



**Oglethorpe County and  
the Cities of Arnoldsville, Crawford, Lexington and Maxeys**

## **Comprehensive Plan 2037**

**Good ground, Deep Roots.**

Prepared by Williams & Associates  
and the Oglethorpe County Board of Commissioners



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# CHAPTER 1. INTRODUCTION

Oglethorpe County has completed a state-mandated update of its Comprehensive Plan, also known as the Community Agenda. The process was managed with guidance and involvement of local residents, a Stakeholder Committee and County Staff. Local staff and elected and appointed officials will use the Comprehensive Plan as a reference in making rezoning and capital investment decisions. The plan's policies will guide rezoning decisions and decisions by elected officials and staff to reinforce the goals of the community. This document outlines the community's vision, identifies the key issues and opportunities throughout the community, sets forth a set of supportive policies to help guide local decision makers, and outlines a short-term work program outlining the community's actions over the next five years.

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## Scope

The Comprehensive Plan was prepared under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-.02 — Requirements, specifically Chapter 110-12-1-.03 – Plan Elements.

The Comprehensive Plan includes the following five components:

- Community Goals
- Needs & Opportunities
- Community Work Program
- Land Use Element
- Transportation Element

This plan is a living document and is intended to be updated as necessary to reflect changes in local conditions.

# Public Engagement Process

Following the last Comprehensive Plan update, Oglethorpe County chose to embark on an ambitious “branding” process. The output of the process was a polished product that included a community narrative, logo and design elements that reflect the Oglethorpe Community. The input gathered to develop this product was extensive and far-reaching. There were 104 identified leaders surveyed, 587 residents surveyed, over 40 one-on-one interviews and 210 outsiders surveyed. After five months of public input in 2014, the research was shared with planners who then translated the feedback into the development of new Character Areas, a new Character Areas map and measurable and attainable community goals and work plans that form the current Oglethorpe County Comprehensive Plan 2037.

## March 2013

County awards North Star Destination Strategies contract to develop community “brand”. Visioning committee created and stakeholders identified.

## Fall 2013 - Spring 2014

North Star conducts extensive research into community goals, challenges and aspirations.

## Fall 2014

County engages Williams and Associates to create 2037 Comprehensive Plan and shares all community data gathered by North Star.

## March 2015

Branding process complete. County shares results back to community.

## April 2017

County holds public forum to share draft 2037 Comprehensive Plan.

## November 2017

County adopts 2037 Comprehensive Plan.

## CHAPTER 2. COMMUNITY VISION

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### VISION STATEMENT

Oglethorpe County is a peaceful farming community with a stable economy, only a short drive from Athens and the University of Georgia. The county's rural qualities offer a supportive living environment for families of all ages that value self-reliance and relief from urban sprawl. The community desires residential growth that is balanced with the ability of the schools and government to provide high quality service. New and continued economic activity will complement the county's lifestyle in a way which supports the rural qualities identified in the county narrative.

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### GUIDING PRINCIPLES

#### **PROTECT AND SUPPORT AGRICULTURAL USES.**

Agriculture remains an important part of the county's identity as well as its economy. The Future Development Map designates an agricultural area limiting infringement and incompatibility between non-farm and farm uses. Additionally, buffers and separation requirements between residential and agricultural uses should be implemented wherever necessary.

#### **COORDINATE INFRASTRUCTURE EXPANSION WITH LAND USE.**

It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water, and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.

#### **ENCOURAGE INNOVATIVE DEVELOPMENT TECHNIQUES.**

Master planned developments and conservation subdivisions, meeting the county's vision and goals, will be encouraged to increase the amount of open space within new development, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections providing inter-parcel connectivity minimizing the impact of increased vehicle trips on the road network.

**ENCOURAGE THE EXPANSION OF EMPLOYMENT OPPORTUNITIES (INDUSTRIAL, OFFICE, OR COMMERCIAL USES) IN APPROPRIATE LOCATIONS.**

The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.

**PROTECT ENVIRONMENTALLY SENSITIVE AREAS.**

Oglethorpe County's environmentally sensitive areas are important components of the county's identity and vital to the environmental integrity of the county and region. As the county continues to grow increased pressures will be placed on the county's resources as development encroaches on sensitive natural areas. The Future Development Map illustrates the significant environmentally sensitive areas and limits incompatible land uses in conjunction with the county's zoning code.

**LAND USE COMPATIBILITY.**

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



# CHAPTER 3. CHARACTER AREAS

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## Introduction

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

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

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

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

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

## Character Areas

<b>Character Area</b>	<b>Description</b>	<b>Compatible Zoning Designations</b>
<i>Back Forty</i>	Primarily forest and farms, land preservation a priority and lowest level of infrastructure support.	A-1, A-2, B-1, HI(me), PD
<i>Rural Living</i>	Balanced mix of forestry, farms and homes. The area is within reasonable commuting distance to major regional employers and under pressure to develop, however services cannot be efficiently provided so residential growth should remain modest.	A-2, AR, B-1, OS
<i>Residential Transition</i>	Intended to accommodate bulk of county's growth. This area is situated in proximity to schools, arterial roads, municipal water, and existing communities. Primary location for increased residential density and retail.	AR, R-1, R-2, R-3, OS, PD, B-1
<i>Country Crossroads</i>	Identified areas are a reflection of existing communities. Intended to allow a mix of uses including residential and commercial uses within the community nodes. The area is designed to provide limited convenience shopping and services for surrounding residential areas.	PD, B-1, AR, R-1, R-2, R-3
<i>Gateway Corridor</i>	This character area includes a full spectrum of live, work and shop land uses. This area is highly visible and represents a central section of the county including US Highway 78 from Arnoldsville Road to Crawfordville Road.	B-1, B-2, B-3, R-1, R-2, R-3, PD, LI, OS
<i>Employment Center</i>	The overall character of this area is intended for large-scale, employment-intensive uses. The area is designed to provide a compatible mix of commercial development, professional offices and light industrial uses.	OIP, LI, HI, PD

## BACK-FORTY



This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value.

