

Hancock County Board of Commissioners

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COUNTY OF HANCOCK
STATE OF GEORGIA

**A RESOLUTION OF THE CHAIRMAN AND THE BOARD OF COMMISSIONERS AUTHORIZING THE
ADOPTION OF THE PARTIAL UPDATE OF THE HANCOCK COUNTY COMPREHENSIVE PLAN**

WHEREAS, a comprehensive plan is required for municipalities and counties in Georgia in order to maintain their Qualified Local Government Status; and

WHEREAS, the Department of Community Affairs has permitted Hancock County to complete a **Partial Update** to the Comprehensive Plan (**Partial Update**) in lieu of a complete update; and

WHEREAS, Hancock County held an advertised public hearing on **June 20, 2008**, the purpose of which was to obtain input on the **Partial Update** and notify the community of when the **Partial Update** will be transmitted to the CSRA RDC; and

WHEREAS, Hancock County submitted the **Partial Update** to the CSRA RDC and the Georgia Department of Community Affairs on **June 21, 2008**; and

WHEREAS, the Georgia Department of Community Affairs found the Short Term Work Program Update for Hancock County to be in conformance with the "Minimum Planning Standards and Procedures" on **July 25, 2008**; and

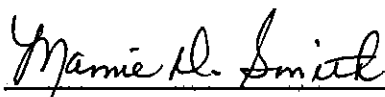
NOW, THEREFORE BE IT RESOLVED by Hancock County that, having met the public participation requirements of the "Minimum Planning Standards and Procedures," and by having the CSRA RDC and the Georgia Department of Community Affairs agree that the **Partial Update** is in compliance with the Minimum Planning Standards and Procedures, that the County Commissioners adopt the **Partial Update** as a component of the *Hancock/Sparta Comprehensive Plan: 1993-2013*.

RESOLVED this 23th day of September, 2008.



Samuel Duggan, Chairman

ATTEST



County Clerk

Table of Contents

| | |
|--|-----------|
| 1: Purpose and Scope | 1 |
| 2: Consistency with Quality Community Objectives..... | 2 |
| 3: Areas Requiring Special Attention..... | 7 |
| 4: Issues and Opportunities | 14 |
| 5: Implementation Program | 20 |

Appendices

| | |
|--|-----------|
| Appendix 1 – Report of Accomplishments 2003-2008 STWP | 33 |
| Appendix 2 – Quality Community Objectives Analysis | 36 |



1. Purpose and Scope

The purpose of this Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide in the interim period between Comprehensive Plan updates resulting from a shift in the statewide Comprehensive Plan recertification schedule. This partial Update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards.

A Public Hearing was held on June 20, 2008. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Central Savannah River Regional Development Center (CSRARDC).

The Partial Update will be transmitted to the Department of Community Affairs (DCA) upon a completeness finding by the CSRARDC. Upon acceptance by the DCA, it will then be adopted by the Board of Commissioners by resolution.



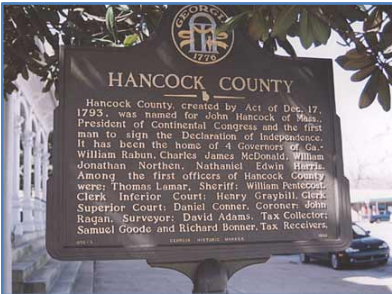


2. Consistency with Quality Community Objectives

Quality Community Objectives

Hancock County was created in 1793 and has been home for several Georgia governors.

The following assessment was conducted to address the Quality Community Objectives requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements”. The analysis below uses the Quality Community Objectives Local Assessment Tool created by the DCA Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix II of this report. In some cases, the County has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.



Development Patterns

Hancock County’s population is slightly over 10,000 persons (10,229 in 2005) spread out over 473 square miles. Hancock’s population has fallen and risen over the last forty years, but is expected to grow steadily, albeit slowly, in the future due to development in the Lake Sinclair area. As with many rural counties, Hancock has a “market town,” several outlying former farming communities-several connected by the railroad, and scattered farmsteads, former plantations and residential uses clustered along county roads. More specifically, the development patterns within the County consist of four general “types:”



Linton is an example of a historic farming community in Hancock County.

- Residential, small retail and institutional development adjacent to the City of Sparta (not included in this update), which serves/served as the market town for the County. These uses are reachable by several roadways and by sidewalks in many cases. County residents have good access to shopping, services, churches, community and government functions. The Hancock County Schools





Former commercial use in Jewell.



Residential developments along Lake Sinclair.



complex is located just north of the Sparta City limits on SR 15.

- Residential, limited retail and institutional development in and around historical farming communities, such as:
 - Linton
 - Devereux
 - Mayfield
 - Jewell
 - Hickory Grove
 - Culverton
 - Powelton
 - Springfield
 - Beulah
 - Zebulon
- Residential and limited retail/institutional uses along the shoreline of Lake Sinclair. This area of the County has seen the most new development and construction. Some of these developments, such as Holiday Shores, have been developed for over thirty years, while others are much newer. Many of these developments are served by private water services, which do not provide sufficient water for firefighting purposes. These developments are also mostly accessed off of dirt roads or narrow paved County roads, which poses numerous challenges for public safety personnel and for residents alike.
- Scattered residential, institutional uses, together with some forestry and mining interests throughout the County. These uses are located on State routes and along local roads. An exception is the Briar Rose resort residential development on SR 15, near the Springfield community.

For a more complete assessment of development patterns, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.





Glen Mary Plantation on Linton Road is a National Register Property and has been designated by the National Trust for Historic Preservation as an "American Treasure."



Millmore Mill on Shoulderbone Creek is an example of a former grist mill that has been redeveloped as an antiques store.

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Hancock County possesses ten National Register historic properties (nine in the unincorporated part of the County) and four (4) National Register Historic Districts (three in the unincorporated part of the County). These areas are historical treasures that should be preserved, enjoyed and protected. However, there are many more historically significant properties in the County that are not protected nor sufficiently studied for their potential

Hancock County contains numerous natural resources, including (Piedmont region thick soils and Coastal Plain aquifer) groundwater recharge areas, the pastoral beauty of the Ogeechee River and the undiscovered potential of Lake Sinclair. These areas need to be continued to be protected and preserved through local ordinances.

For a more complete assessment of resource conservation, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.

Social and Economic Development

Hancock County has an abundance of developable natural resources, such as kaolin, sand, granite and other minerals, softwoods and hardwoods, as well as the presence of game animals and fish in Lake Sinclair. Hancock County is accessible by rail as well as by several state highways and has a hardworking population. In the 19th Century, Hancock County was the center of agricultural innovation and was home to some of the most prosperous citizens of Georgia.

However, as was discussed in the 1993 Comprehensive Plan, Hancock County's economic fortunes have suffered over the last thirty years. Interstate 20 is located twenty miles to the north, but doesn't touch the County. Adjacent communities, such as Greensboro, Milledgeville and Sandersville, have attracted many more industrial prospects than Hancock County due to more developed infrastructure and larger population base. Most of Hancock County's industrial base has been diminished by overseas competition or consolidation of locations. St. Gobain-





Lake Sinclair has seen an increase in business openings, as has the Devereux area.



Desjonquieres, which etches glass bottles, and is located in the Sparta-Hancock Industrial Park, is an exception to this drain of industrial jobs.

The result of this loss of industrial jobs (or the lack of higher paying jobs as compared to their neighbors) is that many of Hancock County’s skilled workers must commute to find work, including some who spend their weeks in Atlanta, Macon or Augusta and come home on the weekends. The significance of the economic development potential of Lake Sinclair cannot be ignored; however, the infrastructure is not sufficient in the area to permit more intense development of the region, which would translate to more jobs, tax revenues and utility revenues for the County. Road access is poor to the residential communities along the Lake and no public water is present at the Lake with sufficient pressures and quantities for fire protection or for larger commercial developments, such as those developments around nearby Lake Oconee. Tourism development is also an important potential source of increase opportunities for Hancock County residents. The opportunities presented by the Lake, combined with the potential for increased historical tourism opportunities, if marketed properly, could bring increased attention and revenues to the County.

