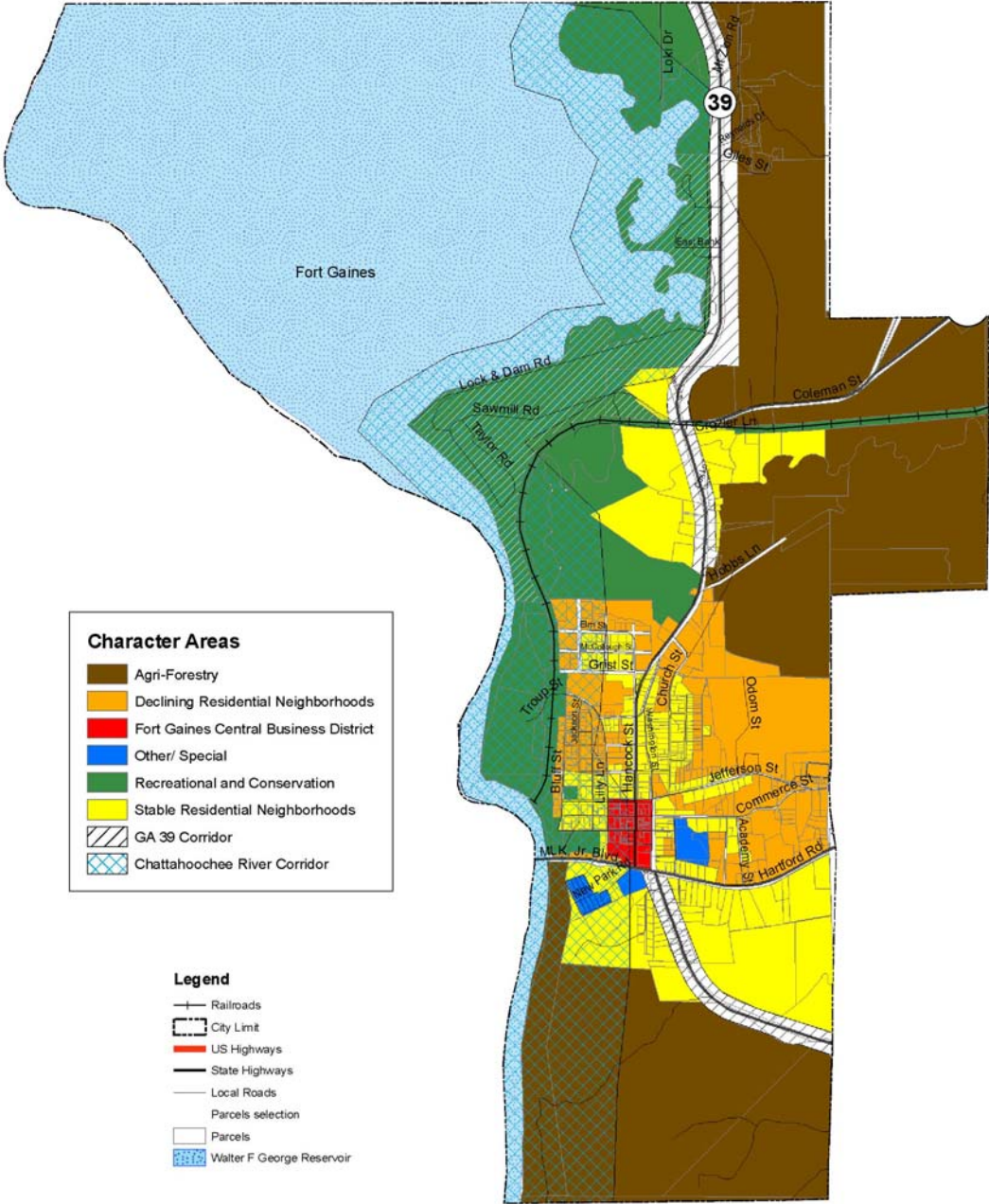
FUTURE DEVELOPMENT LAYERS

-  Infill Development Opportunities (city limits)
-  Significant Cultural Resources (city limits)
-  Significant Natural Resources (conservation areas, streams, wetlands)