### ***APPROPRIATE LAND USES***

- Forestry Operations
- All agricultural operations, including livestock, dairy and crop production
- Timber Production and Harvesting
- Surface Mining
- Recreational Facilities
- Low Density Residential
- Agritourism
- Public or Institutional Uses

### ***COMPATIBLE ZONING CATEGORIES***

**A-1: Intensive Agricultural District:** Large areas (a minimum of 30-acres) devoted to intensive commercial agriculture. Large-scale livestock operations that may produce odors, dust, or noise are the primary users.

**A-2: General Agricultural District:** Designed to preserve farmland and promote agricultural uses related to timber and crop production, horticultural uses, or limited livestock operations (typically associated with pasture land).

**B-1: Local Business:** Individual, small businesses designed to support nearby farming, forestry, mining and outdoor recreation.

**HI (me): Heavy Industrial District (mineral extraction):** Intended to accommodate mineral or material extraction, mining, quarrying, and other natural material removal operations.

**PD: Planned Development District:** The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

### ***IMPLEMENTATION STRATEGIES***

Promote use of conservation easements.

Maintain large lot sizes.

Protect from development by adoption of subdivision ordinance that restricts traditional subdivisions to areas within the county served by public sewer.

Work to promote agriculture and agriculture-related businesses to keep agriculture industry viable.

## RURAL LIVING



This character area is a balanced mix of forestry, farms, and homes. The area is within reasonable commuting distance to major regional employers. It represents an area under pressure to develop, but is also an area where services cannot be most efficiently provided. Major residential development that characterizes suburban sprawl should be prohibited. Tracts commonly range in size from 10 to 20 acres. Grazing, row crops and other general agricultural uses are appropriate, but this character area should not experience new intensive agriculture. Adequate buffers should mitigate land use conflict between existing intensive agriculture and existing residential areas. The Smithonia Historic District is identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

### ***APPROPRIATE LAND USES***

- Low Density Residential
- Public or institutional uses.
- Local Business
- Recreational facilities.
- General Agricultural Uses

### ***COMPATIBLE ZONING CATEGORIES***

**A-2 - General Agricultural District:** Designed to preserve farmland and promote agricultural uses related to timber and crop production, horticultural uses, or limited livestock operations (typically associated with pasture land).

**AR - Agricultural/Rural Residential District:** Intended for low-density single-family residential development with a minimum lot size of 5-acres. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.

**B-1 : Local Business:** Individual small businesses that are compatible with residential uses.

**OS - Open-Space/Conservation Design Development District:** The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.

### ***IMPLEMENTATION STRATEGIES***

Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

Permit rural cluster or conservation subdivision design that incorporate and protect significant amounts of open space.

## RESIDENTIAL TRANSITION



The overall character of the area can be classified as primarily residential and is intended to accommodate residential growth. This area is situated in proximity to schools, arterial roads, municipal water, and existing communities. Growth in the area would facilitate increased retail economic activity inside the county. Increased density may be allowed based on design and the availability of infrastructure. The area may be suitable for neighborhood-level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure. The area may also accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

### *APPROPRIATE LAND USES*

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

### *COMPATIBLE ZONING CATEGORIES*

**AR : Agricultural/Rural Residential District:** Intended for low-density single-family residential development with a

minimum lot size of 5-acres. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.

**R-1 : Single-Family Residential District:** Composed of single-family residential development with private water and sewerage systems. Density can increase with access to public water and sewerage systems.

**R-2 : Two-Family Residential District:** The district can accommodate single-family detached units as well as two-family attached units. Increased development intensities are linked to the availability of public water and sewerage.

**R-3 : Multi-Family Residential District:** Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, public water, and public sewer.

**OS : Open-Space/Conservation Design Development District:** The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.

**PD : Planned Development District:** The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

**B-1 : Local Business District:** The district is intended for the development of small clusters of neighborhood-scale commercial activities in proximity to increased residential densities associated with single-family residential development.

### ***IMPLEMENTATION STRATEGIES***

Permit accessory housing units.

Add traffic calming improvements, sidewalks, street trees, and increased street interconnections to improve walkability and slow traffic within existing neighborhoods.



## COUNTRY CROSSROADS



The overall character of this area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. These nodes may be suitable for higher-density residential development depending on the availability of the necessary supportive infrastructure and the compatibility with the surrounding land uses. The identified areas are a reflection of existing communities. Within the municipalities, the area reflects the location of the downtown core. The Maxeys Historic District is expected to be identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

### ***APPROPRIATE LAND USES***

- Residential – low-to-moderate densities depending on the availability of infrastructure.
- Limited Commercial – designed to allow neighborhood-scale commercial development intended to serve the surrounding residents.
- Recreational facilities.
- Public and institutional uses.
- Appropriate residential zones will vary depending on the availability of supportive infrastructure necessary to accommodate higher development densities.

### ***COMPATIBLE ZONING CATEGORIES***

**PD : Planned Development District:** The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

**B-1 : Local Business District:** The district is intended for the development of small clusters of neighborhood-scale commercial activities in proximity to increased residential densities associated with single-family residential development.

**AR : Agricultural/Rural Residential District:** Intended for low-density single-family residential development. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.

**R-1 : Single-Family Residential District:** Composed of single-family residential development. Intensities can increase with access to public water and sewerage systems.

**R-2 : Two-Family Residential District:** The district can accommodate single-family detached units as well as two-family attached units. Increased development intensities are linked to the availability of public water and sewerage systems.

