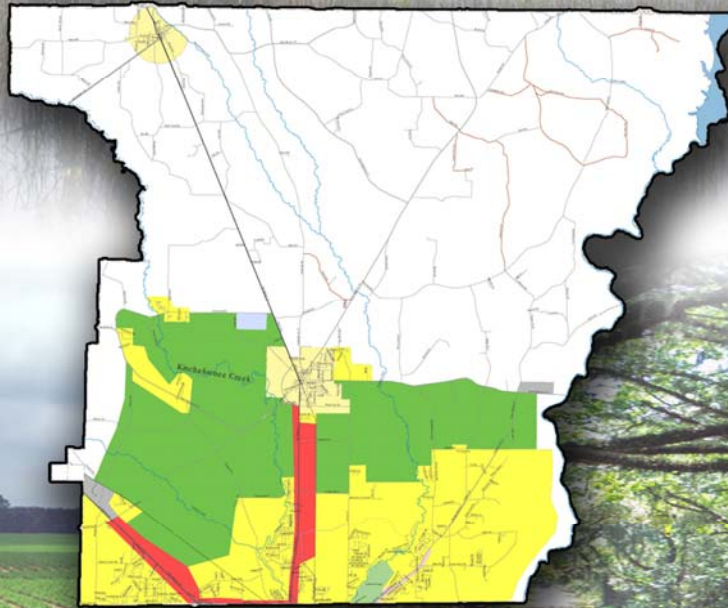
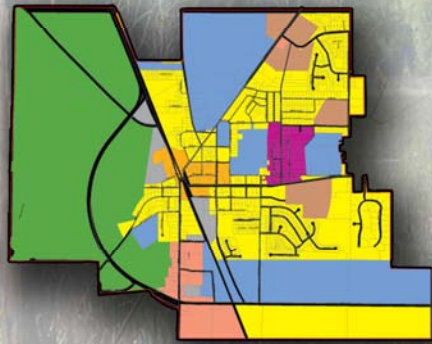


Partial Update  
to the  
Consolidated Comprehensive Plan  
of  
Lee County and the Cities of Leesburg and Smithville



Adopted February, 2009

*February 2009 Partial Plan Update*

# **2009 Partial Plan of Lee County and the cities of Leesburg and Smithville**

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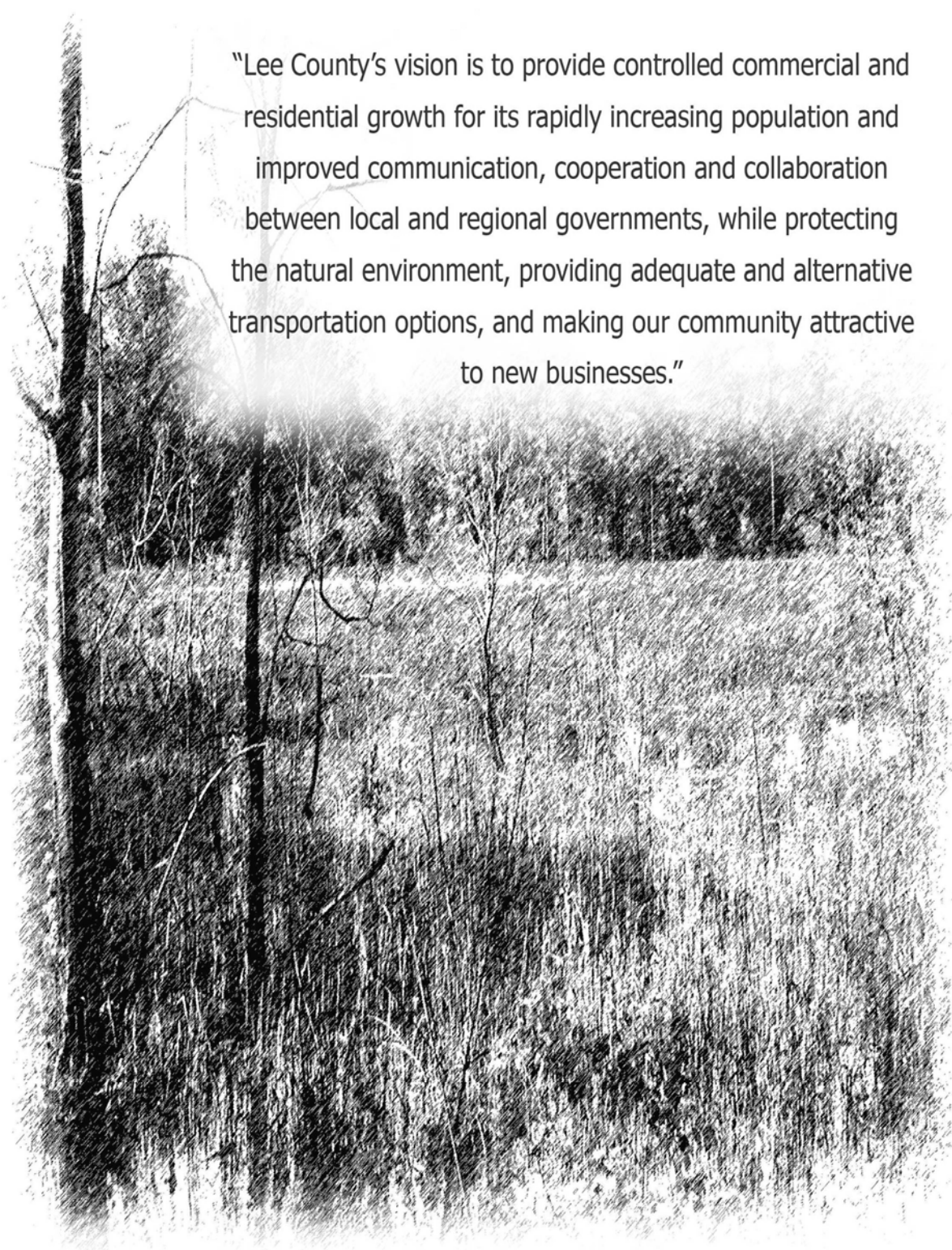
## **2009 Partial Plan of Lee County and the cities of Leesburg and Smithville**