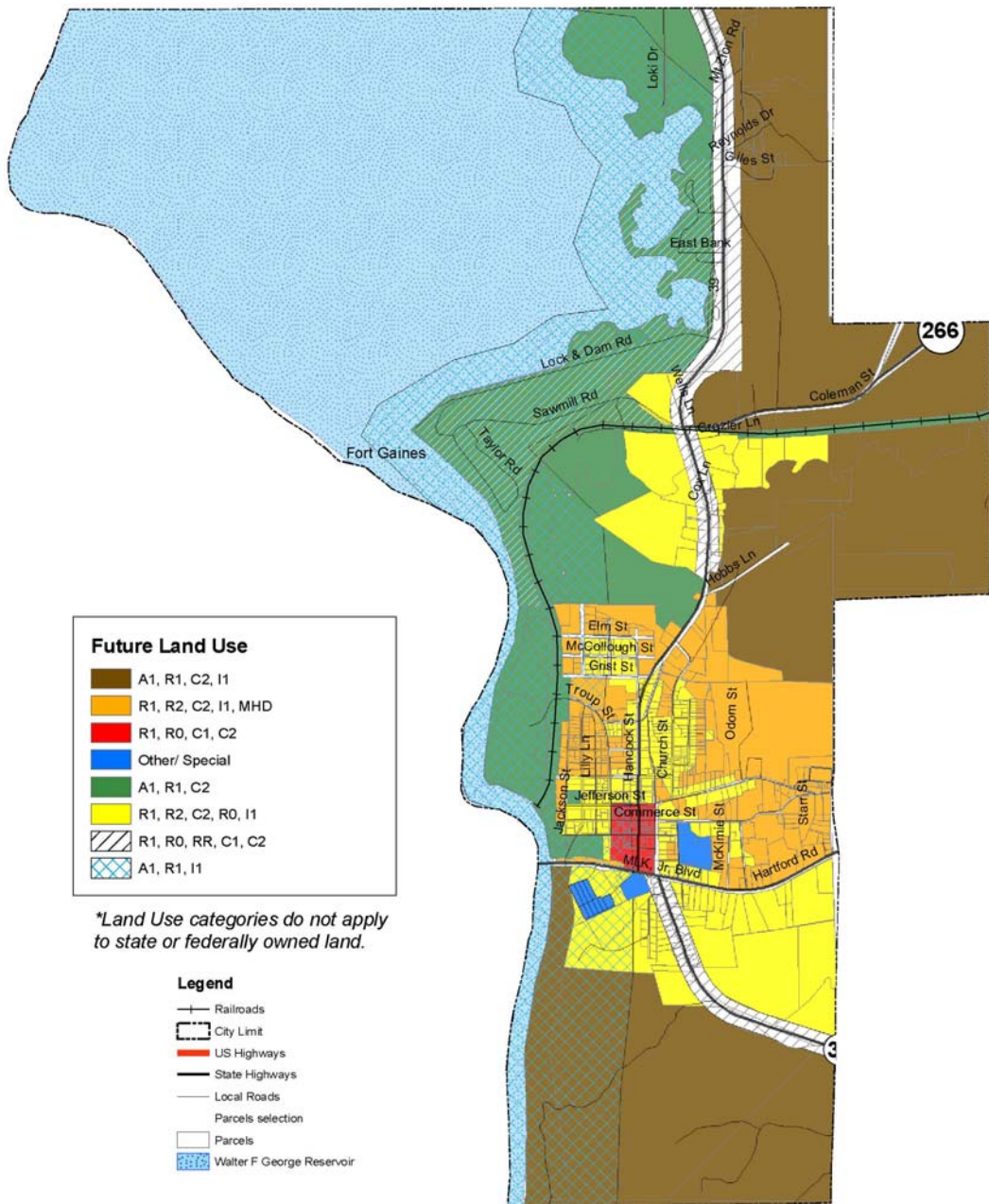
Fort Gaines, Georgia

Character Areas

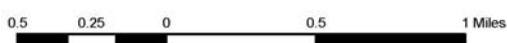


Fort Gaines, Georgia

Future Land Use



**Land Use categories do not apply to state or federally owned land.*



Issues and Opportunities

This section identifies issues and opportunities that Clay County and its municipalities are facing in the next 20 years. There are sections on population, economic development, housing, natural and culture resources, land use, transportation and inter-governmental coordination.

Population

Issues:

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.).
- Paying for Growth.
- Integrating New Comers with Old Timers.
- Increasing Property Values and potentially increasing Taxes.

Opportunities:

- Diversifying the population.
- Expanding Tax base from new residential, commercial and industrial growth.
- Expanding local Job Opportunities.
- Expanding Community Investment.

Economic Development

Issues:

- Dependency on a small number of industries/business types results in high vulnerability to downturns in the dominate industry type.
- Business Recruitment Efforts are not effective and need to be changed.
- Community Economic Development programs are insufficient to meet the varied needs of the community.
- There are not enough jobs or economic opportunity to retain local residents.
- There is not enough affordable/workforce housing.

Opportunities:

- Providing a Business Recruitment and Retention Program (BREP).
- Investing in infrastructure and community resources to remain competitive in business recruitment.
- Conduct a survey of workforce capabilities, supply, quality, and training needs.
- Providing Educational and workforce training opportunities.

Housing

Issues:

- Lack of varied housing options available to meet resident needs at all stages of life.
- Existing sub-standard lots with no or declining infrastructure.
- Lack of zoning or building code enforcement.
- Abundance of substandard housing and blighted structures.
- No control over recreational vehicles (i.e. travel trailers and campers).

Opportunities:

- Increasing affordable housing options.
- Developing design guidelines for areas in need of revitalization.
- Provide opportunities for mixed-use developments.
- Provide incentives for rehabilitation of existing housing stock.

Natural and Cultural Resources

Issues:

- Lack of control over the Chattahoochee River
- Lack of regulation over hunters' leases and camps.
- No recreation facilities for local residents.
- No full-time game warden.
- Lack of infrastructure at Cotton Hill Park.
- Preserving water quality.

Opportunities:

- Participate in state/local discussions on water quality.
- Insure local governments have appropriate planning tools to protect streams, flora, and fauna.
- Establish an archives to protect historic artifacts and documents.
- Protect W. Town Branch – Cemochechobee Creek.
- Develop ecotourism and agritourism opportunities.
- Use best management practices related to Quality Deer Management
- Develop an arts inventory of local craftspersons.

Community Facilities

Issues:

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.).
- Paying for Growth.
- Lack of medical facilities and medical professionals.
- Lack of recycling programs and facilities.
- Preserving water quality.

Opportunities:

- Expanding Tax base from new residential, commercial and industrial growth.
- Improving the perception of existing medical care and recruiting new medical personnel and facilities.
- Improving educational opportunities for all age-groups.
- Improving recreational facilities and opportunities for all age-groups.
- Maintaining and improving existing park facilities.
- Preserving water quality by providing sewer to lake developments.

Land Use**Issues:**

- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Aid to struggling areas while creating opportunities for reinvestment and redevelopment in deteriorating areas.
- Land use mix is heavily favored towards agricultural use and residential use need to diversify land use base.

Opportunities:

- Provide water and sewer to most densely developed areas in the northern part of the county.
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Create incentives to conserve greenspace.
- Develop Phenomenon Trail.

Transportation**Issues:**

- Lack of paved roads and multi-modal trails.
- Poor maintenance of roads.
- Low lake levels reduce navigation opportunities.
- Lack of funding sources, needed equipment, and trained personnel.

Opportunities:

- Regionalize the local transit system.
- Providing facilities for boats navigating the lake and river.
- Constructing the Phenomenon Trail.
- Expanding multi-modal opportunities.
- Designating GA Hwy 39 as a Scenic Byway.

- Four-laning US Hwy 27

Inter-Governmental Coordination

Issues:

- Working relationship among local governments is strained.
- Important to keep line of communication open with neighboring jurisdictions in Georgia.
- No communication or coordination with neighboring jurisdictions in Alabama.
- Actively participate in regional authorities and in regional planning efforts.
- Lack of citizen participation in leadership training efforts.

Opportunities:

- In order to bring growth and needed services to area counties and cities an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- Solicit citizen and elected official participation in regional leadership training.
- Consolidation of some county and city services.
- The Service Delivery Strategy will need to be updated as party of the Comprehensive Plan process.