**R-3 : Multi-Family Residential District:** Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, water, and sewer.

### ***IMPLEMENTATION STRATEGIES***

Encourage a mix of retail, services, and offices to serve neighborhood residents day-to-day needs.

Include direct connections to greenspace and trail networks

## GATEWAY CORRIDOR



This character area includes a full spectrum of live, work and play land uses. This area is highly visible and represents a central section of the county including US Highway 78 extending from the Arnoldsville Road to Crawfordville Road. This area should present an image which reflects the county narrative. The corridor is deemed suitable for commercial development with a focus on retaining and enhancing the aesthetic qualities of the corridor through landscaping, lighting and signage requirements. Development in this area should be compatible with surrounding natural and cultural features. Access management to U.S. Highway 78 should be regulated minimizing single parcel entryways and promoting inter-parcel access. Any existing blight should be addressed.

### *APPROPRIATE LAND USES*

- Commercial – retail
- Commercial – services
- Public or Institutional uses
- Industrial
- Residential – all densities
- Recreation

### *COMPATIBLE ZONING CATEGORIES*

**B-1 : Local Business District:** The district is intended for the development of small clusters of neighbor- hood-scale

commercial activities in proximity to increased residential densities associated with single-family residential development.

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

**B-3: General Business District:** Clusters of high intensity commercial development located at major intersections along arterial roads.

**R-1: Single-Family Residential District:** Composed of single-family residential development at intensities of up to 0.5 acres per dwelling unit with access to public sewerage systems.

**R-2: Two-Family Residential District:** The district can accommodate single-family detached units as well as two-family attached units.

**R-3: Multi-Family Residential District:** Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, water, and sewer.

**PD : Planned Development District:** The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county.

**LI : Light Industrial District:** The intent of the district is to provide a suitable environment for clustered light industrial uses that have a low-impact on the surrounding environment.

**OS : Open-Space/Conservation Design Development District:** The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.

### ***IMPLEMENTATION STRATEGIES***

Establish guidelines on development to protect the characteristics deemed to have scenic value.

Manage access to keep traffic flowing; using directory signage to developments.

## EMPLOYMENT CENTER



The overall character of the area is intended for large-scale, employment intensive commercial uses. The area is designed to provide a compatible mix of commercial development (retail and services), professional offices, and light industrial uses. The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks. General commercial retail and service development should be focused along the US Highway 78 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

### ***APPROPRIATE LAND USES***

- Office and professional development. Where possible office uses should be clustered.
- Light industry - this includes warehouse and distribution centers, wholesale companies, research and technology uses, or other similar businesses that do not have significant impacts on the environment.

### ***COMPATIBLE ZONING CATEGORIES***

**OIP : Office/Institutional/Professional District:** The intent of the district is to cluster a variety of professional and

business offices and allows small-scale commercial uses that are appropriate within an office setting.

**LI : Light Industrial District:** The intent of the district is to provide a suitable environment for clustered light industrial uses that have a low-impact on the surrounding environment.

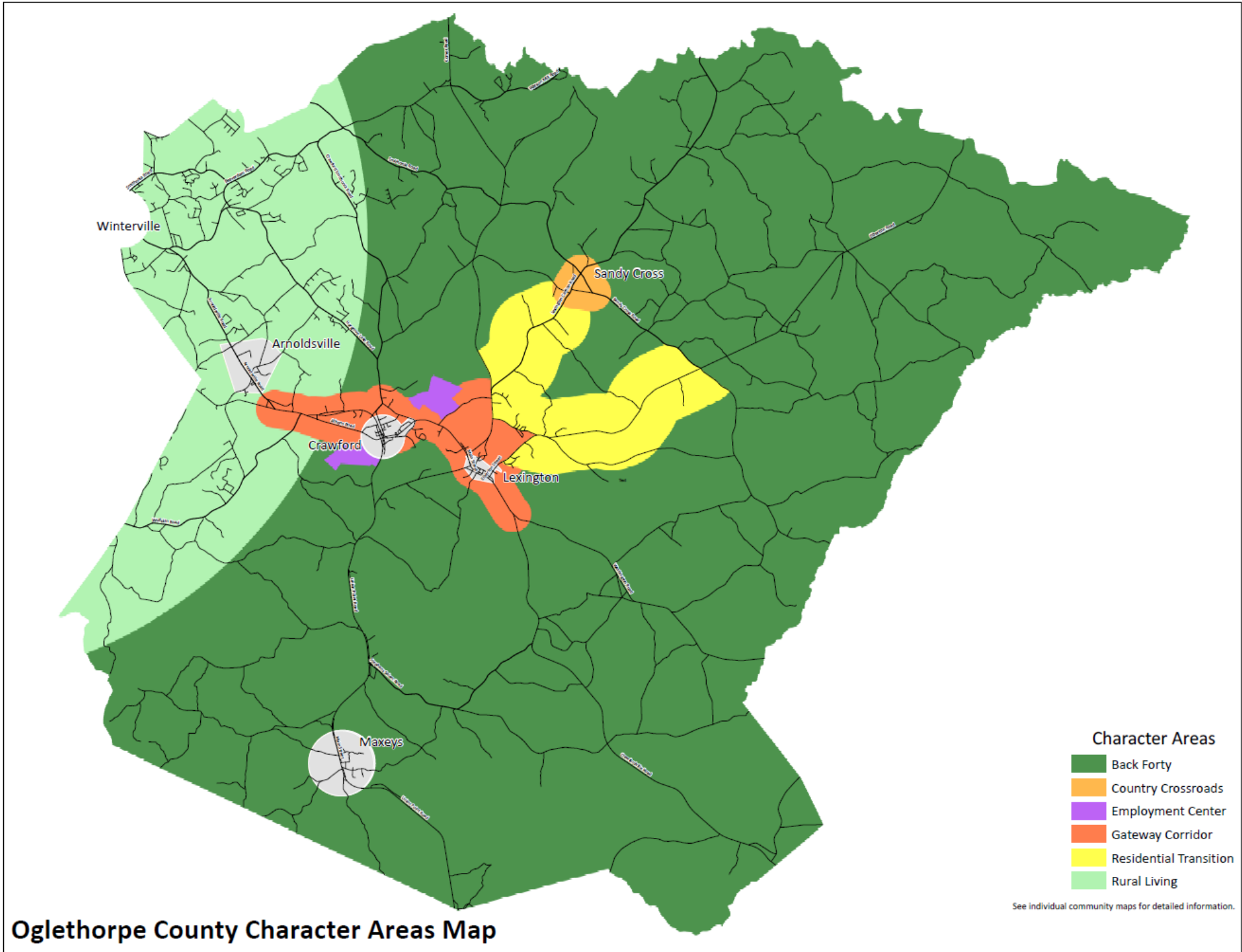
**HI :Heavy Industrial District:** Intended for intensive manufacturing operations that have the potential to adversely impact the environment, or the public health, safety, and welfare.