Table 1-Daytime Population

| Hancock County: Daytime Population | | |
|---|-------|-------|
| Category | 1990 | 2000 |
| Daytime population inside county | 7,480 | 8,729 |
| Number of people leaving the county during the day to work | 1,854 | 1,822 |
| Number of people coming into the county during the day to work | 426 | 475 |
| Total number of workers during the day | 1,920 | 1,517 |



Kaolin and other minerals are present underneath the soils in Hancock County, and can be further developed as the infrastructure is improved.

The lack of sufficient numbers of well-paying jobs, combined with other social factors, has contributed to the continuation of severe poverty within the County. The entire eastern portion of the County falls within the 20% poverty threshold, and many public improvements have been directed towards these areas. Table 1 shows the daytime population of Hancock County and also shows that almost four times as many persons leave the County to go to work that come into the County and that roughly 1,000 County residents worked in the County in 2000. In order to remain competitive, the County must continue to work with the school board, the local technical college and with other resources to



market their strengths and use innovative approaches to sell the County to the state and the nation's employers and increase employment opportunities within the County's borders. Additionally, transportation and public water infrastructure must be improved to support economic development.

Job creation in Hancock County, especially in higher paying occupations, is essential to grow the economy. The biofuels industry is showing interest in the County as a location for a processing facility to take advantage of the timber industry. New mining interests have started in the County, and with improved access and infrastructure at the Lake, that area could continue to see economic growth.

For a more complete assessment of social and economic development, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.

Governmental Relations

Hancock County contains one city, Sparta, and cooperates with the City in many instances on joint projects. The Hancock County Water System obtains all of their water from the City. The County must continue to work together with the City of Sparta to promote economic development

Hancock County must also work with adjoining counties to continue to promote the area as "Georgia's Lake Country," and for other opportunities to improve conditions for local residents and businesses. Hancock County and Baldwin County have had discussions in the past about interconnecting their water systems, which would bring public drinking water and better fire pressure to the Lake area much quicker than extending water from Sparta, as well as to provide an additional source for the system. Parts of Baldwin County along the Lake must be reached through Hancock County, so increased opportunities for public safety cooperation should continue to be explored.

For a more complete assessment of governmental relations, see the completed Quality Community Objectives Local Assessment found in Appendix II of this document.



3. Areas Requiring Special Attention



East Lake Volunteer Fire Station. More services will be needed in the Lake areas, as well as increased access for public safety as the area grows.

Hancock County is in a situation familiar with many rural Georgia counties. The County has plenty of natural resources, a rich agricultural heritage, and a number of citizens who have moved, or had to move, out of the community to find employment. One of the differences is the presence of Lake Sinclair, which has attributed to modest population growth over the last few years and an increasing number of persons are retiring to the Lake. The presence of an increasing number of full time residents in the Lake community will increase the service delivery demands in this area, while other areas continue to need basic services, such as paved roads and clean drinking water.

As Hancock County continues to develop, even modest growth will have potentially significant impacts on current residents, natural and cultural resources, community services and facilities, and infrastructure. This section discusses the locations that are most likely to be impacted by development and experience a rapid change of land uses. This section also includes areas in need of additional investment and where there is potential for infill development.



Rock Mill Methodist Church (est. 1840) in Jewell is one of the cultural treasures of Hancock County.

The Department of Community Affairs has identified the following seven special conditions and requires that they be addressed where they exist within the community:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.
- Areas where rapid development or change in land uses is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).
- Large abandoned structures or sites, including those that may be environmentally contaminated.





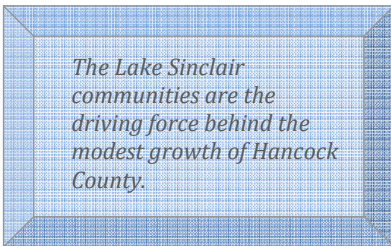
- Areas with significant infill development opportunities (scattered vacant sites).
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Please see Map 1 that illustrates these areas that require special attention.

Natural and Cultural Resources



Hancock County has numerous natural resources that need to be protected as the County grows and changes. One area of the County lies within a 7-mile radius upstream of the City of Sparta's public water supply intake on Lake Sinclair and an additional nearby area lies within the City's back up water supply intake on Fort Creek. The County also contains several large groundwater recharge areas that may be impacted by future development.



There are also numerous cultural resources within the County, from churches, old plantation homes to Native American burial sites. These areas especially need to be preserved to let future generations of residents and visitors enjoy the rich history of the County.

Areas Where Development and Change of Land Uses is Likely to Occur



The greatest area where development and land uses are likely to occur is along the shores and periphery of Lake Sinclair. The County has identified a corridor from the lakeshore outward several miles where the greatest amount of growth is proposed to take place. This corridor extends from the Lake eastward to SR 22 at the Baldwin County line, extending northward along SR 22 through the Devereux community, continuing northward along Waddell Road; Hunts Chapel Road and Centennial Road to the Green County line. The most recent commercial and residential developments have occurred in this corridor and are likely to continue as Atlantans look for second homes, vacation homes and retirement homes. With the real estate prices still reasonable in Hancock County, when compared to neighboring Greene and Putnam Counties, look for this area to continue to grow.





Private water systems are the main source of water for residents in the Lake Sinclair communities.

Other growth areas are expected to occur:

- Residential growth west of Sparta as the County's sewer service area expands.
- Limited resort residential and some commercial uses along SR 15 near the Briar Rose development.
- New commercial agricultural activity on SR 15 near the Greene County line.
- Mining activity in the Culverton area north of SR 16 (Carters Materials).
- Mining activity west of Culverton in the Granite Hill community along SR 16 (old quarry site).
- Commercial activity on SR 22 in the Beulah community.

Areas Where the Pace of Development has and/or May Outpace the Availability of Community Facilities and Services, Including Transportation

The growth corridor along Lake Sinclair in western Hancock County is the area that is currently facing, and will continue to face, challenges with the public infrastructure keeping pace with growth. When the first residential developments were installed over thirty-five years ago, Hancock County had no zoning or development standards in place, which resulted in local streets being inadequately designed or built. Furthermore, most of these streets built by development companies only involved one access road into the project with no connections to adjacent projects, which poses significant challenges for public safety and emergency personnel. Hancock County has had to spend a lot of time and money keeping up these substandard streets. Tornado-spawned flooding in 2007 damaged several of these roads. Fixing these problem areas had proven difficult for the County due to no feasible detour routes for local traffic while the roads are being repaired.

Hancock County has lobbied the Department of Transportation for the past fifteen years to extend SR 77 from its current terminus at SR 16 at Millmore to SR 22 to provide better access to the lake communities for the public and for public safety





Fire hydrant just across the line in Baldwin County. Interconnections would permit easier water line extensions in the East Lake area

personnel. If this road were developed, the County would need to extend utilities along the route in anticipation.

Private water companies provide service to these developments, but do not have the infrastructure in place to adequately fight fires. Water lines are too small and the pressures are not sufficient to permit adequate fire flow. Additionally, the County roads used to access the Lake communities are in many cases unimproved or are not adequate for the amount of travel. The County adopted zoning and development standards in 1989 that have helped with newer developments, but there are still access problems and inadequate water available for growth and for public safety reasons.

Baldwin County has extended public water to the County line in several locations near the lake, which could be accessed through an intergovernmental agreement, thereby placing treated water much closer to this part of the County. The County has studied extending a new water line from the Devereux area to the Lake or building a treatment plant on the lake. Without the promise of a large number of customers, the costs are currently cost prohibitive to extend water in one phase. Additionally, an interconnection with Baldwin County would provide additional supply for the County. Sparta's supply is currently permitted at 2 MGD and they will need to reserve some capacity for their future growth needs as well.