Implementation Program

Clay County: Report of Accomplishments 2002 – 2006

Community Facilities		
Activity	Status	Explanation
Continue in subsidizing public transportation system in the county	Ongoing	Clay County has contracted with Resource Management, Inc. to operate its 5311 program.
Continue paving CR 52 and 60 in the Garnersville community and other dirt roads in the county.	Complete	This item will be removed from the new STWP.
Continue maintenance program for governmental buildings	Ongoing	Clay County added this line item to the SPLOST.
Continue to work with the City of Fort Gaines and Bagby Park in the development of a nature and biking trail known as the Phenomenon Trail	Ongoing	Clay County received TE funding for Phase 1 of the Phenomenon Trail development.
Continue to support the Clay County Volunteer Fire Department	Ongoing	Clay County has applied for a Homeland Security grant for a truck and equipment.
Implement a public water system in the northern area of the county	Complete	Clay County used USDA and CDBG funds to construct the public water system.
Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed recreation improvements.	Ongoing	Clay County is working with a structural engineer on the gym improvements. Light poles have been erected at the ball field. Lights have been purchased, but have not yet been put on the poles.
Widen the Bluffton-Fort Gaines Road (CR 130)	Complete	This item will be removed from the new STWP.
Pursue a county-wide E-911 system	Complete	System is complete and began operation in 2004.
Continue to provide full-time Emergency Medical Service to the county and municipalities	Ongoing	Clay County has applied for a Homeland Security grant for a vehicle and equipment.
Expand the Clay County Library	Ongoing	The Library has added archive storage space and expanded its collection.
Economic Development		
Activity	Status	Explanation
Continue to work with EDC and neighboring counties on a regional Welcome Center.	Ongoing	Lack of funding and personnel.
Continue efforts to market Bagby State Park and Lodge and the Meadowlinks Golf Course	Ongoing	Clay County has partnered with DNR in this effort.
Support the regional tourism and marketing study by Ga. Tech	Complete	Marketing Study is complete.
Implement a Revolving Loan Fund	Ongoing	One loan was funded in 2006.
Support the expansion efforts at Bagby Lodge	Ongoing	The Lodge expansion is complete. Additional cabins are under construction.
Support the efforts of the Clay County Development Authority in developing lakefront retirement community	Ongoing	The property is advertised for development.
Support the Clay County Development Authority	Ongoing	The Clay County Development Authority meets on a regular basis.
Support the 5-County Southwest Georgia		This group is inactive. This item will be

Chamber of Commerce		changed to reflect the Clay County Chamber in the new STWP.
Continue to support the Clay County Economic Development Council	Ongoing	The Clay County EDC meets on a monthly basis.
Support the 4-County Southwest Georgia Development Authority	Ongoing	The 4-County Southwest Georgia Development Authority meets on a regular basis.
Housing		
Activity	Status	Explanation
Support the efforts of the 5-county Chamber of Commerce to increase moderate income housing in the county.		This group is inactive. This item will be deleted from the new STWP.
Land Use		
Activity	Status	Explanation
Review and update Comprehensive Plan	In process	Clay County citizens are participating in the 2007 Clay County Joint Comprehensive Planning process.
Enforce zoning ordinance and subdivision regulations	Ongoing	Clay County Planning Commission meets on a regular basis to review zoning cases and subdivision plats.
Coordinate with municipalities on the hiring of a code enforcement officer	Complete	Clay County hired a code enforcement official in 2007.
Natural and Historic Resources		
Activity	Status	Explanation
Adopt and enforce a protection plan for groundwater recharge areas	Not complete	Due to procedural changes in the Environmental Planning Criteria, EPD has not required that Clay County adopt a ground water recharge areas protection ordinance at this time.
Continue efforts to adopt and enforce buffer requirements along roadways	Not complete	Lack of funding and personnel.
Adopt Total Maximum Daily Load (TMDL) limits for Drag Nasty, Hog, Pataula, and Roaring Branch Creeks and the Chattahoochee River	Not complete	Lack of funding and personnel.
Adopt and enforce a protection plan for wetlands	Not complete	Due to procedural changes in the Environmental Planning Criteria, EPD has not required that Clay County adopt a wetlands protection ordinance at this time.

Clay County: Short Term Work Program Update 2007 – 2012

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support a public transportation system in the 4-county area.	2008	4-County transit system, Clay County	\$868,046	FTA, GDOT, Local
Continue maintenance program for government buildings to include a new roof for the historic courthouse and a new county government center.	2007 – 2012	Clay County	\$500,000	USDA, Local
Work with the City of Fort Gaines and	2008 –	Clay County	\$800,000	DNR, LWCF,

Bagby Park to construct the Phenomenon Trail.	2009			GDOT, Ft Gaines, Local
Support the Clay County Volunteer Fire Department.	2007 - 2012	Clay County	\$100,000	FEMA, Local
Recruit and retain appropriate medical personnel and facilities to attend to the needs of county residents to include constructing a medical/dental clinic.	2007 – 2012	Clay County	\$1 million	USDA, CDBG, Local
Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed recreation improvements.	2007	Clay County, Recreation Committee	\$50,000	LWCF, Local
Provide full-time Emergency Medical Service to the county and municipalities.	2007 - 2012	Clay County	\$50,000	Local
Construct and maintain public water and sewer systems in growing areas of the county.	2007 – 2012	Clay County	\$1 million	CDBG, USDA, Local
Resurface county roads, pave densely populated roads, and provide drainage improvements to include Lakeview, County Line, St. Luke Church Rd, Pebble Shores, and Jenny Lynn.	2007 – 2012	Clay County	\$500,000	CDBG, USDA, GDOT, Local
Expand the county library to include an archives section/building.	2008 – 2010	Clay County, Library Board	\$500,000	USDA, Local
Encourage public-private partnerships to develop new recreational opportunities.	2007 – 2012	Clay County	\$10,000	DCA, USDA, OneGeorgia, Local
Purchase necessary equipment and vehicles for public safety and public service departments including laptops in all sheriff's and EMS vehicles and a hydraulic-lift stretcher for the ambulance.	2007-2012	Clay County	\$500,000	USDA, Local Assistance Grants
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Work with the EDC and neighboring counties on a regional Welcome Center.	2007 - 2012	Clay County	\$ 1 million	GDED, USDA, GDOT, Local
Market Bagby State Park and Lodge and the Meadowlinks Golf Course.	2007 - 2012	Clay County, DNR	\$5,000	GDED, DNR, Local
Support the efforts of the Clay County Development Authority in developing lakefront retirement community.	2007 - 2012	Clay County, CCDA	\$1 million	Local
Support the Clay County Development Authority, Clay County Economic Development Council, the 4-County Southwest Georgia Development Authority, and the Clay County Chamber of Commerce.	2007 - 2012	Clay County	\$1,000	Local
Apply for a Scenic Byway Designation for Hwy 39.	2009	Clay County	\$1,000	GDOT, Local
Review and update development ordinances to promote environmentally	2007 – 2009	Clay County	\$5,000	DCA, Local