**PD : Planned Development District:** The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

### ***IMPLEMENTATION STRATEGIES***

Encourage developments using planned development concepts, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network.

Expand public sewerage, as identified as a long-term need, to accommodate desired commercial growth.



**Character Areas**

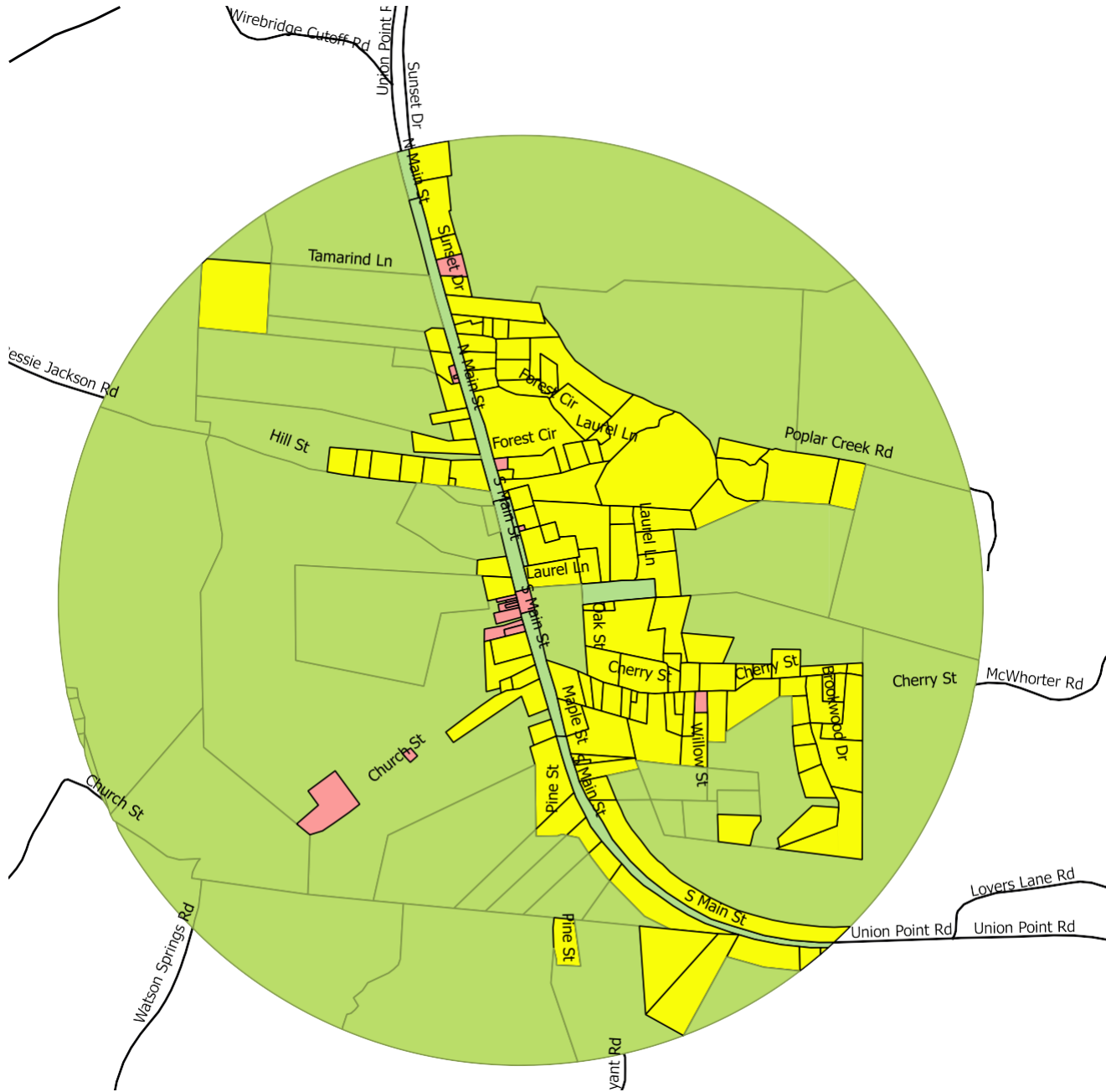
- Back Forty
- Country Crossroads
- Employment Center
- Gateway Corridor
- Residential Transition
- Rural Living




See individual community maps for detailed information.