### Introduction

This Partial Plan was written to meet the requirements of the Georgia Department of Community Affairs (DCA) and those of the Georgia Planning Act as amended. The Partial Plan is to serve as a status check of the full Comprehensive Plan that was adopted by the Lee county governments in 2007. Under state law, comprehensive plans are to be updated every ten years. In late 2006, the deadlines for governments across the state were changed by DCA in order to evenly distribute their due dates. As a result, some communities, including those of Lee County, were required to develop Partial Plans shortly after implementing full Comprehensive Plans.

In the year and a half since the Comprehensive Plan was adopted, progress has been made on the implementation of the plan. All the communities are utilizing their stated vision to work toward the goals outlined within the Community Agenda portion of the plan. The *Implementation Program's Goals, Policies and Objectives* are being followed to guide the actions of the governments and their appointed boards. It is important to note however, that due to the nation-wide economic situation and the short time frame, there has not been a lot of development activity.

**Community Vision as adopted in the 2007 Comprehensive Plan:**

A black and white photograph of a rural landscape. In the foreground, there is a field of tall, thin grasses or reeds. In the middle ground, there is a line of trees, some of which are bare and some have sparse leaves. The background shows a hazy, distant landscape. The text is overlaid on the right side of the image.

"Lee County's vision is to provide controlled commercial and residential growth for its rapidly increasing population and improved communication, cooperation and collaboration between local and regional governments, while protecting the natural environment, providing adequate and alternative transportation options, and making our community attractive to new businesses."

## Evaluation of Comprehensive Plan Accomplishments

The Comprehensive Plan of Lee County and the cities of Leesburg and Smithville was adopted in February of 2007. Since that time, progress has been made on many of the stated goals. These are outlined below. However, due to the short time frame between adoption of the Comprehensive Plan and the Partial Plan deadline, there is not a lot to report on. In addition, state and national housing and banking issues have resulted in a slower pace of development than was anticipated. The Comprehensive Plan still remains valid however as the governments of Lee County have reaffirmed their communities' vision and will face the same challenges and opportunities during the planning horizon.

The following is a status report on *Section IV, Implementation Program*, of the Lee County, Leesburg and Smithville Community Agenda.

### **Population:**

In effort to increase communication between the local governments, authorities and boards, several meetings have been held where each entity has the opportunity to learn what the others are doing in the county. These meetings have increased in attendance and scope over the last 18 months, with the most recent held on November 3, with over 60 people in attendance. The meeting format builds understanding and appreciation of the work that the various participants are conducting in the county. This in turn, reinforces cooperation and makes goals more achievable.

### **Economic Development:**

Due to the economic slowdown and short time frame, there has not been a significant amount of progress in economic development. New businesses continue to open in the county, but a slower pace than previously. There still continues to be interest in the county, and several national chains have expressed interest, but have not made commitments.

Lee County has been designated as an "entrepreneur friendly community" by the state.

The Leesburg Train Depot has been listed on the National Register of Historic Places as part of the effort to renovate and promote it and downtown Leesburg.

### **Housing:**

The Planning Commission has reaffirmed the policy of controlling growth in the unincorporated county by directing new development to areas appropriately zoned and served by community facilities.

**Natural and Cultural Resources:**

Leesburg Depot has been placed on the National Register.

Greenspace guidelines enforced for new residential developments.

The county is working with the Georgia Emergency Management Agency to update its flood hazard maps.

The Development Department is utilizing new high resolution aerial photography to analyze significant natural areas throughout the county. This information will be used to further the protection of natural areas and create coordinated greenways.

**Community Facilities and Services:**

Impact fees have been implemented for residential construction to help pay for the impacts of new development. Initially adopted to apply to commercial and industrial development as well, the ordinance was amended in the summer of 2008 to limit fees to residential development.

Communication has been increased between intergovernmental agencies as previously referenced. This has created open discussion of community facility and service planning between potentially affected agencies and boards.

**Land Use:**

The Planning Commission has taken steps to move from a traditional role of simply reviewing rezoning and subdivision requests to a more proactive approach. This is being achieved through the previously mentioned inter-agency meetings as well as regular planning discussions at Commission meetings. These discussions provide specific information on pertinent topics to the Commission and are presented by County Staff or outside professionals.

Initial discussions have taken place by the Planning Commission to reevaluate the Future Development Map to insure it reflects where development should occur. Due to the Map's generalized nature, the Commission would like to review its accuracy on a periodic basis.

The Planning Commission reaffirmed its commitment to the policies of the Comprehensive Plan at a special called meeting on October 7. The purpose of this meeting was to prepare for the County joint intergovernmental meeting held on November 3.

The Lee County Development Department, in conjunction with the Planning Commission is beginning to review its development ordinances. This review will focus on the zoning and subdivision sections and include input from the local development community.