friendly development with proper infrastructure and greenspace.				
Recruit appropriate businesses for the county, especially major highway corridors.	2007 – 2012	Clay County, EDC, Clay Co Dev Auth	\$50,000	DCA, USDA, OneGeorgia, Local
Develop a work force training program for county residents.	2010	Clay County, EDC, Clay Co Dev Auth	\$50,000	DCA, USDA, OneGeorgia, Local
Develop an inventory of sites and buildings that are available for redevelopment.	2008-2012	Clay County, EDC, Clay Co Dev Auth	\$50,000	DCA, USDA, OneGeorgia, Local
Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.	2008-2012	Clay County, LCRDC	\$5,000	DCA, USDA, Local
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support efforts of the Southwest Georgia Housing Authority to increase affordable housing in the area.	2008 - 2012	Clay County	\$1,000	DCA, USDA, Local
Provide for a code-enforcement program in the county.	2009	Clay County	\$5,000	Local
Pursue housing redevelopment programs to renovate/ rebuild substandard housing throughout the county.	2009	Clay County	\$500,000	CDBG, USDA, Local
Develop standards for use, placement, and compatibility of Manufactured Housing Units in the county.	2008	Clay County	\$3,000	Local
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review and update Comprehensive Plan	2007	Clay County, LCRDC	\$5,000	Local
Review and update Solid Waste Management Plan.	2007	Clay County, LCRDC	\$5,000	Local
Enforce zoning ordinance and subdivision regulations	2008 - 2012	Clay County	\$1,000	Local
Adopt and enforce buffer requirements along roadways	2008 – 2012	Clay County	\$5,000	Local
Continue efforts of farmland protection in the county.	2008 – 2012	Clay County	\$1,000	Local
Adopt an ordinance to encourage preservation of existing shade trees or planting of new ones in new developments.	2008 – 2012	Clay County, LCRDC	\$5,000	Garden Club of Georgia, DCA, Local
Develop a community greenspace plan that identifies new areas for passive recreation and organizes a tree planting program for public spaces.	2008 – 2012	Clay County, Garden Club, LCRDC	\$5,000	Garden Club of Georgia, DCA, Local
Review the existing subdivision ordinance to provide illustrative examples of desirable new development.	2008 – 2012	Clay County, LCRDC	\$5,000	Local

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt Part V Planning Criteria for wetlands and groundwater recharge areas.	TBD	Clay County	\$3,000	DCA, EPD, Local
Adopt and enforce buffer requirements along roadways	2008	Clay County	\$3,000	Local
Adopt Total Maximum Daily Load (TMDL)limits for Drag Nasty, Hog, Pataula, and Roaring Branch Creeks and the Chattahoochee River	TBD	Clay County	\$5,000	DCA, EPD, Local
Develop an inventory of natural and cultural resources to aid in county decision making.	2012	Clay County	\$10,000	DCA, Local

City of Bluffton: Report of Accomplishments 2002 – 2006

Community Facilities		
Activity	Status	Explanation
Construct a walking trail.	Ongoing	Lack of funding
Pave Bigbie Avenue and Bluff Street.	Partially complete	Bluff Street was paved in 2006. Bigbie is on the LARP list to be resurfaced in 2007.
Continue to make sidewalk improvements in Bluffton.	Ongoing	Lack of funding.
Continue to support Clay County Volunteer Fire Department.	Ongoing	
Support efforts of a county-wide E-911 system.	Complete	System is complete and began operation in 2004.
Continue efforts to rehabilitate Bluff Park.	Ongoing	Lack of funding.
Make improvements to the Bluffton Community Center.	Complete	Built new porches, constructed a handicap accessible ramp, upgraded the bathroom for handicap accessibility, installed a new HVAC and a new roof.
Economic Development		
Activity	Status	Explanation
Continue to participate in the Clay County Economic Development Council.	Ongoing	The Clay County EDC meets on a monthly basis.
Support the Clay County Development Authority.	Ongoing	The Clay County Development Authority meets on a regular basis.
Encourage and promote development along U.S. Hwy. 27.	Ongoing	
Support the 5-county Southwest Georgia Chamber of Commerce.		This group is inactive. This item will be changed to reflect the Clay County Chamber in the new STWP.
Housing		
Activity	Status	Explanation
Support the efforts of the 5-county Chamber of Commerce to increase moderate income housing in the county.		This group is inactive. This item will be deleted from the new STWP.
Land Use		
Activity	Status	Explanation
Continue effort to coordinate with the	Ongoing	Lack of funding and personnel.

County on farmland protection in and around Bluffton.		
Continue to serve on the Fort Gaines – Clay County Joint Planning Commission.		This group is inactive. This item will be deleted from the new STWP.
Support the continuing efforts of the county to hire a county-wide code enforcement officer.	Ongoing	Clay County hired a code enforcement official in 2007.
Review and update the Comprehensive Plan.	In process	Bluffton citizens and council members are participating in the 2007 Clay County Joint Comprehensive Planning process.
Natural and Historic Resources		
Activity	Status	Explanation
Adopt and enforce a protection plan for wetlands.	Not done	Due to procedural changes in the Environmental Planning Criteria, EPD has not required that Bluffton adopt a wetlands protection ordinance at this time.
Adopt and enforce a protection plan for groundwater recharge areas.	Not done	Due to procedural changes in the Environmental Planning Criteria, EPD has not required that Bluffton adopt a groundwater recharge area protection ordinance at this time.