**Oglethorpe County Character Areas Map**

# Maxeys, GA

## Character Areas

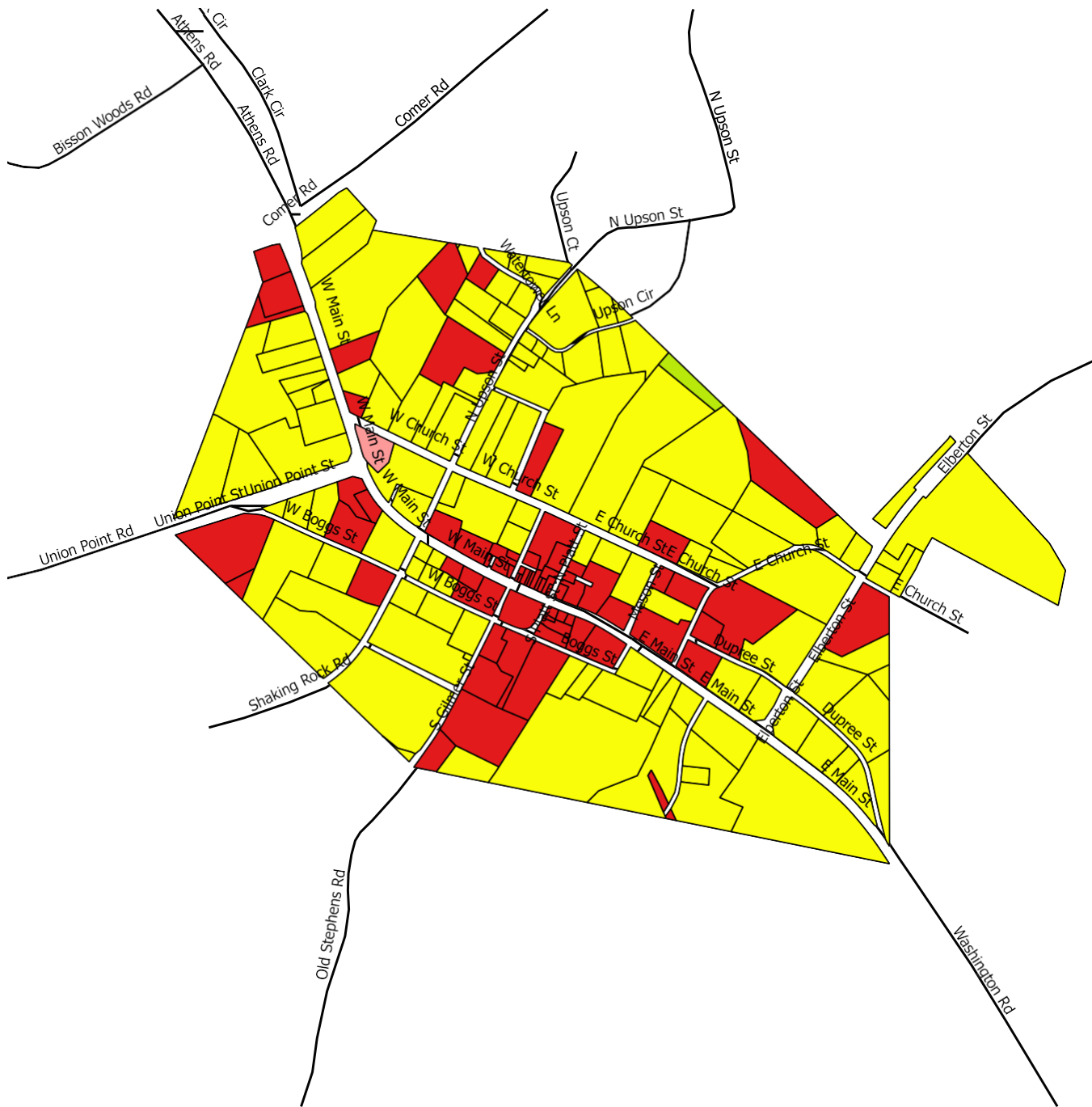


-  Rural Living
-  Residential Transition
-  Country Crossroads



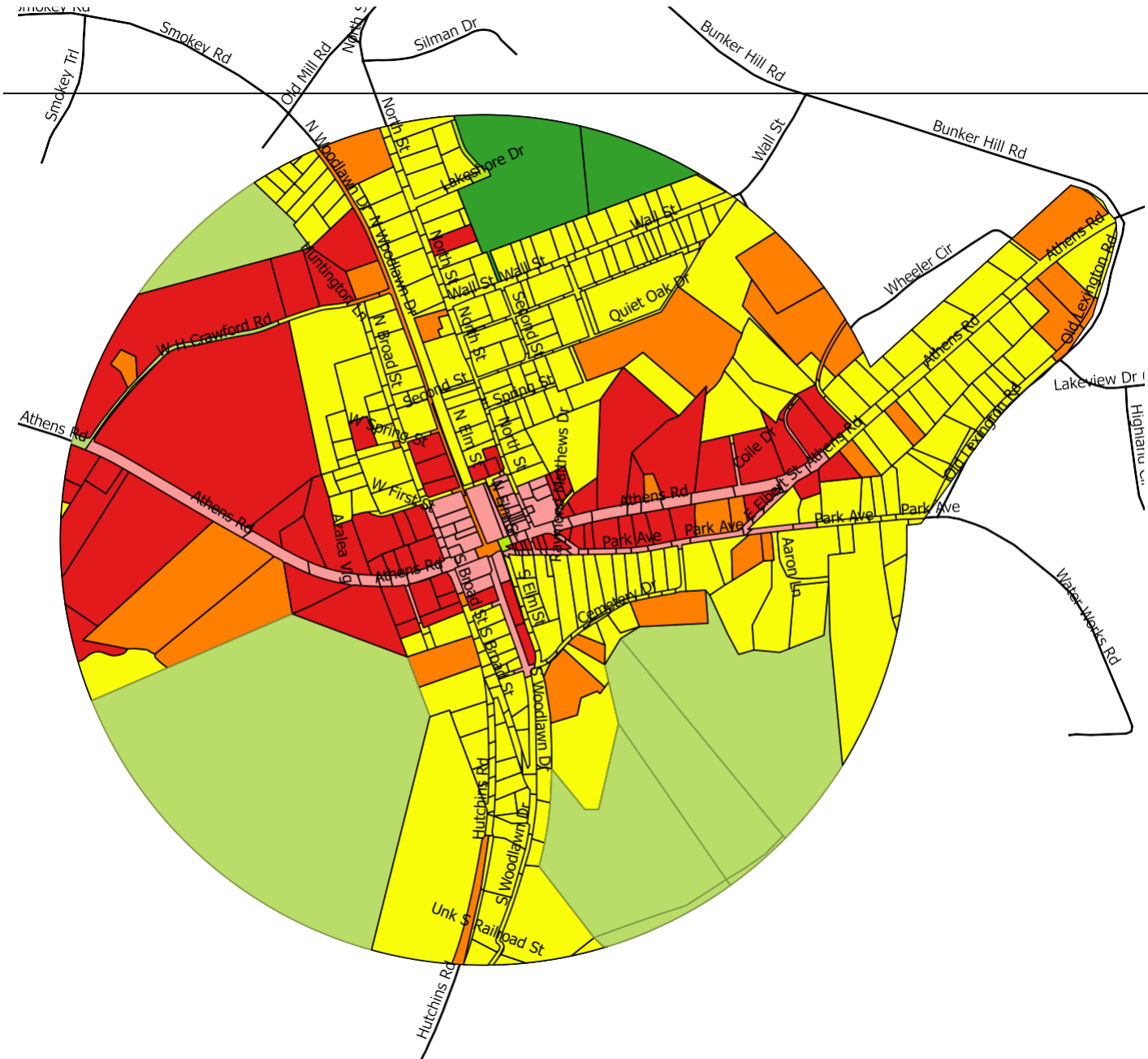