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### **Intergovernmental Coordination:**

This goal is being clearly advanced by regular meetings of county governments, commissions and boards. Three have been held since the adoption of the Comprehensive Plan, the most recent being on November 3. These meetings are increasingly well attended with over 70 people at the last one. Participants get the opportunity to learn what other county organizations are doing, and work together to maximize limited resources. All of the elected officials, commission and authority members have attended these meetings. This includes representatives from all three Lee county governments, the Planning Commission, the Utility Authority, the Recreation Authority, the School Board, the Development Authority, the Library Authority, the Health Department., the Tax Assessor's office and the Home Builder's Association.

The Comprehensive Plan has been emphasized at each meeting to maintain its validity to the community. Similar meetings will be held on a semi-annual basis throughout the planning period.

### **Transportation:**

With the hiring of a Director of Planning and Engineering who formally served as the Director of Engineering for the City of Albany, transportation issues have gotten significantly more attention. A study is currently underway to determine appropriate controls along major county gateways to protect the visual character of the community and enhance safety. Other issues being reviewed include the congestion issue within Leesburg as a result of school traffic. Leesburg has also been investigating the feasibility of participation in the Safe Routes to School program.



## **Progress Toward Quality Growth Objectives**

The following section takes each of the Character Areas as described in the **Community Agenda** and indicates the progress made on the identified *Implementation Measures*. Adequate progress is shown, particularly in light of the short time frame of this report.

### **Character Area: Conservation/Recreation/Greenspace**

#### Implementation Measures:

- Conservation Easements: No progress has been made on conservation easements
- Creating a network of trails and greenways: No new land has been added to Lee County's trail and greenway system
- Purchase of Development Rights or Transfer of Development Rights: A purchase or transfer of development rights program has not been set up

### **Agricultural Area**

#### Implementation Measures:

- Conservation Easements: No conservation easements have been donated in Lee county
- Purchase of Development Rights or Transfer of Development Rights: A purchase or transfer of development rights program has not been set up

### **Rural Residential**

#### Implementation Measures

- Conservation Easements: No conservation easements have been donated in Lee county
- Purchase of Development Rights or Transfer of Development Rights: A purchase or transfer of development rights program has not been set up
- Conservation Subdivisions: No conservation subdivisions have been developed during the planning period, however the county continues to require greenspace in new subdivisions.

**Suburban Area (Developing, Mixed Use, Built Out)**

Implementation Measures

- Access Control Measures: The Planning Commission reaffirmed its interest in requiring some form of interconnection between developments at its October 7 Meeting.
- Cluster Development AND Conservation Subdivisions: The Planning and County Commission continues to support the required provision of greenspace in new residential subdivision developments. Although not technically cluster or conservation subdivision development, this is a step toward encouraging these additional types of development.
- Infill Development Program: A comprehensive strategy for infill development has not yet been created. However, the Planning Commission is determined to guide new development to appropriately zoned land and avoid the conversion of farmland into residential.
- Creating a network of trails and greenways: No new land has been added to Lee County's trail and greenway system
- Mixed Use Zoning: Mixed use zoning is currently allowed as a Planned Unit Development in the County; however this is seldom employed, particularly as a truly mixed development. The Planning Commission and elected officials are prepared to work with developers that are interested in mixed use until a more specific ordinance is developed.
- Right of Way Improvements: The Planning Commission is on record calling for all new and improved roadways to provide for alternate modes of transportation including sidewalks and bike lanes.
- Traffic Calming: The City of Leesburg has discussed traffic calming measures during consideration of the Safe Routes to School program.

**Traditional Neighborhood (Stable, Declining, Redevelopment)**

Implementation Measures

- Infill Development Program: A comprehensive strategy for infill development has not yet been created. However, the Planning Commission is determined to guide new development to appropriately zoned land and avoid the conversion of farmland into residential.
- Right of Way Improvements: The Planning Commission is on record calling for all new and improved roadways to provide for alternate modes of transportation including sidewalks and bike lanes.

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- **Traffic Calming:** The City of Leesburg has discussed traffic calming measures during consideration of the Safe Routes to School program.
- **Flexible Subdivision Regulations:** The Planning Commission is in the early stages of reevaluating its development ordinances, including zoning and subdivision to insure that they provide the development community with clear guidelines and flexibility while maintaining the county's vision of what it wants to look like.

### **Downtown**

#### Implementation Measures

- **Mixed Use Zoning:** Mixed use development is not currently permitted in either of the municipalities. The Planning Commission is beginning discussions to determine if the zoning ordinances should be revised, or locally suitable solutions can be achieved through conditional use provisions.
- **Traffic Calming:** The City of Leesburg has discussed traffic calming measures during consideration of the Safe Routes to School program.

### **Corridors (Gateway, Scenic, Major Highway)**

#### Implementation Measures

- **Access Control Measures:** The Planning Commission enforces the requirement of interconnection between developments thereby increasing circulation and traffic safety.
- **Right of Way Improvements:** The Planning Commission is on record calling for all new and improved roadways to provide for alternate modes of transportation including sidewalks and bike lanes.
- **Traffic Calming:** The City of Leesburg has discussed traffic calming measures during consideration of the Safe Routes to School program.

### **Commercial Redevelopment**

#### Implementation Measures

- **Access Control Measures:** The Planning Commission enforces the requirement of interconnection between developments thereby increasing circulation and traffic safety. This includes shared parking and connections between parking lots.

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- **Infill Development Program:** A comprehensive strategy for infill development has not yet been created. However, the Planning Commission is determined to guide new development to appropriately zoned land and avoid the conversion of farmland into residential.
- **Redeveloping Declining Areas of the Community:** No progress has been made to utilize the State's Redevelopment Fund. The governments continue to utilize other funding sources available and will determine the feasibility of the Redevelopment Fund.