As the property in the Lake Oconee region continues to increase in value, Lake Sinclair will become a more attractive alternative for vacation/second home owners and retirees. Hancock County will have to make a significant investment in this area of the County in the future to keep pace with the current pace of growth.





Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics and with Significant Infill Development Opportunities

There are several areas in the County that are in need of redevelopment or have the ability to be improved through infill developments. Prominent areas of potential/needed redevelopment include:

Water tank on the Old Edwards Lumber Company site. Not currently in use, it could be retrofitted to serve potential redevelopment projects.

- Old Edwards Lumber Company property on SR 16 east of Sparta. The site has access to County water (and City water), CSX railroad and a state highway. A former granite quarry site is located on the south side of SR 16 near this site and is in the process of being redeveloped into a mining concern.



- Mayfield community off of Powelton Church Road. The community is a combination of the old Mayfield farming settlement adjacent to the CSX railroad tracks and a newer (circa 1975) residential development. Hancock County owned the development for several years but sold it to a private concern in 2004. Several of the residential units are in dire need of repair or reconstruction.

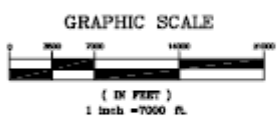
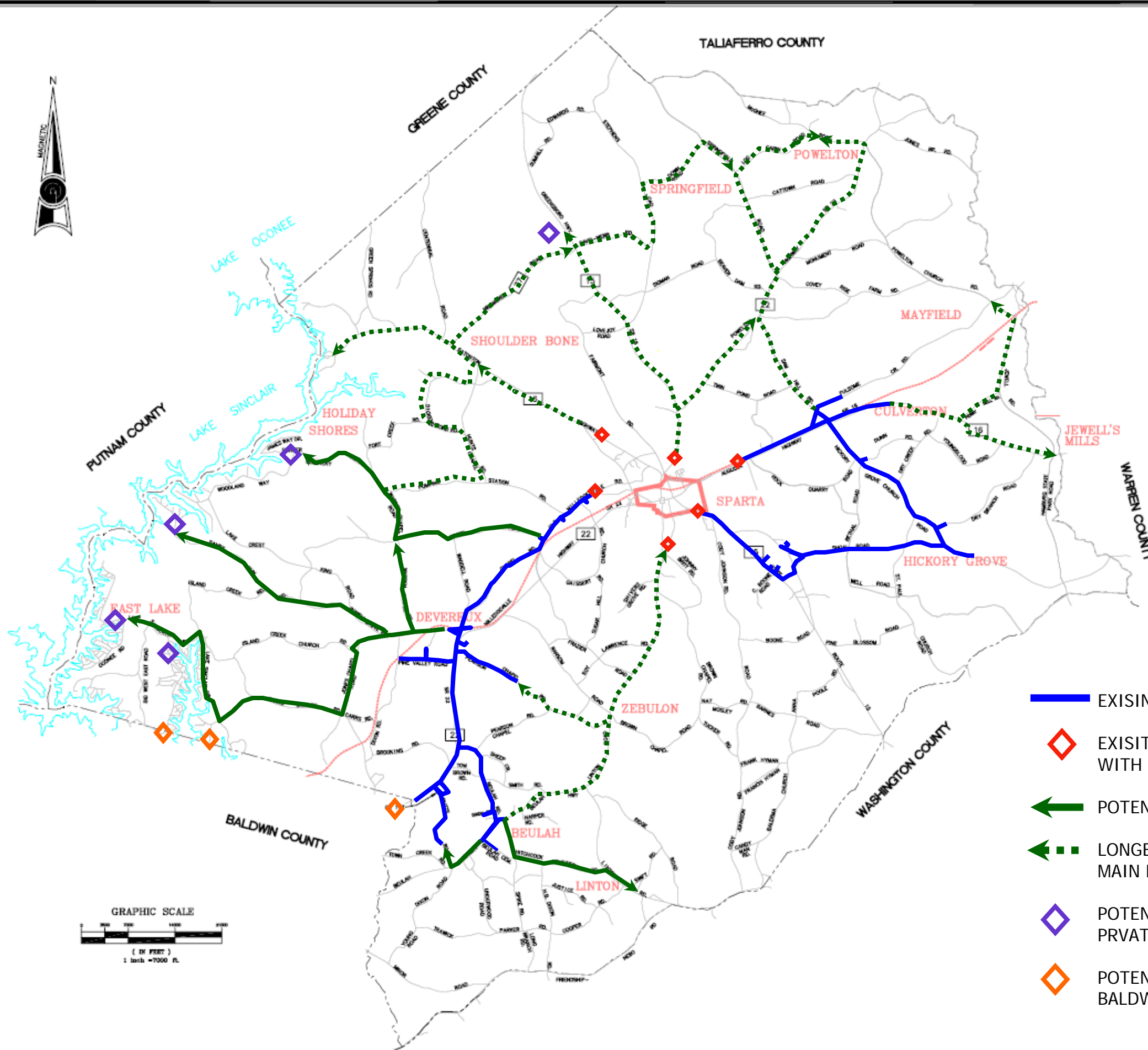
Mayfield residential development provides affordable housing for Hancock residents. However, many of the units are in dire need of repair

- Areas around Sparta. Given the presence of sewer and water in the Sparta area, the areas along SR 15/16 north of the city limits and areas west of the city between SR 16 and SR 22 are potential redevelopment/infill development sites.



- Devereux community. Devereux has seen several new businesses be developed in the past several years, including a new car sales facility on SR 22. There are a number of older structures in the area that could be redeveloped or rehabilitated for residential and commercial development.





LEGEND

- EXISTING COUNTY WATER SYSTEM
- EXISTING/POTENTIAL CONNECTION(S) WITH SPARTA WATER SYSTEM
- POTENTIAL WATER MAIN EXTENSIONS
- LONGER TERM (15 PLUS YEARS) WATER MAIN EXTENSIONS
- POTENTIAL INTERCONNECTIONS WITH PRIVATE SYSTEMS
- POTENTIAL INTERCONNECTION(S) WITH BALDWIN COUNTY

**WATER SYSTEM
EXPANSION MAP**

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4. Issues and Opportunities

The following issues and opportunities were identified using the Georgia Department of Community Affairs *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities* found in the State Planning Recommendations, and from input of the citizens.

Economic Development

Issues

- Hancock County has seen very few new industries expand or locate in the County in the recent past.
- Hancock County cannot “compete” effectively with Sandersville and Milledgeville for industrial jobs due to the inadequacy of water, sewer, and transportation facilities (when compared to these communities).
- Hancock County must have a skilled workforce to be competitive with the changing needs of the 21st century workforce.
- Many, if not most, of Hancock County’s workforce, leaves the county during the day for employment elsewhere, carrying potential sales tax revenue to other communities.
- The main growth in new businesses is in the growth corridor around Lake Sinclair, which has infrastructure limitations.
- Hancock County does not have a cohesive economic development policy or a coordinated effort by the County and the Chamber/Development Authority.

Opportunities

- Hancock County has an abundance of natural resources which could be further promoted/utilized for economic development.
- The Hancock County section of Lake Sinclair is only partially developed, with many areas still difficult to reach,



and therefore available at some future date for development.

- Since there is no current cohesive Economic Development Policy, the County has no limitations on the type of policy to be developed. The opportunity exists for innovative thinking, using the county's history, natural and cultural resources as one potential framework for development.
- The County has abundant areas of natural beauty, history and rich cultural heritage, which should be promoted for tourism opportunities.
- The County has made concerted efforts to expand their water system in the last ten years to serve low and moderate income citizens, which has extended utilities closer to the growth areas around the Lake.
- The County has a strong relationship with Sandersville Technical College, and discusses needed skills and training opportunities with the local campus leadership.
- The abundant natural resources in the county, combined with rail access, make the location of a biofuel or similar facility a distinct possibility.