# Lexington, GA

## Character Areas



# Crawford, GA

## Character Areas

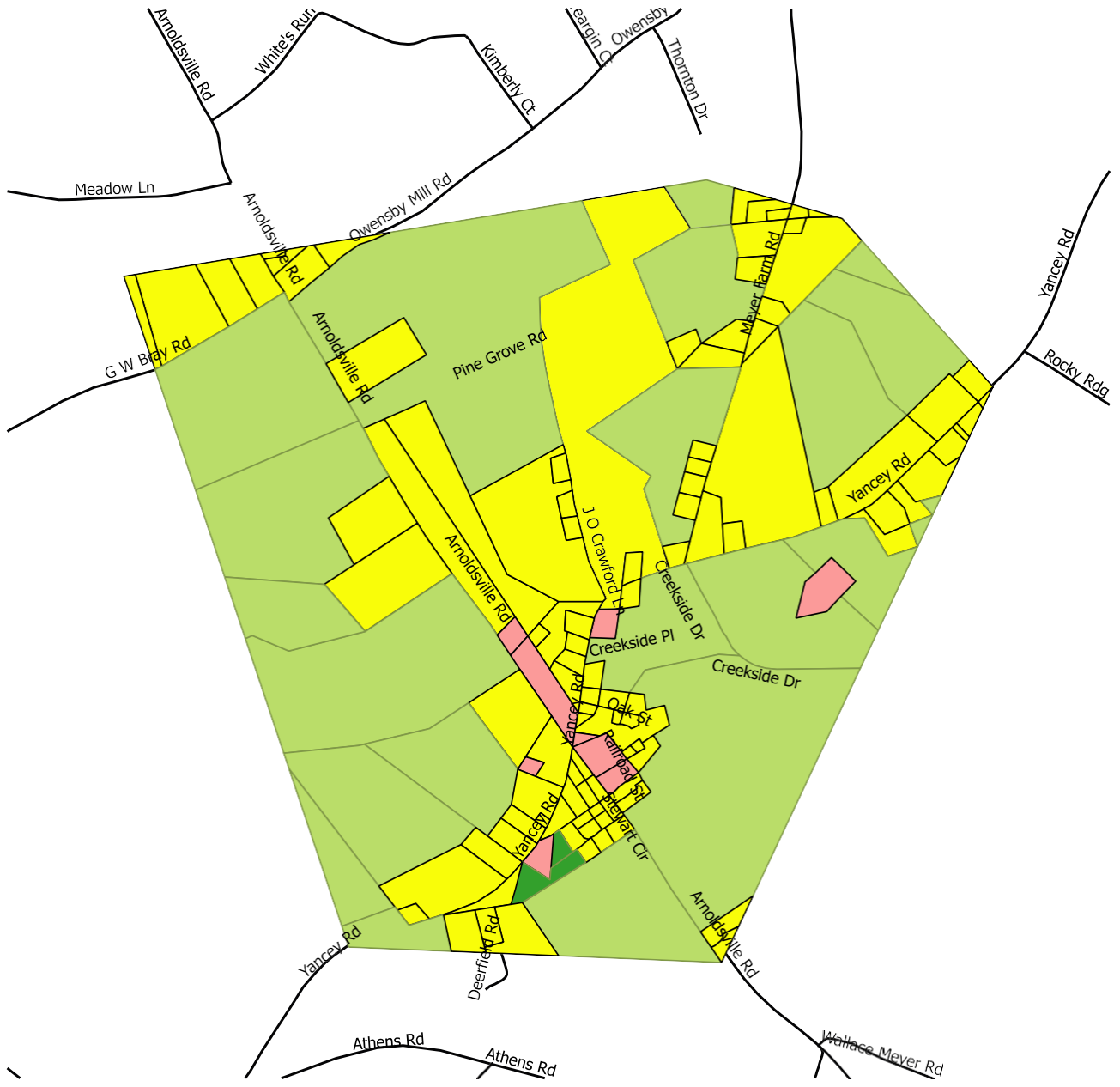






- Rural Living
- Gateway Corridor
- Employment Center
- Back Forty
- Residential Transition
- CountryCrossroads