### **Light (Agricultural) Industrial**

#### Implementation Measures

- **Access Control Measures:** The Planning Commission enforces the requirement of interconnection between developments thereby increasing circulation and traffic safety. This includes shared parking and connections between parking lots.
- **Flexible Parking Standards:** These will be addressed during the forthcoming reevaluation of the local governments' development ordinances.

Updated Short Term Work Programs

Lee County: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
1. Prepare a five year master plan of all county and city government offices and outside agencies to include facilities, personnel, and equipment.	2009, 2010	Lee County	Staff Time	N/A
2. Implement plan of all county and city government offices and outside agencies to include facilities, personnel, and equipment.	2010, 2011, 2012	Lee County	\$2,000,000	General Fund
3. Expand the Utilities Authority's water system and plan for the Authority's wastewater system. Maintain and expand Leesburg's and Smithville's water and wastewater system.	2009, 2010, 2011, 2012, 2013	Lee County	\$10,000,000	Utilities Authority Revenue, General Fund, State and Federal Loans
4. Ensure future improvements to water and treatment facilities that promote urban growth and maximizes the use of existing facilities.	2009, 2010, 2011, 2012, 2013	Lee County, Lee County Utilities Authority	Not known at this time.	Not known at this time.
5. Continue to provide proper treatment and disposal of wastewater.	2009, 2010, 2011, 2012, 2013	Lee County, Lee County Utilities Authority	Not known at this time.	Lee County Utilities Authority, General Fund, State/Fed Grants
6. Implement a plan to discourage developments with septic systems and private treatment systems.	2009, 2010, 2011, 2012, 2013	Lee County, Health Department	Staff Time	N/A
7. Ensure proper sanitary sewage system practices.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	Utilities Authority
8. Library collections materials purchase	2009, 2010, 2011, 2012, 2013	Board of Commissioners, Library Board	\$400,000	91% Impact Fees, State of Georgia, General Fund

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<b>Community Facilities, continued</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
9. Construct Oakland Library	2009, 2010	Board of Commissioners, Library Board	\$3,300,000	50% Impact Fees, State of Georgia, General Fund
10. Public safety communication system	2009	Board of Commissioners, 911 Department	\$900,000	4% Impact Fees, General Fund
11. New Park (65) acres	2012	Board of Commissioners, Parks & Recreation Dept.	\$780,000	100% Impact Fees
12. Improve current recreation facilities and programs.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	1 % SPLOST, General Fund, State Grants,
13. Implement plan to redesign the U.S. 19, SR 32, SR 195 intersection in front of the courthouse to alleviate traffic congestion.	2009, 2010,	Lee County	\$900,000	General Fund, 1% SPLOST, GDOT
14. Implement plan to extend the by-pass to SR 195 to alleviate traffic congestion.	2009, 2010, 2011,	Lee County, DARTS	\$7,500,000	General Fund, 1%SPLOST, GDOT
15. Implement plan to logically connect residential areas to existing and future commercial areas.	2009, 2010, 2011, 2012, 2013	Lee County	\$1,000,000	General Fund
16. Determine feasibility and Implement plan to provide safe, efficient, and environmentally sound transportation.	2009, 2010, 2011, 2012, 2013	Lee County, DARTS	Not Known at this time	General Fund, 1%SPLOST, GDOT

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Community Facilities, continued				
17. Determine feasibility and Implement improvements to the transportation system that are consistent with the Comprehensive Plan.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	General Fund, 1%SPLOST, GDOT
18. Determine feasibility and Implement plan to provide and maintain a roadway system that supports growth.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	General Fund, 1%SPLOST, GDOT
19. Determine feasibility and Implement a plan to provide safe pedestrian and bicycle facilities network.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	General Fund, 1%SPLOST, GDOT
20. Ensure effective collection, transportation and disposal of solid waste for a ten year period.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	General Fund
21. Ensure solid waste revenues are more or equivalent to expenditures.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	N/A

Economic Development				
1. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	2009	Lee County, RDC, Development Authority, Chamber	Staff Time	N/A
2. Prepare a proactive economic development plan to promote the county and the two municipalities, to encourage existing businesses to expand, and attract new businesses.	2009	Lee County, Development Authority,	Staff Time	N/A

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
1. Design scenic gateway features at the road entrances into the county.	2009	Lee County	\$50,000	General Fund, State Grants
2. Promote historic preservation and revitalization in residential and commercial areas and unique places to live and work.	2009, 2010, 2011, 2012, 2013	Lee County, RDC	Staff Time	N/A

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<b>Natural and Historic Resources, continued</b>				
3. Preserve, protect and conserve the ecological value and diversity of natural resources.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	Greenspace
4. Protect and maintain the quality and quantity of groundwater.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	N/A
5. Protect and maintain the quality and quantity of wetlands in Lee County.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	N/A, Greenspace
6. Reduce the threat to public health, safety and welfare from recurring flood events and reduce economic loss.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	GEMA, FEMA, General Fund
7. Practice soil management to maintain water quality, flood control, erosion control to maintain good till and soil productivity.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	N/A
8. Protect prime agricultural farmland from encroachment of unsuitable development.	2009 - 2013	Lee County	Staff Time	N/A
9. Protect environmentally sensitive areas and plant and animal species.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	N/A
10. Protect the rural character and scenic beauty of Lee County.	2009, 2010, 2011, 2012, 2013	Lee County	Staff Time	N/A

<b>General Planning</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
1. Make application to DCA Planning and Quality Growth for a Design Charette to be held for Lee County Planning	2009	Lee County; DCA	Not known at this time.	Lee County