Natural and Cultural Resources

Issues

- The County has abundant natural resources, but limited local policies or regulations in effect to protect these resources. Groundwater recharge areas have no additional protections in place.
- These natural resources should be protected for future generations.
- Areas along Lake Sinclair shoreline (and adjacent areas) need further protection against poor development practices to ensure that they will be available for future generations of residents.
- Since the majority of the new growth is in the vicinity of Lake Sinclair shoreline, the Lake area has the highest potential for natural resource disturbance and degradation – if local policies are not strengthened.



- Many of the County’s cultural resources are difficult to find, which helps in keeping them from being vandalized, but also discourages their enjoyment by history buffs and the general public.

Opportunities

- The County has developed (but not adopted) revisions to its Zoning Ordinance which will include overlay districts for natural resources protection, so the framework is there.
- The County contains much of the Piedmont Scenic Byway, which directs tourists and nature enthusiasts to many areas of the County which are still in pristine condition.
- Many of the cultural resources are listed on the National Register for Historic Places, which provides some federal protections.
- The abundance of historic properties and cultural resources should be further developed, to remind the County of its rich history as well as to provide a boost to local economic development efforts through increased tourism.

Facilities and Services

Issues

- Hancock County has been growing modestly over the past ten years, and is expected to continue growing due to the increasing number of retirees moving to (or back to) the area.
- Hancock County’s efforts in expanding the Volunteer Fire Department coverage are not keeping up with the needs of the community.
- The increasing numbers of elderly and retired citizens will require, and will demand, more services and better access to health care and social services.
- The County Courthouse, a cultural and architectural treasure, is inadequate for the needs of a 21st century local government.
- The infrastructure needs of the County will continue to grow, even if the population is not growing as rapidly as other areas of the state.



- Sidewalks are not present within many subdivisions and local community neighborhoods within the County (e.g., the ball fields on Fairmont Road are not connected by a sidewalk to the neighborhoods in and around Sparta.)

Opportunities

- The County has made recent expansions of the water and sewer systems to previously unserved areas, placing water closer to the areas of growth
- The Hospital Authority still owns the former hospital property, which could be redeveloped for a medical use for the County's current and future residents.
- The County owns property around the Courthouse square that could be used to build a new administrative complex.
- The County should continue to examine its space needs to accommodate future growth of services.

Housing

Issues

- Many citizens of Hancock County live in substandard or dilapidated housing.
- The County has few options, with respect to codes or ordinances, to address unsafe or non-code compliant houses.
- Except around Lake Sinclair and a few other areas, manufactured houses make up almost all of the new housing stock.
- The County's Zoning Ordinance does not address lot sizes or other considerations with respect to sewer lots

Opportunities

- The County's zoning regulations can be improved to consider new trends or innovations in housing.
- The County can adopt the unsafe building abatement and other codes to address substandard housing units.
- The County can expand their sewer service area to connect more residences in the areas west of Sparta, improving their quality of life.



- The County can pursue funding opportunities through the Department of Community Affairs to improve the quality of housing for targeted areas.

Land Use

Issues

- Given that much of the land within the County is pasture or forests, land use changes are harder to foresee.
- Adequate land exists within the County for all land uses.
- The land along the shore and the periphery of Lake Sinclair is the area most likely to change uses over the next several years.
- The Devereux community has also seen several recent land use changes.

Opportunities

- Since most of the County is still undeveloped, Hancock County has the opportunity to make an investment in long term planning for infrastructure growth, which will help drive land use changes.

Transportation

Issues

- Most of the County's recent paving improvements have been in the eastern end of the County.
- The Lake Sinclair area in the western end of the County (and the highest growth area), is underserved by paved roads.
- Access to the Lake areas is difficult for residents, law enforcement and emergency vehicles, which can cause numerous problems.
- Many of the paved roads in the Lake Sinclair area were installed by private developers were not built to any recognized standards.
- No direct north-south route connects the Lake communities, which hinders public safety response, economic development and other service delivery issues.



- As the County's population continues to age, public transportation will become more important to the community.

Opportunities

- The County has indicated interest in reviewing needed improvements to the roadways in the western end of the County.
- The County has had development standards for roadways in place for nearly twenty years, so all new roadways will meet minimum standards.
- County officials need to continue to lobby Georgia DOT to study extending SR 77 southwards from SR 16 to provide better access to the lake region.

Intergovernmental Coordination

Issues

- Hancock County contains only one incorporated community, Sparta, who provides all of the County's water (and sewer) supply.
- Hancock County's ability to expand its water system is limited by the capacity of the City's water plant and by the amount of water capacity that the City chooses to withhold for their future needs.
- Certain areas of Baldwin County are only reachable through Hancock County.

Opportunities

- The City and County officials have met recently to discuss several potential joint projects, and are jointly participating in a storm damage cleanup project.
- Hancock County has had recent discussions with Baldwin County to provide a water supply interconnection.



5. Implementation Program

The Implementation Program for Hancock County includes three components:

- (i) Policies the County will adopt and pursue, together with a list of long-term and ongoing activities;
- (ii) A Report of Accomplishments (listed in Appendix 1), which outlines which activities in the previously adopted Short Term Work Program (STWP) were accomplished; and
- (iii) A Short Term Work Program (STWP), which outlines what activities will take place in the next five years to implement the policies identified in the “policies” section.

County Policies

Economic Development

- To better promote the Lake Sinclair area as an economic development “region”, the County should work towards the following policies:
 - Extend water services to the area, though an interconnection with Baldwin County, if possible, and/or extending water service from Devereux westward (See Map 2) through the Warren Chapel community.
 - Extend water services to the Holiday Shores community up SR 16 and down Hunt’s Chapel Road.
 - County officials should continue road maintenance and improvement projects in the region.
- The Board of Commissioners should continue to work with the mining industries to recruit additional facilities to locate within the County.
 - Where possible, the County should seek funding for rail spurs, water line extensions or other infrastructure improvements to assist local industries to expand or to assist prospective companies to locate there.



- Work with other regional partners on economic development initiatives, such as recruiting biofuel manufacturers to the County.
- Hancock County should continue to support workforce development and skilled job training efforts by:
 - Support the efforts of the Board of Education in preparing the youth of the County for the workforce.
 - Support the efforts of the Sandersville Technical College to provide programs that will provide a positive impact on the community, including assisting the College with developing a commercial truck driving range on the Hancock County campus.
- The County should continue to promote its beauty, history and rich cultural heritage as an economic development tool through:
 - The County should continue to promote the Piedmont Scenic Highway through erection of signage, displays and other information to attract tourists and visitors.
 - The County should pursue tourism grants in conjunction with the Chamber of Commerce, Development Authority, and other organizations to increase outside awareness of the rich cultural resources within its borders.

Natural and Cultural Resources

- The County should strive to work with the development community to promote economic growth while protecting the groundwater recharge areas, wetlands and other resources.
 - The County should review and update the Zoning Ordinance and Development Regulations to maintain compliance with environmental planning criteria.
 - The County should obtain an up to date Zoning Map and include the water supply watersheds, groundwater recharge areas and other environmentally sensitive areas.



- The County should continue to monitor development within the two water supply watersheds in the County.
- The County should continue to monitor development in and around the County's National Register districts and structures to determine if these structures would be adversely affected by proposed buildings and uses.
- The County should continue to promote the history and culture of the County, not only as a development tool, but as a way of preserving the rich agricultural heritage of the community and the people who grew up and left, but considered Hancock County their home.

Facilities and Services

- The increasing numbers of elderly and retired citizens will require, and will demand, more services and better access to health care and social services. TO meet this need, Hancock County should:
 - Continue to work with the Hospital Authority to find a buyer/operator to reopen Hancock Memorial Hospital.
 - Examine EMS services to see if additional ambulance units are needed to better serve areas with aging populations.
 - Continue to promote the usage of the Senior Citizens Center and the transit system as a way of connecting with the elderly in the community.
 - Continue to maintain and improve community recreational facilities.
- To meet the future infrastructure needs of the County, the Board should:
 - Review its financial positions and pursue funding to extend the water service areas:
 - Towards the Lake Sinclair area through the Devereux and Warren Chapel communities to serve customers along the route.
 - From the Beulah community eastwards towards Linton and to loop the western end of the Beulah Highway line westwards to tie into the Soulville community.