# Arnoldsville, GA



N



-  Rural Living
-  Back Forty
-  Residential Transition
-  Country Crossroads

## CHAPTER 4. NEEDS AND OPPORTUNITIES

*Needs or Opportunities shown as **italicized** are considered “Priority Needs” and have a corresponding action item listed in the Short-Term Work Plan section of this document. Reference to those action items are shown in parentheses at the conclusion of the italicized sentence.*

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### ECONOMIC DEVELOPMENT

#### NEEDS

- ***The county needs to increase the amount of economic activity to offset the increasing tax burden on homeowners. (1,6)***
- ***Broadband is unreliable or unavailable in many areas of the County. (3)***

#### OPPORTUNITIES

- The county has an abundance of farmland that could be utilized to promote agritourism. (7)
- The municipal downtown areas possess valuable historic resources that could attract tourism and investment.
- The county has a unique collection of historic resources. Information and educational materials about these resources exist in numerous forms, but little coordination exists in using this information to promote economic development opportunities.
- The county’s cultural resources are thoroughly documented through formal surveys and other local initiatives. The county’s most significant properties are also recognized through National Register listing. Crawford, Stephens, Maxeys and Arnoldsville are, however, not formally recognized as historic communities.
- ***The county owns a sizable tract of land suitable for light industrial development. (4)***

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## HOUSING

### NEEDS

- ***1/3 of the population of the County is over 55. (8,9)***
- ***Policy to direct residential development toward areas of the County that can support increased density with closer proximity to services and schools. (15)***
- Single-family detached and manufactured units dominate the stock of available housing. The lack of diversity in the housing supply limits options for low-to-moderate income and elderly households. (9)
- New residential development should include greenspace and/or recreation areas to ensure a distribution of greenspace and recreation areas throughout the county. (16)

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## COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE

### NEEDS

- Water network is limited in the county and does not provide adequate pressure throughout the service area to provide full fire protection. (10)
- Some new development is anticipated to utilize septic tanks for on-site wastewater treatment, which increases the potential for tank failure and environmental degradation.
- ***The joint Athens-Clarke and Oglethorpe counties landfill reports a 15-year waste disposal capacity, which will require additional space to accommodate the projected growth. (11)***
- Additional sources of water and expanded capabilities of the delivery network.
- **Improved communications network for emergency services. (13)**

### OPPORTUNITIES

- Utilization of excess wastewater treatment capacity at City of Crawford plant.

- ***Provide for fiber deployment when constructing or paving new roads. (14)***

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## TRANSPORTATION

### NEEDS

- Increased truck traffic and congestion within downtown Lexington and Crawford along U.S. Highway 78.
- Improved maintenance and dedication of private roads.

### OPPORTUNITIES

- Work closely with the Madison-Athens-Clarke-Oconee-Regional-Transportation-Study (MACORTS) to address the increasing transportation needs for Oglethorpe County.

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## LAND USE

### NEEDS

- ***Plan to incentivize development closer to existing municipalities and community centers. (15)***
- Policy to address conflict between the location of new residential areas and incompatible uses.

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## NATURAL RESOURCES

### NEEDS

- Preservation of agricultural resources and open space.
- Uniform enforcement of Environmental Ordinances by all jurisdictions.
- Minimize adverse impacts of development on environmentally sensitive areas.

# CHAPTER 5. TRANSPORTATION

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## Introduction

This section is designed to serve as a supplement to the MACORTS documentation. These additions are intended to further meet the Georgia DCA requirements for the transportation portion of the comprehensive plan. This portion of the plan is intended to serve as a survey of the existing infrastructure, and an examination of the issues and opportunities.

### **SIGNALIZED INTERSECTION INVENTORY**

As a rural county, it has been a priority of county government to ensure the rural character of the area. To accomplish this, it has been decided to limit the number of traffic lights to as few as possible. To this end, the county government has been quite successful. There is only one traffic light in Oglethorpe County. This light is located in the City of Crawford at the intersection of North Street and Athens Road (Highway 78).

### **EVACUATION ROUTES**

There are no specific evacuation routes in Oglethorpe County. In the event of an emergency, the County will coordinate with the appropriate state and federal authorities.

### **BRIDGE INVENTORY**

According to the 2015 U.S. Department of Transportation National Bridge Inventory, there are fifty bridges in Oglethorpe County. Of these, two are functionally obsolete. Six are counted as being structurally deficient. Bridges count for a total of 12,409 square meters of Oglethorpe's roadways. The total area structurally deficient bridges is 2,102 square meters.

### BIKE AND PEDESTRIAN TRAILS

Currently, community groups are interested in pursuing a rails-to-trails project known as the Firefly Trail. The concept uses old railways to construct an improved surface for pedestrians and bicycles. The old railroad runs through Oglethorpe County connecting the towns of Arnoldsville, Crawford, Stephens, and Maxeys with Athens to the North and West and Union Point to the South East.