**Leesburg: Short Term Work Program Update**

<b>Community Facilities</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
1. Hire a historic preservation architect to prepare plans and specifications to renovate and rehabilitate the train depot to its original character and make accessible to the disabled.	2009, 2010, 2011, 2012, 2013	Leesburg	\$500,000	General Fund, 1% SPLOST, State and Federal Grants
2. Maintain and expand Leesburg's water and wastewater system.	2009, 2010, 2011, 2012, 2013	Leesburg	\$6,000,000	SPLOST, State/Federal Grants
3. Implement a plan to protect potable water supplies.	2009, 2010, 2011, 2012, 2013	Leesburg	\$50,000	General Fund, State Grants
4. Implement plan to redesign the U.S. 19, SR 32, SR 195 intersection in front of the courthouse to alleviate traffic congestion.	2009, 2010, 2011, 2012, 2013	Leesburg	\$900,000	General Fund, 1%SPLOST, GDOT

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<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
5. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	2009, 2010	Leesburg, RDC, Development Authority, Chamber	Staff Time	N/A
6. Expand and promote annual and regional events.	2009, 2010, 2011, 2012, 2013	Leesburg, Chamber of Commerce, Development Authority	Staff Time	N/A

<b>Housing</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
7. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	2009, 2010, 2011, 2012, 2013	Leesburg	Staff Time	State Grants
8. Eliminate sub-standard housing through rehabilitation or demolition programs.	2009, 2010, 2011, 2012, 2013	Leesburg	\$100,000	General Fund, State Grants
9. Rehabilitate housing and infrastructure in low income neighborhoods.	2009, 2010, 2011, 2012, 2013	Leesburg	\$200,000	State Grants

<b>Land Use</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
10. Prepare a program to develop a central business district for a downtown focal point. Improve aesthetics of downtown to encourage new business and expansion of existing business and to promote heritage tourism.	2009, 2010, 2011, 2012, 2013	Leesburg, COC/Dev Authority	\$100,000	SPLOST, State/Federal Grants

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<b>Natural and Historic Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
11. Prepare a historic structures / places inventory list and protection plan.	2009	Leesburg	Staff Time	N/A
12. Designate local historic district with appropriate signage.	2009, 2010, 2011, 2012, 2013	Leesburg	\$10,000	General Fund
5. Prepare and implement a recycling program.	2009, 2010, 2011, 2012, 2013	Leesburg	Staff Time	N/A

**Smithville: Short Term Work Program Update**

<b>Community Facilities</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
1. Implement five year master plan of all county and city government offices and outside agencies to include facilities, personnel, and equipment.	2009, 2010, 2011, 2012, 2013	Smithville	Staff Time	N/A
2. Maintain and expand Smithville's water and wastewater system.	2009, 2010, 2011, 2012, 2013	Smithville	\$100,000	General Fund, State/Fed loans & grants
3. Implement a plan to protect potable water supplies.	2009, 2010, 2011, 2012, 2013	Smithville	\$15,000	General Fund, State Grants
4. Continue to provide proper treatment and disposal of waste water.	2009, 2010, 2011, 2012, 2013	Smithville, Lee County Utilities Authority	Not Known at this time	Utilities Authority, State/Fed Grants
5. Ensure future improvements to water and treatment facilities that promote urban growth and maximizes the use of existing facilities.	2009, 2010, 2011, 2012, 2013	Smithville, Lee County Utilities Authority	Not Known at this time	Not Known at this time
6. Ensure solid waste revenues are more or equivalent to expenditures.	2009, 2010, 2011, 2012, 2013	Smithville	Staff Time	N/A

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<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
7. Expand and promote annual and regional events.	2009, 2010, 2011, 2012, 2013	Smithville, COC/Dev Authority	Staff Time	N/A
8. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	2009	Smithville, RDC, Development Authority, Chamber	Staff Time	N/A
9. Prepare a proactive economic development plan to promote the county and cities, to encourage existing businesses to expand, and attract new businesses.	2009, 2010, 2011, 2012, 2013	Smithville, RDC, Development Authority, Chamber	Staff Time	N/A

<b>Housing</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
10. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	2009, 2010, 2011, 2012, 2013	Smithville	Staff Time	State Grants
11. Eliminate sub-standard housing through rehabilitation or demolition programs.	2009, 2010, 2011, 2012, 2013	Smithville	\$100,000	General Fund, State Grants
12. Rehabilitate housing and infrastructure in low income neighborhoods.	2009, 2010, 2011, 2012, 2013	Smithville	\$200,000	State Grants

<b>Land Use</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
13. Prepare a program to develop a central business district for a downtown focal point.	2009	Smithville	Staff Time	N/A

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<b>Natural and Historic Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
14. Prepare a historic structures / places inventory list and protection plan.	2009	Smithville	Staff Time	N/A
15. Prepare and implement a recycling program.	2009, 2010, 2011, 2012, 2013	Smithville	Staff Time	N/A