- Up from Beulah community towards the Pearson Chapel/Zebulon communities
 - In the longer term, extending water eastwards from Culverton towards Jewell, Springfield and Powelton communities to eventually loop back to SR 77.
- Pursue obtaining an additional water source besides the City of Sparta to provide additional capacity to meet the needs of the County's customers. Discussion with Baldwin County should continue to occur to connect to their system on SR 22 and near the East Lake community.
- The County should continue to review solid waste collection operations in the County to see if more cost effective methods are available, or if there are funding alternatives to help pay for the cost of the current system.
- The County should continue efforts to improve fire protection through the continued efforts to build additional fire stations in Linton, Hickory Grove, Powelton and Culverton communities and recruit sufficient volunteers to serve these stations.
- The County should continue to examine its space needs to accommodate future growth of services.
 - Continue to secure funding to construct a new administrative complex to house county operations.
 - Pursue long term funding to renovate the historical courthouse.

Housing

- New planning and regulatory development should be explored to better contemplate housing needs for older households without children (empty nesters) as well as the elderly population with special care needs.
 - Housing projections show that manufactured houses will become more numerous than stick built houses over by 2015. Zoning regulations should be reviewed to consider how manufactured houses are considered in the document and if new districts



- are needed to accommodate the growth of this housing type.
 - Given the expansion of sewer into the County, zoning regulations should be reviewed to see if lot sizes should be adjusted to accommodate the smaller land areas needed for houses with access to sewer.
 - Senior-friendly housing styles should be incorporated into the Zoning Ordinance.
- Areas of substandard housing persist in certain areas of the County, which should be addressed to improve the quality of life of residents.
 - Areas of substandard housing, as identified on CDBG “Target Area maps” and similar surveys should be comprehensively mapped.
 - The County should work with the owners of substandard housing to rehabilitate these units where possible.
 - The County should also review their ordinances to see if the Standard Housing Code and the Unsafe Building Abatement Code have been adopted, as these are tools to help encourage property owners to rehabilitate or remove unsafe or dilapidated buildings.
 - The County should be open to assisting multi-family developers with tax credit assistance or other inducements to encourage more affordable housing to be constructed closer to Sparta, where residents can walk to town if they do not have access to a car.

Land Use

- Hancock County should review its ordinances to determine if they are adequate to accommodate planned communities, traditional neighborhoods and other innovations in land use.
 - The Zoning Ordinance should be updated to add new categories for resort residential and/or planned communities, such as Briar Rose.



- Planned communities should be encouraged to locate where water service is available, or can be extended to the project area without long stretches of property with few potential customers along the route.
- Planned communities should also be required to install infrastructure in accordance with the Development Regulations and dedicated to the County to avoid future problems, such as the ones that plague the East Lake Sinclair community

Transportation

- The County should continue to maintain and upgrade roads throughout the community.
 - The County should pursue funding alternatives to permit improvements to be made to Sandy Run Road, Dunn Road and rehabilitation of Lake Sinclair Road
 - The County should continue the program or road resurfacing and maintenance of local paved roads.
 - SPLOST or other funding should be pursued to pave higher volume dirt roads to improve emergency access and to provide safer access for County residents.
- County officials should continue to lobby Georgia DOT to study extending SR 77 southwards from SR 16 to provide better access to the lake region.

Intergovernmental Coordination

- County leaders should continue to work with the City of Sparta to pursue joint projects for the benefit of all of the citizens of Hancock County.
- Hancock County should continue to provide mutual aid with public safety, law enforcement and fire protection services.
- Hancock County should continue to pursue joint projects and cooperation with Baldwin County to serve the Lake area, especially the areas where the lake prevents direct access to portions of Baldwin County (Carr’s Station Road and Island Creek Church Road areas).



Long-Term and Ongoing Activities List

The following list of activities and policies are being pursued by Hancock County to implement the vision set forth in the 1993 Comprehensive Plan and continued in the 2008 Partial Update:

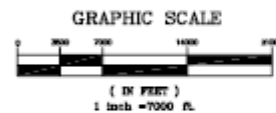
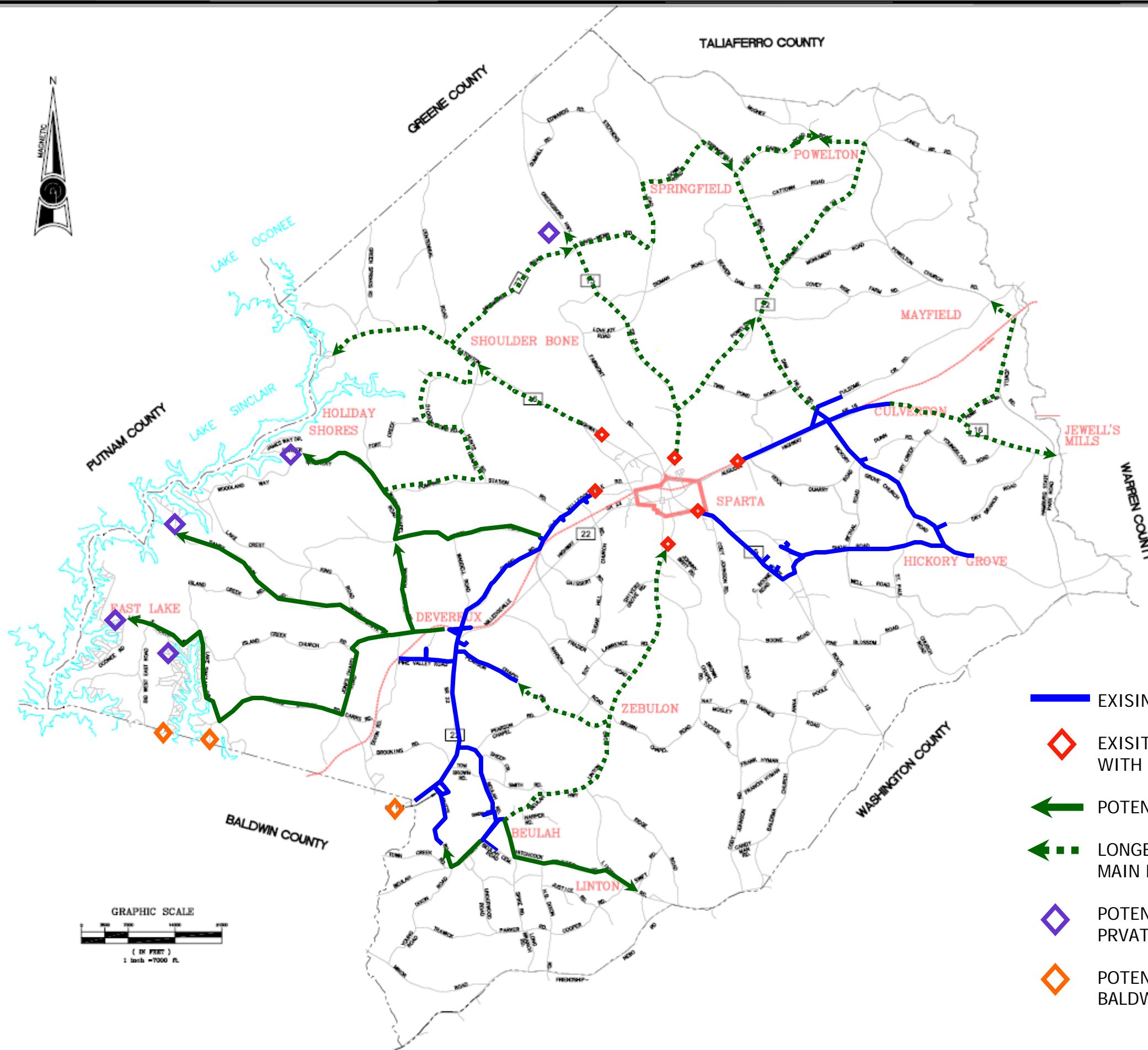
Economic Development

- The County is working with the Chamber to attract a biofuels facility to the County.
- The County is continuing to support the development and expansion of the Sandersville Technical College campus in Sparta to increase the skilled workforce in the community.