City of Bluffton: Short Term Work Program Update 2007 – 2012

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Make street improvements, make sidewalk improvements, and beautify Broad St, Pine St, and downtown Bluffton with landscaping, pedestrian-bicycle amenities, and street lights.	2008 – 2012	Bluffton	\$50,000	DCA, DOT, Local
Rehabilitate Bluff Park including developing a walking trail and installing picnic tables.	2008 – 2012	Bluffton	\$100,000	DCA, DNR, LWCF, Local
Purchase new playground equipment for the recreation area, re-surface the tennis court, and install pedestrian amenities like picnic tables, bike racks, benches, trash receptacles, and lighting.		Bluffton	\$100,000	DCA, DNR, Local
Improve fire fighting capabilities by enlarging existing facility, building new facilities, purchasing new equipment, and painting the fire hydrants.		Bluffton	\$100,000	DCA, USDA FEMA, Local
Make necessary improvements to the water system.	2008 – 2012	Bluffton	\$100,000	DCA, USDA FEMA, Local
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Participate in the Clay County Economic Development Council.	2008 – 2012	Bluffton	\$100	Local
Support the Clay County Development	2008 –	Bluffton	\$100	Local

Authority.	2012			
Encourage and promote appropriate development along U.S. Hwy. 27.	2008 – 2012	Bluffton, Clay County EDC	\$5,000	DCA, USDA, OneGeorgia, Local
Support the Clay County Georgia Chamber of Commerce.	2008 – 2012	Bluffton	\$100	Local
Support the 4-county Southwest Georgia Development Authority.	2008 – 2012	Bluffton	\$100	Local
Encourage the development of a women's detention center in Bluffton.		Bluffton, Clay County EDC, Southwest GA Dev Auth		DCA, USDA, OneGeorgia, Local
Encourage the re-use of historic retail buildings by small businesses.	2008 – 2012	Bluffton, Clay County EDC, Southwest GA Dev Auth		DCA, USDA, OneGeorgia, Local
Better utilize the horse arena by developing special events.	2008 – 2012	Bluffton		Local
Develop an inventory of sites and buildings that are available for redevelopment.	2008 – 2012	Clay County, EDC, Clay Co Dev Auth	\$50,000	DCA, USDA, OneGeorgia, Local
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support efforts of the Southwest Georgia Housing Authority to increase affordable housing in the area.	2008 – 2012	Bluffton	\$5,000	Local
Encourage property owners to utilize and properly maintain existing single-family housing.	2008 – 2012	Bluffton, Clay County	\$5,000	Local
Encourage the development of new single-family housing.	2008 – 2012	Bluffton, SWGA Housing Auth	\$5,000	DCA, USDA, Local
Encourage development of appropriate housing options by adopting land-use regulations.	2008 – 2012	Bluffton, LCRDC	\$5,000	DCA, Local
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Coordinate with the County on farmland protection in and around Bluffton.	2008 – 2012	Bluffton, Clay County	\$1,000	Local
Support the continuing efforts of the county to hire a county-wide code enforcement officer.	2008 – 2012	Bluffton, Clay County	\$1,000	Local
Review and update the Comprehensive Plan.	2007	Bluffton	\$3,000	DCA, Local
Consider adoption of local zoning or other land use ordinance.		Bluffton, LCRDC	\$4,500	DCA, Local
Consider adoption of local environmental/nuisance ordinances including animal control regulations.		Bluffton, LCRDC	\$2,000	DCA, Local
Review and update the Solid Waste Management Plan.		Bluffton, Clay County, LCRDC	\$5,000	Clay County, Local
Adopt an ordinance to encourage preservation of existing shade trees or planting of new ones in new	2008 – 2012	Bluffton, LCRDC	\$5,000	Garden Club of Georgia, DCA, Local

developments.				
Develop a community greenspace plan that identifies new areas for passive recreation and organizes a tree planting program for public spaces.	2008 – 2012	Bluffton, Garden Club, LCRDC	\$5,000	Garden Club of Georgia, DCA, Local
Develop a subdivision ordinance providing illustrative examples of desirable new development.	2008 – 2012	Bluffton, LCRDC	\$5,000	Local
Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.	2008-2012	Bluffton, LCRDC	\$5,000	DCA, USDA, Local
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt and enforce a protection plan for wetlands.		Bluffton	\$3,000	DCA, EPD, Local
Adopt and enforce a protection plan for groundwater recharge areas.		Bluffton	\$3,000	DCA, EPD, Local
Designate a historic district around the courthouse.		Bluffton	\$1,000	Local
Install markers at historic buildings and sites.		Bluffton	\$5,000	HCC, Local
Develop an inventory of natural and cultural resources to aid in county decision making.	2012	Clay County. Bluffton	\$10,000	DCA, Local

City of Fort Gaines: Report of Accomplishments 2002 – 2006

Community Facilities		
Activity	Status	Explanation
Continue efforts to study and implement a plan for downtown on-street parking	Not Complete	Lack of funding
Continue construction efforts on a pumping station in the northern section of the city for sewer system expansion	Completed	OneGeorgia monies.
Continue to work with the County and Bagby Park in the development of a nature and biking trail known as the Phenomenon Trail	Ongoing	Clay County received TE funding for Phase 1 of the Phenomenon Trail development.
Work with Bagby Park, DNR, and the County on sewer expansion between the city and Bagby Park	Completed	OneGeorgia monies.
Upgrade water lines in the city	Under construction	Received FY04 & FY06 CDBG funds to assist in this effort.
Support the efforts of Historic Fort Gaines on downtown facade program		Historic Fort Gaines, Inc. gave 3 façade grants in 2005 and 3 in 2006. Historic Fort Gaines has dissolved. The Fort Gaines Historic Society, Inc. now operates this program.
Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed	Ongoing	Clay County is working with a structural engineer on the gym improvements. Light poles have been erected at the ball field.