Report of Accomplishments on Short Term Work Programs

Lee: Report of Accomplishments

Community Facilities				
Activity	Status	Explanation		
1. Implement historic preservation plan prepared by architect to renovate and rehabilitate the courthouse and train depot to their original character and make them accessible to the disabled.	Deleted	No longer a priority due to budget constraints		
2. Implement five year Parks & Recreation master plan to include facilities, personnel, and recreational programming.	Deleted	No longer a priority due to budget constraints		
3. Implement a five year EMS and Fire Dept. master plan to include facilities, personnel, and equipment.	Deleted	No longer a priority due to budget constraints		
4a. Prepare a five year master plan of all county and city government offices and outside agencies to include facilities, personnel, and equipment.	Not accomplished	Postponed, other activities took priority		
4b. Implement plan	Not Accomplished	Postponed, will be continued when plan is prepared		
5. Implement plan to ensure that all county and city facilities are in compliance with the Americans with Disabilities Act.	Deleted	Unnecessary to list activity; required by law		
6. Implement plan to renovate all county and city facilities for major and minor structural and mechanical repairs.	Deleted	No longer a priority due to budget constraints		
7. Expand the Utilities Authority's water system and plan for the Authority's wastewater system. Maintain and expand Leesburg's and Smithville's water and wastewater system.	Underway			
8. Ensure future improvements to water and treatment facilities that promote urban growth and maximizes the use of existing facilities.	Underway			
9. Continue to provide proper treatment and disposal of wastewater.	Underway			
10. Implement a plan to discourage developments with septic systems and private treatment systems.	Underway			
11. Ensure proper sanitary sewage system practices.	Underway			

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Community Facilities, continued				
Activity	Status	Explanation		
12. Improve current recreation facilities and programs.	Underway			
13. Implement plan to redesign the U.S. 19, SR 32, SR 195 intersection in front of the courthouse to alleviate traffic congestion.	Underway			
14. Implement plan to extend the by-pass to SR 195 to alleviate traffic congestion.	Underway			
15. Implement plan to logically connect residential areas to existing and future commercial areas.	Underway			
16. Implement street light plan for all commercial road corridors.	Deleted	No longer a priority due to budget and other constraints		
17. Determine feasibility and Implement plan to provide safe, efficient, and environmentally sound transportation.	Underway			
18. Determine feasibility and Implement improvements to the transportation system that are consistent with the Land Use Element of the Comprehensive Plan.	Underway			
19. Determine feasibility and Implement plan to provide and maintain a roadway system that supports growth.	Underway			
20. Determine feasibility and Implement a plan to provide safe pedestrian and bicycle facilities network.	Underway			
21. Ensure effective collection, transportation and disposal of solid waste for a ten year period.	Underway			
22. Ensure solid waste revenues are more or equivalent to expenditures.	Underway			
23. All development impact fee funds collected and interest earned for future expenditure on construction or expansion of facilities shall be expended only for the category of system improvements within the service area for which the fee was assessed and collected. See attached <i>Lee County Maximum Allowable Impact Fee Schedule</i> .	Deleted	Unnecessary to list activity; required by law		

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<b>Economic Development</b>				
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>		
1. Continue development of light industrial / business park.	Deleted	Routine activity, not necessary to list		
2. Expand and promote annual and regional events.	Deleted	Routine activity		
3. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	Underway			
4. Prepare a proactive economic development plan to promote the county and the two municipalities, to encourage existing businesses to expand, and attract new businesses.	Underway			

<b>Housing</b>				
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>		
1. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	Deleted	No longer a priority due to budget constraints		
2. Eliminate sub-standard housing through rehabilitation or demolition programs.	Deleted	No longer a priority due to budget constraints		
3. Rehabilitate housing and infrastructure in low income neighborhoods.	Deleted	No longer a priority due to budget constraints		

<b>Land Use</b>				
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>		
1. Change land use and zoning ordinances to encourage mixed-use of new and existing buildings in commercial areas including the character areas of Suburban Area Built Out, Suburban Area Developing and Commercial Development Area.	Deleted	No longer a priority due to budget and other constraints		
2. Prepare a program to develop a central business district for a downtown focal point.	Deleted	This activity should be conducted by the city of Leesburg		
3. Review of zoning ordinances and updated land use regulations to address the unplanned growth issues pertaining to residential development.	Deleted	Ongoing process of Development Department		



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Natural and Historic Resources				
Activity	Status	Explanation		
1. Prepare a wetland, groundwater recharge, public water source, and environmentally significant property inventory list and protection plan.	Deleted	No longer a priority due to budget constraints		
2. Design scenic gateway features at the road entrances into the county.	Underway			
3. Develop a comprehensive river and creek corridor protection plan.	Deleted	No longer a priority due to budget constraints		
4. Prepare a historic structures / places inventory list and protection plan.	Deleted	No longer a priority due to budget constraints		
5. Identify and document historic resources.	Deleted	No longer a priority due to budget constraints		
6. Promote historic preservation and revitalization in residential and commercial areas and unique places to live and work.	Underway			
7. Preserve, protect and conserve the ecological value and diversity of natural resources.	Underway			
8. Protect and maintain the quality and quantity of groundwater.	Underway			
9. Protect and maintain the quality and quantity of wetlands in Lee County.	Underway			
10. Reduce the threat to public health, safety and welfare from recurring flood events and reduce economic loss.	Underway			
11. Soil management to maintain water quality, flood control, erosion control to maintain good till and soil productivity.	Underway			
12. Protect prime agricultural farmland from encroachment of unsuitable development.	Underway			
13. Protect environmentally sensitive areas and plant and animal species.	Underway			
14. Protect the rural character and scenic beauty of Lee County.	Underway			

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General Planning				
Activity	Status	Explanation		
1. Make application to DCA Planning and Quality Growth for a Design Charette to be held for Lee County Planning	Not Accomplished	Will be taken up 2009		

**Leesburg: Report of Accomplishments**

Community Facilities				
Activity	Status	Explanation		
1. Hire a historic preservation architect to prepare plans and specifications to renovate and rehabilitate the train depot to its original character and make accessible to the disabled.	Underway			
2. Maintain and expand Leesburg's water and wastewater system.	Underway			
3. Implement a plan to protect potable water supplies.	Underway			
4. Implement plan to redesign the U.S. 19, SR 32, SR 195 intersection in front of the courthouse to alleviate traffic congestion.	Underway			

Economic Development				
Activity	Status	Explanation		
5. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	Underway			
6. Expand and promote annual and regional events.	Underway			

February 2009 Partial Plan Update

Housing				
Activity	Status	Explanation		
7. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	Underway			
8. Eliminate sub-standard housing through rehabilitation or demolition programs.	Underway			
9. Rehabilitate housing and infrastructure in low income neighborhoods.	Underway			
7. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	Underway			

Land Use				
Activity	Status	Explanation		
10. Prepare a program to develop a central business district for a downtown focal point. Improve aesthetics of downtown to encourage new business and expansion of existing business and to promote heritage tourism.	Not Accomplished	Postponed until 2009, other priorities.		