Infrastructure Development

- The County is working to continue to expand public water throughout the County to increase fire protection and to reduce dependence on private wells. Map 2 shows the County's long term water expansion plans.
- The County is continuing long-term discussions for an additional water supply to meet its expansion plans, shown on Map 2.
- The County is working towards increasing the availability of sewer in the Charlestown Road area for future residential and commercial developments.





LEGEND

- EXISTING COUNTY WATER SYSTEM
- EXISTING/POTENTIAL CONNECTION(S) WITH SPARTA WATER SYSTEM
- POTENTIAL WATER MAIN EXTENSIONS
- LONGER TERM (15 PLUS YEARS) WATER MAIN EXTENSIONS
- POTENTIAL INTERCONNECTIONS WITH PRIVATE SYSTEMS
- POTENTIAL INTERCONNECTION(S) WITH BALDWIN COUNTY

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**WATER SYSTEM
 EXPANSION MAP**

| | | |
|------|-----|-------------|
| DATE | NO. | DESCRIPTION |
| | | |
| | | |

| | | |
|-----------|----------|------------|
| DESIGN BY | DRAWN BY | CHECKED BY |
| | | |

| | | |
|------|-----|-------------|
| DATE | NO. | DESCRIPTION |
| | | |
| | | |

| | | |
|------|-----|-------------|
| DATE | NO. | DESCRIPTION |
| | | |
| | | |

STAMP

PROJECT

REVISION

SHEET

Community Facilities

- The County is continually working on improve the fire protection of the County through the expansion of the volunteer fire departments in the County and through the construction of new stations.

Transportation Improvements

- The County is working towards long term improvements to several Lake Sinclair area roads, dependent upon GDOT funding.

Short Term Work Program

The Short Term Work Program (STWP) identifies specific implementation actions the County intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. Each item in the STWP includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The STWP is presented on the following pages. The list of accomplishments for the previous STWP is found in Appendix I of this document.



Hancock County Short Term Work Program 2009-2013

| Task | 2009 | 2010 | 2011 | 2012 | 2013 | Cost | Source | Responsibility | Responsible County Department |
|---|------|------|------|------|------|---|------------------------|--|--|
| Economic Development | | | | | | | | | |
| Construct truck driving range behind Hancock Campus of Sandersville Technical College | | | | | | \$ 500,000 | CDBG | County/Sandersville Technical College | Commission Office |
| Continue efforts to recruit biofuel or other sustainable energy facilities to the County | | | | | | Estimated \$25,000 for strategy development | Budget/Grants | County/Development Authority/Chamber of Commerce | Commission Office |
| Develop new Economic Development Plan to market the community | | | | | | \$50,000 | Budget/Grants | County/Chamber of Commerce/Consultant | Commission Office/Planning and Development |
| Develop Native-American and African-American biking, walking and driving tours of areas along the Historic Piedmont Scenic Byway. | | | | | | \$50,000 | Budget/Grants | Byway Commission/County | Planning and Development |
| Natural and Cultural Resources | | | | | | | | | |
| Develop Master Plan for Hancock County's portions of the Historic Piedmont Scenic Byway | | | | | | \$25,000 | Byway Funds/TEA/County | Historic Scenic Byway Commission/County | Planning and Development |
| Join with Putnam County to develop a dual park at the SR 16 bridge at Lake Oconee and expand upon existing boat ramp site. | | | | | | \$100,000 est. | TEA/Grants/County | Historic Scenic Byway Commission/County | Commission Office/Planning and Development |
| Undertake watershed assessment of Ogeechee River and Town Creek to address water quality issues and to determine extent of stream impairments | | | | | | \$25,000 | Grants | County in cooperation with neighboring jurisdictions | Planning and Development |



Hancock County Short Term Work Program 2009-2013

| Task | 2009 | 2010 | 2011 | 2012 | 2013 | Cost | Source | Responsibility | Responsible County Department |
|--|------|------|------|------|------|--|-----------------------|---------------------------|------------------------------------|
| Community Facilities and Services | | | | | | | | | |
| Continue expand County water system to serve areas south of Devereux towards Lake Sinclair, Linton and Warren Chapel communities, north from Sparta towards Culverton and Powelton | | | | | | \$5,000,000 | County/USDA/GEFA/CDBG | County | Commission Office/Water Department |
| Secure intergovernmental agreement with Baldwin County for an additional water supply for the County. | | | | | | \$25,000 (cost of interconnection and legal costs) | County | County | Commission Office/Water Department |
| Lobby Georgia Department of Transportation to extend SR 77 from present termination at SR 16 to SR 22 in Devereux. Western part of Hancock County has no paved north-south route. | | | | | | \$2000 (travel and associated costs to capital) | N/A | County | Commission Office |
| Establish Fire Stations in the Hickory Grove, Powelton, Culverton and Linton Communities. | | | | | | \$150,000 per building | SPLOST | County | Commission Office/Fire Department |
| Design and construct a new administrative building to house County offices and court facilities behind the existing Courthouse. | | | | | | \$2,000,000 | USDA/Budget | County | Commission Office |
| Continue to find buyer/operator for Hancock Memorial Hospital | | | | | | \$50,000 (legal fees, closing cost, advertising) | N/A | County/Hospital Authority | Commission Office |
| Improve and Pave Existing County dirt roads | | | | | | 1.5 million-2 million | SPLOST | County | Road Department |
| Expand Sewer District #1 to serve additional areas northwest of Sparta | | | | | | \$500,000 | GEFA/CDBG | County | Commission Office/Water |



Hancock County Short Term Work Program 2009-2013

| Task | 2009 | 2010 | 2011 | 2012 | 2013 | Cost | Source | Responsibility | Responsible County Department |
|---|------|------|------|------|------|-----------|---------------|-------------------------|-------------------------------|
| Housing | | | | | | | | | |
| Review County ordinances and incorporate Unsafe Building Abatement Code and Standard Housing Code. | | | | | | \$5,000 | Budget | County | Planning Department |
| Perform Housing Survey and Map project to identify and document areas of substandard housing. | | | | | | \$25,000 | Budget/Grants | County (Consultant/RDC) | Planning Department |
| Land Use | | | | | | | | | |
| Rewrite and Update <i>Zoning Ordinance</i> and <i>Development Regulations</i> to facilitate codification of all County Ordinances. Included in this update will be provisions for signage to match provisions listed in the Historic Piedmont Scenic Byway program; Planned Community requirements; Overlay Districts for natural resource protection and Modifications to lot size requirements for lots with public sewer | | | | | | \$ 25,000 | Budget/Grants | County | Planning and Development |