recreation improvements		Lights have been purchased, but have not yet been put on the poles.
Support the efforts of a county-wide E-911 system	Complete	System is complete and began operation in 2004.
Continue to support the Clay County Volunteer Fire Department	Ongoing	
Construct a new well in the city	Complete	Constructed with CDBG funds in 2002.
Purchase signage for Frontier Village	Complete	LDF funds.
Economic Development		
Activity	Status	Explanation
Work with County, EDC, and neighboring communities on a regional Welcome Center	Ongoing	Lack of funding and personnel.
Support the Clay County Development Authority	Ongoing	The Clay County Development Authority meets on a regular basis.
Continue to support the Clay County Economic Development Council (EDC) in local marketing efforts	Ongoing	The Clay County EDC meets on a monthly basis.
Support the regional tourism and marketing study by Ga. Tech	Complete	Marketing Study is complete.
Work with county on implementation of Revolving Loan Fund	Ongoing	One loan was funded in 2006.
Support the expansion efforts at Bagby Lodge	Ongoing	The Lodge expansion is complete. Additional cabins are under construction.
Support the 5-County Southwest Georgia Chamber of Commerce		This group is inactive. This item will be changed to reflect the Clay County Chamber in the new STWP.
Support the 4-County Southwest Georgia Development Authority	Ongoing	The 4-County Southwest Georgia Development Authority meets on a regular basis.
Housing		
Activity	Status	Explanation
Support the efforts of the 5-County Chamber of Commerce to increase moderate income housing in the county		This group is inactive. This item will be deleted from the new STWP.
Continue to implement housing rehabilitation program in the city	Ongoing	City has had several housing rehab programs over the years as funding becomes available.
Land Use		
Activity	Status	Explanation
Review and update Comprehensive Plan	In process	Ft Gaines council members and citizens are participating in the 2007 Clay County Joint Comprehensive Planning process.
Support the continuing efforts of the county to hire a county-wide code enforcement officer	Complete	Clay County hired a code enforcement official in 2007.
Continue to enforce zoning ordinance, building code, and subdivision regulations	Ongoing	The Ft Gaines Planning and Zoning Board meets on a regular basis to review zoning cases and subdivision plats.
Natural and Historic Resources		
Activity	Status	Explanation
Adopt and enforce a protection plan for groundwater recharge	Not complete	Due to procedural changes in the Environmental Planning Criteria, EPD has not required that Ft Gaines adopt a ground water recharge areas protection ordinance

		at this time.
Adopt and enforce a River Corridor protection plan	Not complete	Due to procedural changes in the Environmental Planning Criteria, EPD has not required that Ft Gaines adopt a river corridor protection ordinance at this time.
Work with County on continuing efforts to adopt and enforce buffer requirements along roadways	Not complete	Lack of funding and personnel.

City of Fort Gaines: Short Term Work Program Update 2007 – 2012

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to work with the County and Bagby Park in the development of a nature and biking trail known as the Phenomenon Trail	2008 – 2009	Clay County	\$800,000	DNR, LWCF, GDOT, Ft Gaines, Local
Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed recreation improvements.	2007	Clay County, Recreation Committee	\$50,000	LWCF, Local
Improve fire fighting capabilities in the community.	2008 - 2012	Ft Gaines	\$100,000	DCA, USDA FEMA, Local
Make necessary improvements to the water and sewer systems.	2008 – 2012	Ft Gaines	\$100,000	DCA, USDA FEMA, Local
Continue to make street improvements, sidewalk improvements, and beautify Ft Gaines with landscaping, pedestrian-bicycle amenities, and street lights.	2008 – 2012	Ft Gaines	\$50,000	DCA, DOT, Local
Recruit and retain appropriate medical personnel and facilities to attend to the needs of city residents.	2007 – 2012	Ft Gaines	\$1 million	USDA, CDBG, Local
Resurface city roads, pave densely populated roads, and provide drainage improvements.	2007 – 2012	Ft Gaines	\$500,000	CDBG, USDA, GDOT, Local
Purchase necessary equipment and vehicles for public safety and public service departments.	2007-2012	Ft Gaines	\$500,000	USDA, Local Assistance Grants
Support the downtown facade program operated by the Fort Gaines Historic Society, Inc.	2010	Ft Gaines, Ft Gaines DDA, Ft Gaines Historic Soc.	\$30,000	Local Assistance Grants
Develop a safe route to the Elementary School from downtown Ft. Gaines by extending an existing city street and adding sidewalks.	2010	Ft Gaines	\$100,000	GDOT, CDBG, Local
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Work with County, EDC, and neighboring communities on a regional Welcome Center	2007 - 2012	Clay County	\$ 1 million	GDED, USDA, GDOT, Local

Continue to support the Clay County EDC in local marketing efforts				
Support the Clay County Development Authority, Clay County Economic Development Council, the 4-County Southwest Georgia Development Authority, and the 4-County Southwest Georgia Chamber of Commerce.	2007 - 2012	Ft Gaines	\$1,000	Local
Support the county's application for a Scenic Byway Designation for Hwy 39.	2009	Ft Gaines	\$1,000	GDOT, Local
Recruit appropriate businesses for the city, especially major highway corridors.	2007 – 2012	Ft Gaines, EDC, Clay Co Dev Auth	\$50,000	DCA, USDA, OneGeorgia, Local
Develop an inventory of sites and buildings that are available for redevelopment.	2008-2012	Ft Gaines, EDC, Clay Co Dev Auth	\$50,000	DCA, USDA, OneGeorgia, Local
Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.	2008-2012	Ft Gaines, LCRDC	\$5,000	DCA, USDA, Local
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support efforts of the Southwest Georgia Housing Authority to increase affordable housing in the area.	2008 - 2012	Ft Gaines	\$1,000	DCA, USDA, Local
Continue to implement housing rehabilitation programs in the city.	2012	Ft Gaines	\$500,000	DCA, USDA, Local
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review and update Comprehensive Plan	2007	Ft Gaines, LCRDC	\$5,000	Local
Review and update Solid Waste Management Plan.	2007	Ft Gaines, LCRDC	\$5,000	Local
Enforce zoning ordinance and subdivision regulations.	2008 - 2012	Ft Gaines, Clay County	\$1,000	Local
Continue efforts to adopt and enforce buffer requirements along roadways	2008 – 2012	Ft Gaines	\$5,000	Local
Review and update development ordinances to promote appropriate infill development, environmentally friendly development with proper infrastructure, and greenspace.	2007 – 2009	Ft Gaines, LCRDC	\$5,000	DCA, Local
Support the continuing efforts of the county to hire a county-wide code enforcement officer				
Adopt an ordinance to encourage preservation of existing shade trees or planting of new ones in new developments.	2008 – 2012	Clay County, LCRDC	\$5,000	Garden Club of Georgia, DCA, Local
Develop a community greenspace plan that identifies new areas for passive recreation and organizes a tree planting program for public spaces.	2008 – 2012	Clay County, Garden Club, LCRDC	\$5,000	Garden Club of Georgia, DCA, Local