Natural and Historic Resources				
Activity	Status	Explanation		
11. Prepare a historic structures / places inventory list and protection plan.	Underway			
12. Designate local historic district with appropriate signage.	Underway			
5. Prepare and implement a recycling program.	Underway			

**Smithville: Report of Accomplishments**

<b>Community Facilities</b>				
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>		
1. Implement five year master plan of all county and city government offices and outside agencies to include facilities, personnel, and equipment.	Underway			
2. Maintain and expand Smithville's water and wastewater system.	Underway			
3. Implement a plan to protect potable water supplies.	Underway			
4. Continue to provide proper treatment and disposal of waste water.	Underway			
5. Ensure future improvements to water and treatment facilities that promote urban growth and maximizes the use of existing facilities.	Underway			
6. Ensure solid waste revenues are more or equivalent to expenditures.	Underway			

<b>Economic Development</b>				
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>		
7. Expand and promote annual and regional events.	Underway			
8. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	Not Accomplished	Postponed until 2009, other priorities.		
9. Prepare a proactive economic development plan to promote the county and cities, to encourage existing businesses to expand, and attract new businesses.	Underway			

February 2009 Partial Plan Update

Housing				
Activity	Status	Explanation		
10. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	Underway			
11. Eliminate sub-standard housing through rehabilitation or demolition programs.	Underway			
12. Rehabilitate housing and infrastructure in low income neighborhoods.	Underway			

Land Use				
Activity	Status	Explanation		
13. Prepare a program to develop a central business district for a downtown focal point.	Completed			

Natural and Historic Resources				
Activity	Status	Explanation		
14. Prepare a historic structures / places inventory list and protection plan.	Underway			
15. Prepare and implement a recycling program.	Underway			

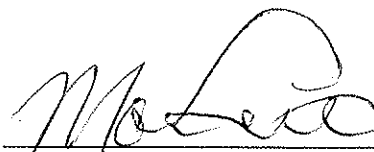
A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE OF THE LEE COUNTY AND CITIES OF LEESBURG AND SMITHVILLE CONSOLIDATED COMPREHENSIVE PLAN TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS

**WHEREAS**, the Board of Commissioners of Lee County, Georgia found it necessary to develop a Partial Plan as an update to their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

**WHEREAS**, a public hearing was held on December 1, 2008 to allow private citizens to review the Partial Plan and gathered the citizens input, and:

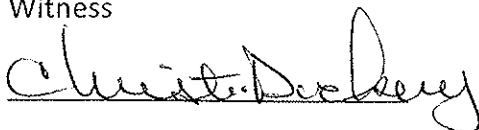
**THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Lee County, Georgia that the Partial Plan update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9 day of December 2008.



Morris Leverett, Sr.  
County Commission Chairman

Witness



A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE OF THE LEE COUNTY AND THE CITIES OF LEESBURG AND SMITHVILLE CONSOLIDATED COMPREHENSIVE PLAN TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS

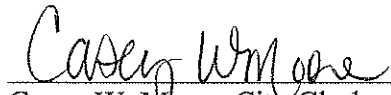
WHEREAS, The Mayor and City Council of Leesburg, Georgia found it necessary to develop a Partial Plan as an update tot heir consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, a public hearing was held on December 1, 2008 to allow private citizens to review the Partial Plan and gathered the citizens input, and:

THEREFORE, BE IT RESOLVED by the Mayor and City Council of Leesburg, Georgia that the Partial Plan update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 2nd day of December 2008.

  
\_\_\_\_\_  
Jim Quinn, Mayor

  
\_\_\_\_\_  
Casey W. Moore City Clerk

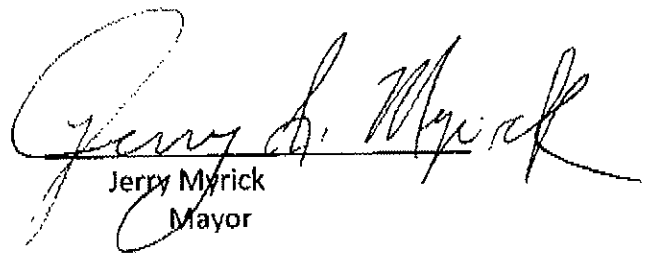
**A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE OF THE LEE COUNTY AND CITIES OF LEESBURG AND SMITHVILLE CONSOLIDATED COMPREHENSIVE PLAN TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS**

**WHEREAS**, the Mayor and City Council of Smithville, Georgia found it necessary to develop a Partial Plan as an update to their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

**WHEREAS**, a public hearing was held on December 1, 2008 to allow private citizens to review the Partial Plan and gathered the citizens input, and:

**THEREFORE, BE IT RESOLVED** by the Mayor and City Council of Smithville, Georgia that the Partial Plan update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 18 day of December 2008.