Appendix 1 - Report of Accomplishments

| Economic Development | |
|-----------------------------------|--|
| Year: | 2004-2007 |
| Cost/Funding: | \$1,500,000/EIP/EDA |
| Responsibility: | County/Development Authority |
| Task: | Extend utilities, a rail spur and provide raw water line to SKC, Inc. for development of their proposed minerals processing facility |
| Status | <i>Project Abandoned. User did not proceed with plans.</i> |
| Year: | 2004-2005 |
| Cost/Funding: | \$50,000 |
| Responsibility: | Byway Commission/County |
| Task: | Develop Native-American and African-American biking, walking and driving tours of areas along the Historic Piedmont Scenic Byway. |
| Status | <i>Project not completed. Project to be continued in next STWP.</i> |
| Natural and Cultural Resources | |
| Year: | 2004-2005 |
| Cost/Funding: | \$25,000/Byway Funds/TEA/County |
| Responsibility: | Historic Scenic Byway Commission/County |
| Task: | Develop Master Plan for Historic Piedmont Scenic Byway |
| Status | <i>Project Not completed. Project to be continued in the next STWP.</i> |
| Year: | 2004-2006 |
| Cost/Funding: | \$25,000/Grants |
| Responsibility: | County in cooperation with neighboring jurisdictions |
| Task: | Undertake watershed assessment of Ogeechee River and Town Creek to address water quality issues and to determine extent of stream impairments. |
| Status | <i>Project not completed. Project to be continued in the next STWP.</i> |
| Community Facilities and Services | |
| Year: | 2004-2008 |
| Cost/Funding: | \$5,000,000/USDA |
| Responsibility: | County/USDA/Community Development Block Grants |
| Task: | Expand County water system to serve areas south of Devereux towards Lake Sinclair, Linton and Hickory Grove, north from Sparta towards Culverton and Powelton. |
| Status | <i>Project Completed for the following phases:</i> <ol style="list-style-type: none"> <i>1. Water lines extended from Sparta to Culverton and Hickory Grove communities</i> <i>2. Water lines extended from Devereux to Souville and Beulah communities</i> |



| | |
|--|---|
| Projects to be continued in next STWP. | |
| Year: | 2004-2008 |
| Cost/Funding: | Undetermined |
| Responsibility: | County |
| Task: | Lobby Georgia Department of Transportation to extend SR 77 from present termination at SR 16 to SR 22 in Devereux. Western part of Hancock County has no paved north-south route. |
| Status | Project to be continued. |
| Year: | \$50,000 per building/SPLOST |
| Cost/Funding: | County |
| Responsibility: | Establish Fire Stations in the Hickory Grove, Powelton, Culverton and Linton Communities. |
| Task: | |
| Status | Project to be continued. County experiencing difficulty in recruiting volunteer firefighters to man stations, so stations have not been built. |
| Year: | 2004 |
| Cost/Funding: | \$350,000/Phone Bill Surcharge |
| Responsibility: | County/City |
| Task: | Establish a 911 emergency reporting system to encompass the entire county and centralize dispatching. |
| Status | Project Complete. |
| Year: | 2004-2005 |
| Cost/Funding: | \$1,500,000/Budget |
| Responsibility: | Initiate planning for the construction of a new administrative building to house County offices and court facilities. |
| Task: | |
| Status | Project to be continued to next STWP. Preliminary discussions have been held with USDA as a possible funding source. |
| Year: | 2004-2006 |
| Cost/Funding: | \$400,00-500,000/TEA |
| Responsibility: | County |
| Task: | Convert Historic Sparta Depot into welcome center |
| Project was not approved for TE funding in 2004. Project abandoned. | |
| Year: | 2004-2005 |
| Cost/Funding: | \$350,000/SPLOST |
| Responsibility: | County |
| Task: | Make needed repairs and improvements to County Jail |
| Status | Project complete. |
| Year: | 2004-2008 |
| Cost/Funding: | \$1.5-2 million/SPLOST |
| Responsibility: | County |
| Task: | Improve and Pave Existing County dirt roads |
| Status | Phase 1 roads completed (i.e., T. Tucker Road, Dixon Trail, etc.). Phase II to continue in next STWP. |



| | |
|-----------------|--|
| Year: | 2005-2007 |
| Cost/Funding: | \$865,000/GEFA |
| Responsibility: | County |
| Task: | Expand Sewer District #1 (presently under design) to serve additional areas northwest of Sparta. |
| Status | <i>Project complete. Sewer service expanded to include 126 sewer customers in the Sewer District. In 2007, a pump station was installed with to provide for additional customers in the service district in and around Charles Town Road.</i> |
| Year: | 2005 |
| Cost/Funding: | \$500,00/CDBG |
| Responsibility: | County |
| Task: | Apply for funding and construct Senior Center to replace existing facility on Waterworks Road |
| Status | <i>Project complete.</i> |
| Year: | 2004-2007 |
| Cost/Funding: | \$100,000/GEFA/USDA |
| Responsibility: | County |
| Task: | Apply for withdrawal permit from Lake Sinclair for additional source of water for County system |
| Status | <i>Project not completed. County is pursuing several alternatives to develop second water supply source including discussions with Baldwin County.</i> |
| Land Use | |
| Year: | 2004 |
| Cost/Funding: | \$15,000/Budget |
| Responsibility: | County |
| Task: | Rewrite and Update <i>Zoning Ordinance</i> and <i>Development Regulations</i> to facilitate codification of all County Ordinances. Included in this update will be provisions for signage to match provisions listed in the Historic Piedmont Scenic Byway program |
| Status | <i>Project not completed. Project to be continued in next STWP.</i> |



Appendix 2 - Quality Community Objectives Analysis

| Development Patterns | | | |
|--|-----|----|--|
| 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. | | | |
| | Yes | No | Comments |
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district. | | X | The Zoning Ordinance separates the uses into districts |
| 2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process. | | X | Currently, no planned unit districts or other types of master planned development are allowed by right or by special use permit. |
| 3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. | | X | Other than along Lake Sinclair, there is very little subdivision development in the county. |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer. | | X | Hancock County is blessed by an abundance of forests and woods. |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | X | | The County maintains the park and provides roadside cleanup. |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | | X | There are few sidewalks within the unincorporated areas of the County. |
| 7. In some areas several errands can be made on foot, if so desired. | X | | |
| 8. Some of our children can and do walk to school safely. | | X | All of the public schools are in one complex outside of Sparta. There are very few houses within walking distance. The private school is not within walking distance of any neighborhoods. |
| 9. Some of our children can and do bike to school safely. | | X | There are a few neighborhoods within bicycling distance of the schools. |
| 10. Schools are located in or near neighborhoods in our community. | | X | There are few neighborhoods near the public school complex or private school. |



| 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. | | | |
| | Yes | No | Comments |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | | X | There is no formal “inventory” of infill sites. Much of the County is undeveloped or is very sparsely developed. |
| 2. Our community is actively working to promote brownfield redevelopment. | | X | There are few known brownfield sites within the County. However, Edwards Lumber Company is a greyfield site that could be redeveloped. |
| 3. Our community is actively working to promote greyfield redevelopment. | | X | Very few greyfield sites are located in the County, and most are limited to single structures (e.g., abandoned country stores). The Edwards Lumber Company site on SR 16 E is one example of a large greyfield site. |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | | X | There is little new development in the County that is not located near Lake Sinclair |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses. | | X | The lack of public sewer in most of the County makes small lot development not feasible. |
| 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. | | | |
| | Yes | No | Comments |
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics | | X | Currently, Hancock County looks very similar to other rural counties in the area. However, the presence of numerous historical structures and recreational and cultural opportunities offered by the Lake Sinclair area will assist the County in developing a sense of place. |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. | X | | Numerous sites within the County have obtained National Register status (See Appendix III). |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | | X | Limited provisions in the Zoning Ordinance |
| 4. We have ordinances to regulate the size and type of signage in our community. | X | | The Zoning Ordinance contains signage provisions. |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | | X | |
| 6. If applicable, our community has a plan to protect designated farmland. | | X | There is an abundance of farmland within the County |



| 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. | | | |
| | Yes | No | Comments |
| 1. We have public transportation in our community. | X | | Hancock County operates a small rural transit system. |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | | X | The County contains very few "subdivision" developments. The County has issues with local road connectivity that are more pressing than neighborhood interconnectivity. |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | | X | The only sidewalks in the County are extensions of sidewalks from the City of Sparta to the adjacent neighborhoods. |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | | X | Sidewalk provisions are contained within the Zoning/Development Ordinances |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | X | | |
| 6. We have a plan for bicycle routes through our community. | | X | The closest state bicycle route passes through neighboring counties to the south. |
| 7. We allow commercial and retail development to share parking areas wherever possible. | X | | |
| 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. | | | |
| | Yes | No | Comments |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | X | | Hancock County and neighboring communities have seen continuous settlement since the late 1700's and have a wealth of architectural treasures. |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | X | | The Chamber of Commerce is promoting the location of a biofuel facility within the County's boundaries. |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). | X | | The County has encouraged several local mining concerns to locate within the community that will utilize the areas kaolin deposits and granite deposits. |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | X | | |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | X | | The County has limited resources to devote to tourism, but has used state resources |



| | | |
|---|---|---|
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education. | X | A large portion of the Historic Piedmont Scenic Byway lies within the County. The County is also bordered by Lakes Oconee and Sinclair, and enjoys some of the benefits of the economic benefits of the lakes. The County does not have the infrastructure in place to adequately serve the lake areas. |
|---|---|---|