Review the existing subdivision ordinance to provide illustrative examples of desirable new development.	2008 – 2012	Clay County, LCRDC	\$5,000	Local
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt Part V Planning Criteria for river corridors and groundwater recharge areas.	TBD	Ft Gaines	\$3,000	DCA, EPD, Local
Continue efforts to adopt and enforce buffer requirements along roadways.	2008	Ft Gaines	\$3,000	Local
Appoint a historic preservation commission, develop and adopt a historic preservation ordinance with design review.	2008	Ft Gaines	\$10,000	DNR, NPS, Local
Develop an inventory of natural and cultural resources to aid in county decision making.	2012	Clay County	\$10,000	DCA, Local

Implementation Policies

Clay County and the Cities of Bluffton and Fort Gaines have adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Clay County's Vision and addressing identified Issues and Opportunities. These policies will guide Clay County and the Cities of Bluffton and Fort Gaines in future development decisions. The framework for decisions to be made about the future development of Clay County and its municipalities by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

- Protect residents from significant hazards to life, health and property.
 - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
 - Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking public financial support.
 - Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to cover the cost of demolishing/removing the structure.
 - Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.

- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
 - Pursue, promote and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, the environment, cultural resources, and other related matters.
 - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Clay County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.
 - In Clay County, development plans (i.e. subdivisions, PUDs, etc.) should have architectural and site plans reviewed and approved by the planning and zoning commission prior to the granting of final approval.

- Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective and aesthetically pleasing residential developments.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.

- Improve and extend the public water systems to better serve the current and future population.
 - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.

- Maintain existing sewerage systems to serve all adjacent development areas.
 - Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
 - Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - Encourage coordination between Clay County and Fort Gaines for the expansion of the public sewer system.

- Protect residential areas and their residents from incompatible land uses and their associated activities.
 - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.

- Improve the existing built environment.

- Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
 - Encourage landscaping of new parking lots to minimize visual impact.
 - Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.
- Encourage and support construction of new housing citywide to meet local housing demand
 - Promote affordable housing.
 - Develop and support more housing opportunities citywide to help the county become more desirable as a place of residence.
 - Encourage innovative housing citywide that is compatible with each city's policies.
 - Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the exiting neighborhood, so long as all other basic development criteria may be met.
 - Encourage mixed use developments in Fort Gaines' downtown.
- Improve and expand the existing housing stock for all income levels.
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Promote and encourage more affordable housing opportunities.
 - Support continued improvement of existing housing conditions through all available public and private means.
 - Encourage owners of substandard units to improve their properties through the use of every available means including providing public technical assistance and seeking public financial support.
 - Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
 - Encourage and support the development of a Joint Code Enforcement Program between Clay County and the Cities of Bluffton and Fort Gaines which will provide for a Building Inspector/ Code Enforcement program.
 - Support enforcement of existing building codes and nuisance ordinances.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.

- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Clay County and the Cities of Bluffton and Fort Gaines and on through routes for local and regional travelers.
 - Encourage and promote the design and engineering of roads to fit, rather than dominate, topography and other site conditions. Encourage the development of bike paths and sidewalks throughout the neighborhoods.
 - Provide for safe, efficient movement of people, goods and services in and around Clay County and the Cities of Bluffton and Fort Gaines.
 - Minimize conflicts between local and through traffic using every available means.
 - Provide for timely maintenance and improvement of streets.
- Promote and enhance the highway and commercial corridors in Clay County
 - Encourage the implementation of a Gateways Program in Bluffton and Fort Gaines.
 - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - Encourage and support the development of a Sign Ordinance for Clay County and the City of Fort Gaines.
 - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, Historic Preservation Ordinances, etc. to ensure that there is no conflict in any of the ordinances.
 - Encourage and support the development of a Joint Code Enforcement Program between Clay County and the Cities of Bluffton and Fort Gaines which will provide for a Building Inspector/ Code Enforcement program.
 - Encourage and support the development of a uniform building permit process including application forms and review criteria.
- Support economic development that is compatible with the highway service industry.
 - Promote an adequate, efficient and appropriate mix of goods at the main intersections along GA 39 and US Hwy 27.
 - Encourage development on sites that are served by water and sewer.
- Promote the Central Business District in the Fort Gaines as the primary commercial and cultural center of Clay County.
 - Encourage and support the efforts of the Cities of Bluffton and Fort Gaines to make improvements to their downtowns including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
 - Support the location and maintenance of desirable and suitable entertainment facilities downtown.

- Encourage cultural events, i.e. art shows, fairs, and other attractions in the Central Business Districts.
 - Encourage adaptive re-use of historic structures.
 - Preserve historic and cultural buildings and monuments.
 - Provide daily clean-up services in the downtown areas.
 - Encourage Citizens to Shop Locally.
- Make business hours more compatible to fit the needs of local shoppers.
- Encourage merchants to sell items that are bought most frequently.
 - Encourage merchants to sell items unique to Clay County and/or the State of Georgia.
- Promote and preserve the existing sense of place in the cities and county through the promotion of historic resources.
 - Support economic development that is compatible with existing businesses and the tourist industry.
 - Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District.
 - Encourage the rehabilitation of storefronts in the Central Business District.
 - Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
 - Conserve, maintain and promote the natural, historic and cultural resources of Clay County and the Cities of Bluffton and Fort Gaines.
 - Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
 - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage the obstruction of scenic views and sites in the county.
 - Promote and Enhance the Outdoor Recreation Industry through the development of additional campsites and boat ramps.
 - Encourage the development of Private Hunting Lodges.
 - Encourage large property owners to lease their land to hunters.
 - Encourage the development of service facilities to meet the needs of this sector of the economy.
 - Establish natural habitats for a variety of wildlife.
 - Encourage the safe, wise and legal use of firearms and other hunting techniques.
 - Develop and promote additional competitions and festivals targeted to this market.
 - Encourage the development of the Clay/Quitman/Stewart County's Scenic Byways Designation.

- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Encourage the further development of Frontier Village, Coleman’s Opera House Museum and Sutton’s Corners Museum.
 - Support regional tourism alliances with other counties and other facilities (such as Bagby State Park or Kolomoki Mounds State Park) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage local schools to use these facilities as outdoor classrooms.
 - Encourage and Support the provision of educational and recreational opportunities for residents of Clay County and the Cities of Bluffton and Fort Gaines.
 - Encourage and support the expansion of Adult Education opportunities in Clay County.
 - Encourage and support the expansion of services at the library in Fort Gaines.
 - Encourage and support the activities of the Clay County School System to educate the children of Clay County.
 - Support and encourage the provision of recreational and fine arts opportunities for the residents of Clay County and the Cities of Bluffton and Fort Gaines.
 - Encourage the collaboration between the Clay County Board of Education and the Clay County Board of Commissioners on the use of School System facilities for County Recreation i.e. ball fields, gymnasiums, etc.
 - Encourage and support the expansion of the Clay County Recreational Program to provide additional sports opportunities.
 - Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
 - Encourage and support the efforts of the healthcare community in Clay County.


RESOLUTION

WHEREAS, the Fort Gaines City Council has completed the Community Agenda document as part of the twenty (20) year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on May 4, 2009; and


NOW, THEREFORE BE IT RESOLVED, that the Fort Gaines City Council does hereby transmit the Community Agenda portion of the twenty (20) year Comprehensive Plan Update to the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs for official review.

Resolved this 22 day of June, 2009.


Mayor,
City of Fort Gaines, Georgia

(Seal)

Attest:


Clerk

RESOLUTION 09-036

A Resolution transmitting the Community Agenda portion of the Comprehensive Plan to the Georgia Department of Community Affairs

WHEREAS, the Clay County Board of Commissioners has completed the Community Agenda document as part of the twenty (20) year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on May 4, 2009; and

NOW, THEREFORE BE IT RESOLVED that the Clay County Board of Commissioners does hereby transmit the Community Agenda portion of the twenty (20) year Comprehensive Plan Update to the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs for official review.

PASSED AND ADOPTED after first and only reading this 2nd day of June, 2009 .

COUNTY OF CLAY, STATE OF GEORGIA

BY: David Shivers Yea Nay
David Shivers, Chairman

BY: Barry Waters Yea Nay
Barry Waters, Vice Chairman

BY: James Davenport Yea Nay
James Davenport

BY: Walt Killingsworth Yea Nay
Walt Killingsworth

BY: Radar Fair Yea Nay
Radar Fair

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Clay County, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Board of Commissioners of Clay County in public meeting assembled on June 2nd, the original of which resolution has been entered in the official records of said political subdivision under my supervision and is in my official possession, custody and control.

Pamela Ward
Pamela Ward, County Administrator

RESOLUTION

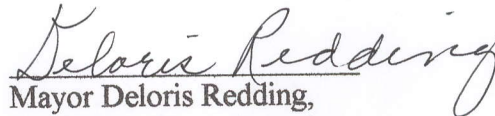
WHEREAS, the Bluffton City Council has completed the Community Agenda document as part of the twenty (20) year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements be met as part of updating local Comprehensive plans; with the final required public hearing held May 4, 2009; and


NOW, THEREFORE BE IT RESOLVED, that the Bluffton City Council does hereby transmit the Community Agenda portion of the twenty (20) year Comprehensive Plan Update to the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs for official review.

Resolved this 15 day of June, 2009.


Mayor Deloris Redding,
City of Bluffton, Georgia

(Seal)

Attest:


Clerk
Gail Hubbard

RESOLUTION 09-037

A RESOLUTION ADOPTING THE COMPLETED COMMUNITY AGENDA AS PART OF THE CLAY COUNTY COMPREHENSIVE PLAN

WHEREAS, the Clay County Board of Commissioners has completed the Community Agenda document as part of the twenty (20) year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

WHEREAS, the River Valley Regional Commission has reviewed the document for completion; and

WHEREAS, the Georgia Department of Community Affairs has reviewed the Agenda and finds that it adequately addresses the Local Planning Requirements.

NOW, THEREFORE BE IT RESOLVED, that the Clay County Board of Commissioners does hereby adopt the joint Clay County, Bluffton, Fort Gaines twenty (20) year Comprehensive Plan Update consisting of the Public Participation Plan, the Community Assessment, and the Community Agenda.

Resolved this 18th day of Aug, 2009.

PASSED AND ADOPTED after first and only reading this 18th day of August, 2009 .

COUNTY OF CLAY, STATE OF GEORGIA

BY: David Shivers Yea Nay
David Shivers, Chairman

By: Barry Waters Yea Nay
Barry Waters, Vice Chairman

BY: James Davenport Yea Nay
James Davenport

BY: Walt Killingsworth Yea Nay
Walt Killingsworth

BY: Radar Fair Yea Nay
Radar Fair

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Clay County, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Board of Commissioners of Clay County in public meeting assembled on August 18, 2009, the original of which resolution has been entered in the official records of said political subdivision under my supervision and is in my official possession, custody and control.

Adria Williams
Adria Williams, County Clerk

RESOLUTION

WHEREAS, the Bluffton City Council has completed the Community Agenda document as part of the twenty (20) year Comprehensive Plan Update; and


WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

WHEREAS, the River Valley Regional Commission has reviewed the document for completion; and

WHEREAS, the Georgia Department of Community Affairs has reviewed the Agenda and finds that it adequately addresses the Local Planning Requirements.


NOW, THEREFORE BE IT RESOLVED, that the Bluffton City Council does hereby adopt the joint Clay County, Bluffton, Fort Gaines twenty (20) year Comprehensive Plan Update consisting of the Public Participation Plan, the Community Assessment, and the Community Agenda.

Resolved this 3rd day of August, 2009.


Mayor Deloris Redding,
City of Bluffton, Georgia

(Seal)

Attest:


Clerk
Gail Hubbard

RESOLUTION

WHEREAS, the Fort Gaines City Council has completed the Community Agenda document as part of the twenty (20) year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

WHEREAS, the River Valley Regional Commission has reviewed the document for completion; and

WHEREAS, the Georgia Department of Community Affairs has reviewed the Agenda and finds that it adequately addresses the Local Planning Requirements.

NOW, THEREFORE BE IT RESOLVED, that the Fort Gaines City Council does hereby adopt the joint Clay County, Bluffton, Fort Gaines twenty (20) year Comprehensive Plan Update consisting of the Public Participation Plan, the Community Assessment, and the Community Agenda.

Resolved this 11 day of August, 2009.



Mayor,
City of Fort Gaines, Georgia

(Seal)

Attest:



Clerk