  
Jerry Myrick  
Mayor

Witness  




**A RESOLUTION  
TO ADOPT THE PARTIAL PLAN UPDATE OF THE LEE COUNTY,  
LEESBURG AND SMITHVILLE COMPREHENSIVE PLAN AS REQUIRED BY  
STATE LAW**

**WHEREAS**, the County Commission of Lee County, Georgia found it necessary to prepare a Partial Plan update of the Lee County Consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the County's Qualified Local Government status; and

**WHEREAS**, A public hearing was held on December 1, 2008 to allow citizens to review the Partial Plan update; and

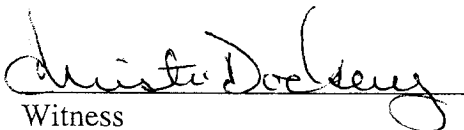
**WHEREAS**, the Georgia Department of Community Affairs has found the Partial Update of the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

**WHEREAS**, the Southwest Georgia Regional Development Center reviewed the Partial Plan update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans;

**Therefore, be it resolved** by the County Commission of Lee County, Georgia that the Lee County, Leesburg and Smithville Partial Plan update shall be adopted, herby certifying that adequate citizen participation requirements have been met.

Duly enacted this 24 day of February 2009.

  
\_\_\_\_\_  
Ed Duffy,  
Chairman, Lee County Board of Commissioners

  
\_\_\_\_\_  
Witness

**A RESOLUTION  
TO ADOPT THE PARTIAL PLAN UPDATE OF THE LEE COUNTY,  
LEESBURG AND SMITHVILLE COMPREHENSIVE PLAN AS REQUIRED BY  
STATE LAW**

**WHEREAS**, the City Council of Leesburg, Georgia found it necessary to prepare a Partial Plan update of the Lee County Consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status; and


**WHEREAS**, A public hearing was held on December 1, 2008 to allow citizens to review the Partial Plan update; and

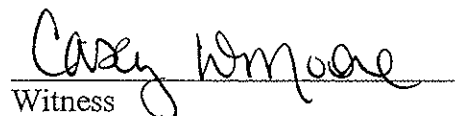
**WHEREAS**, the Georgia Department of Community Affairs has found the Partial Update of the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

**WHEREAS**, the Southwest Georgia Regional Development Center reviewed the Partial Plan update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans;

**Therefore, be it resolved** by the City Council of Leesburg, Georgia that the Lee County, Leesburg and Smithville Partial Plan update shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Duly enacted this 23<sup>rd</sup> day of February 2009.

  
\_\_\_\_\_  
Jim Quinn,  
Mayor, City of Leesburg

  
\_\_\_\_\_  
Witness

**A RESOLUTION  
TO ADOPT THE PARTIAL PLAN UPDATE OF THE LEE COUNTY,  
LEESBURG AND SMITHVILLE COMPREHENSIVE PLAN AS REQUIRED BY  
STATE LAW**

**WHEREAS**, the City Council of Smithville, Georgia found it necessary to prepare a Partial Plan update of the Lee County Consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status; and

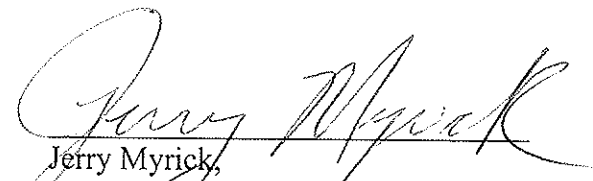
**WHEREAS**, A public hearing was held on December 1, 2008 to allow citizens to review the Partial Plan update; and


**WHEREAS**, the Georgia Department of Community Affairs has found the Partial Update of the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

**WHEREAS**, the Southwest Georgia Regional Development Center reviewed the Partial Plan update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans;

**Therefore, be it resolved** by the City Council of Smithville, Georgia that the Lee County, Leesburg and Smithville Partial Plan update shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Duly enacted this 19 day of February 2009.

  
Jerry Myrick,  
Mayor, City of Smithville

  
Witness

**A RESOLUTION  
FORMALLY ALLOWING THE MAYOR TO AUTHORIZE THE ADOPTION  
OF THE PARTIAL PLAN UPDATE OF THE LEE COUNTY COMPREHENSIVE  
PLAN AS REQUIRED BY STATE LAW**

**WHEREAS**, the City Council of Leesburg, Georgia found it necessary to prepare a Partial Plan update of the Lee County Consolidated Comprehensive Plan and corresponding Short Term Work Program as part of the requirements to maintain the City's Qualified Local Government status; and

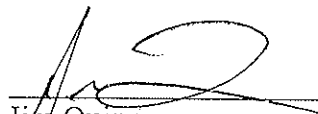
**WHEREAS**, A public hearing was held on December 1, 2008 to allow citizens to review the Partial Plan update; and

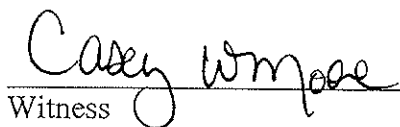
**WHEREAS**, the Georgia Department of Community Affairs has found the Comprehensive Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

**WHEREAS**, the Southwest Georgia Regional Development Center reviewed the Partial Plan update based on content, internal consistency, and found the absence of conflicts with other local comprehensive and regional plans;

**Therefore, be it resolved** by the City Council of Leesburg, Georgia that the Mayor be authorized to sign the adoption resolution for the Lee County Partial Plan update after the state required 60 day review ending February 17.

Duly enacted this 3<sup>rd</sup> day of February 2009.

  
\_\_\_\_\_  
Jim Quinn,  
Mayor, City of Leesburg

  
\_\_\_\_\_  
Witness