Resource Conservation

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.

| | Yes | No | Comments |
|--|-----|----|---|
| 1. We have designated historic districts in our community. | X | | The County has numerous historic properties and two historic districts. Please see Appendix III for more information. |
| 2. We have an active historic preservation commission. | | X | The Historic Preservation Commission is not currently active. |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this. | | X | New development is not happening near historic properties or districts. |

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.

| | Yes | No | Comments |
|---|-----|----|---|
| 1. Our community has a greenspace plan. | | X | Hancock County has an abundance of forested and undeveloped land which is held by large property owners for hunting, sivicultural and investment purposes. Currently, there are no provisions for open space preservation in any ordinance. |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | | X | |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community. | | X | |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | | X | |



| 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. | | | |
| | Yes | No | Comments |
| 1. Our community has a comprehensive natural resources inventory. | X | | The inventory was developed in the 1993 Comprehensive Plan |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | | X | Unfortunately, moth growth opportunities are in and around the Lake region. |
| 3. We have identified our defining natural resources and taken steps to protect them. | X | | Natural resources have been identified and watershed protection ordinances are in place for the two water supply intakes within the County. |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. | X | | |
| 5. Our community has a tree preservation ordinance which is actively enforced. | | X | |
| 6. Our community has a tree-replanting ordinance for new development. | | X | |
| 7. We are using stormwater best management practices for all new development. | X | | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | X | | The County has a Comprehensive Development Ordinance that regulates land development |
| Social and Economic Development | | | |
| 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. | | | |
| Yes | | No | Comments |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | | X | The County does have access to population projections; however, most infrastructure decisions are based upon extending water to communities whose wells are deficient, drying up, etc. The higher growth areas are currently served by private utility providers, but the County anticipated extending service into these areas. |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | | X | |
| 3. Our elected officials understand the land-development process in our community. | X | | The Planning and Development Department educates the Commissioners on land development processes. |



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|--|-----|----|---|
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | X | | The County is reviewing the QCO objectives concurrently with this Plan Update. |
| 5. We have a Capital Improvements Program that supports current and future growth. | | X | |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community. | | X | |
| 7. We have clearly understandable guidelines for new development. | X | | |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | | X | |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | X | | |
| 10. We have a public-awareness element in our comprehensive planning process. | | X | |
| 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. | | | |
| | Yes | No | Comments |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them. | X | | |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible. | X | | |
| 3. We recruit firms that provide or create sustainable products. | X | | The Chamber is recruiting a biofuel facility to locate within the County. |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | | X | The County is hindered by geography, in that many types of industrial employers will locate in Sandersville, Milledgeville or Greensboro before considering Hancock County, although the infrastructure is in place in and around Sparta. |
| Employment Options | | | |
| A range of job types should be provided in each community to meet the diverse needs of the local workforce. | | | |
| | Yes | No | Comments |
| 1. Our economic development program has an entrepreneur support program. | | X | There is no defined economic development program. |
| 2. Our community has jobs for skilled labor. | | X | Most skilled workers have to travel outside of the County to find work. |
| 3. Our community has jobs for unskilled labor. | X | | There are some jobs, but unemployment is an issue |



| | | | |
|--|---|--|----------|
| 4. Our community has professional and managerial jobs. | X | | Very few |
|--|---|--|----------|

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 choices to meet market needs.

| | Yes | No | Comments |
|---|-----|----|--|
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | X | | |
| 2. People who work in our community can also afford to live in the community. | X | | |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | | X | Very little housing for above average income, except for older plantation homes and similar houses. Much of the below income housing is manufactured housing or substandard units. |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks. | | X | New development within the County is not close to the Sparta, and would not share the same street pattern. |
| 5. We have options available for loft living, downtown living, or “neo-traditional” development. | | X | No “downtown” areas outside of Sparta. Small communities, such as Devereux, Mayfield, Linton have available land within the historic street pattern. |
| 6. We have vacant and developable land available for multifamily housing. | X | | |
| 7. We allow multifamily housing to be developed in our community. | X | | |
| 8. We support community development corporations that build housing for lower-income households. | X | | |
| 9. We have housing programs that focus on households with special needs. | X | | |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | | X | Very little sewer capacity within the County, except for Charlestown Road area west of Sparta. |

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.

| | Yes | No | Comments |
|---|-----|----|---|
| 1. Our community provides workforce training options for its citizens. | X | | Sandersville Technical College has a Hancock County campus. |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | X | | The County is pursuing a Community Development Block Grant for a truck driving range for the Sandersville Technical College – Hancock Campus. |



| | | | |
|---|---|---|--|
| 3. Our community has higher education opportunities, or is close to a community that does. | X | | Georgia College and State University in Milledgeville is the closest facility. Augusta and Macon are within an hour's drive or so from the County. |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | | X | There are few opportunities currently for college graduates, based upon the types (and numbers) of businesses in the County. |

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

| | Yes | No | Comments |
|---|-----|----|--|
| 1. We participate in regional economic development organizations. | X | | |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | X | | |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, et | X | | We cooperate with the City of Sparta with numerous issues. |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | X | | |

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.

| | Yes | No | Comments |
|---|-----|----|--|
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | X | | We joined with Sparta for the 1993 Joint Comprehensive Plan. |
| 2. We are satisfied with our Service Delivery Strategy. | X | | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies. | X | | We are discussing an interconnection with Baldwin County to increase our water supply. |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | X | | |



COUNTY OF HANCOCK
STATE OF GEORGIA

**A RESOLUTION OF THE CHAIRMAN AND THE BOARD OF COMMISSIONERS AUTHORIZING THE
ADOPTION OF THE PARTIAL UPDATE OF THE HANCOCK COUNTY COMPREHENSIVE PLAN**

WHEREAS, a comprehensive plan is required for municipalities and counties in Georgia in order to maintain their Qualified Local Government Status; and

WHEREAS, the Department of Community Affairs has permitted Hancock County to complete a **Partial Update** to the Comprehensive Plan (**Partial Update**) in lieu of a complete update; and

WHEREAS, Hancock County held an advertised public hearing on **June 20, 2008**, the purpose of which was to obtain input on the **Partial Update** and notify the community of when the **Partial Update** will be transmitted to the CSRA RDC; and

WHEREAS, Hancock County submitted the **Partial Update** to the CSRA RDC and the Georgia Department of Community Affairs on **June 21, 2008**; and

WHEREAS, the Georgia Department of Community Affairs found the Short Term Work Program Update for Hancock County to be in conformance with the "Minimum Planning Standards and Procedures" on **July 25, 2008**; and

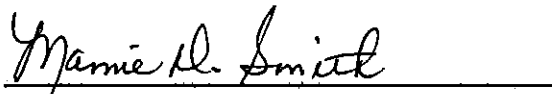
NOW, THEREFORE BE IT RESOLVED by Hancock County that, having met the public participation requirements of the "Minimum Planning Standards and Procedures," and by having the CSRA RDC and the Georgia Department of Community Affairs agree that the **Partial Update** is in compliance with the Minimum Planning Standards and Procedures, that the County Commissioners adopt the **Partial Update** as a component of the *Hancock/Sparta Comprehensive Plan: 1993-2013*.

RESOLVED this 23th day of September, 2008.



Samuel Duggan, Chairman

ATTEST



County Clerk