### RAILROADS

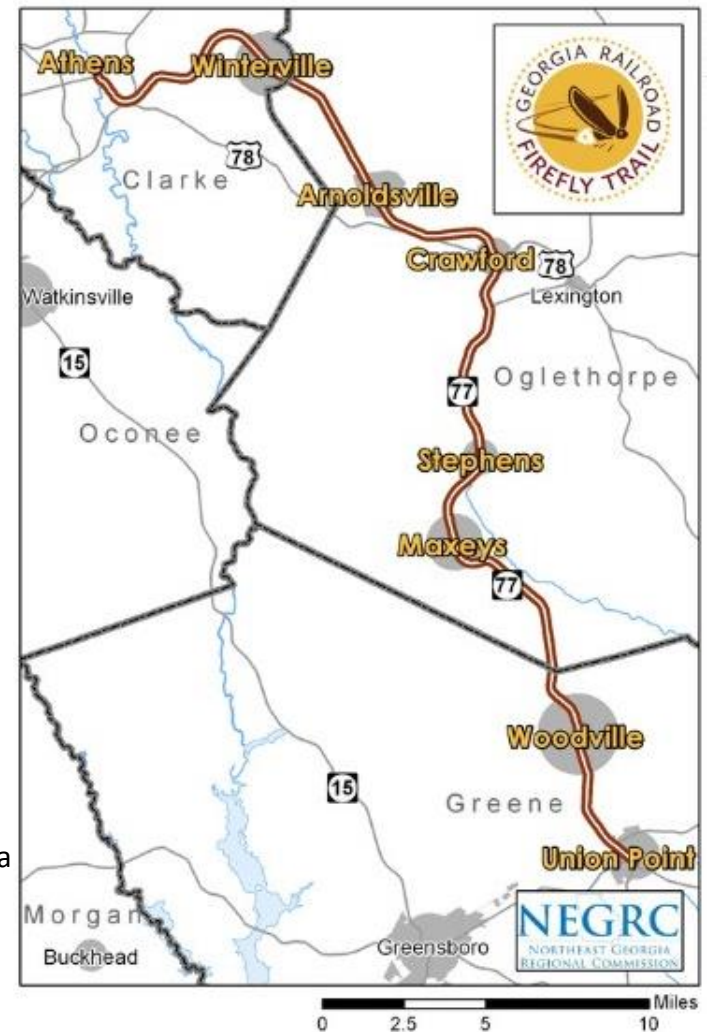
The existing railways in Oglethorpe County are currently not in use. The existing right of way is currently under consideration to be part of the proposed Firefly Trail.

### ACTIVE TRANSPORTATION

There is currently no sidewalk inventory available for Oglethorpe County. However, according to the MACORTS plan, sidewalks are an important part of enabling pedestrian access by incorporating sidewalks along arterial streets and “near neighborhood activity centers such as schools, recreational facilities, and shopping centers.”

### PARKING

Oglethorpe’s downtowns and retail centers seem to have adequate parking to meet the demands of the rural county. In the future, if any area becomes deficient in parking, then appropriate actions will be taken in order to ensure that county residents and visitors will be able patronize local business and government services.





## CHAPTER 6. SHORT-TERM WORK PROGRAM

	Project Description	'17	'18	'19	'20	'21	Estimated Cost	Funding Source	Responsible Party
<b>OGLETHORPE COUNTY</b>									
<b>1</b>	Hire an economic development professional to represent the County to outside investment.	x					\$72,000	General Fund, Economic Development Authority (EDA)	Board of Commissioners, EDA
<b>2</b>	Develop a business retention and expansion program.		x	x			\$0	-	ED Staff
<b>3</b>	Create a broadband committee to find solutions to lack of access and reliability.		x				\$0	-	EDA
<b>4</b>	Develop and market a master plan for 600 acres owned by County.				x	x	\$10,000	General Fund, EDA	EDA
<b>5</b>	Create a template for annual reporting of business starts and job growth.			x			\$0	-	ED Staff
<b>6</b>	Design a website to market available property for commercial development.	x	x				\$1,000	General Fund	ED Staff
<b>7</b>	Create and implement an agritourism ordinance.			x	x		\$0		ED, Planning Staff
<b>8</b>	Organize event to bring in developers of senior living communities to experience the County.				x		\$3500	General Fund, EDA Budget	ED Staff

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
<b>9</b>	Prepare a study evaluating ordinance revisions that could allow a greater flexibility in housing types to support senior's needs.				x		\$500	General Fund	Planning staff
<b>10</b>	Evaluate potential for county-wide water system with municipalities to improve fire suppression capability.				x	x	\$5000	General fund	Board of Commissioners, Cities of Arnoldsville, Maxeys, Lexington, Crawford
<b>11</b>	Landfill expansion			x	x		\$3.2 million	Solid Waste Authority	Solid Waste Authority
<b>12</b>	Create public awareness campaign regarding importance of regularly maintaining septic systems.				x		N/A	State	State Health Department
<b>13</b>	Install additional communications tower for emergency services.		x	x			\$100,000	General Fund, State	Board of Commissioners, GEMA
<b>14</b>	Install conduit for fiber (data) infrastructure under new roads.			x	x	x	N/A	General Fund	Board of Commissioners,
<b>15</b>	Revise zoning ordinance to limit R-1 subdivisions to those areas served by public sewer.		x				\$0	-	Planning staff
<b>16</b>	Revise zoning ordinance to incentivize conservation subdivisions.		x				\$0	-	Planning staff

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
<b>17</b>	Prepare assessment and report of C&D Landfill and potential expansion.				x	x	\$10,000	General Fund	Board of Commissioners
<b>CITY OF ARNOLDSVILLE</b>									
<b>1</b>	Upgrade and revitalize downtown buildings, landscape, and parking specifically along the Arnoldsville Winterville Road/Yancey Road corridor	X	X	X	X	X	50,000	GA DCA LDF, Local, Private	Local
<b>2</b>	Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	X	X	X	X	X	\$0	Grants	Local
<b>3</b>	Identify and protect historic resources by conducting historic resources inventory.	X	X	X	X	X	Varied according to project	Local, GA DNR, Other	Local
<b>4</b>	Assemble photographic historical records of Arnoldsville City government and structures	X	X	X	X	X	\$3,000	Local	Local
<b>5</b>	Identify gravesites in Arnoldsville through Historic Oglethorpe	X	X	X	X	X	\$200	Local	Local
<b>6</b>	Construct a permanent City Hall structure and Community Center	X	X	X	X	X	\$150,000	Local, DCA, RDC, Grants	Local

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
<b>7</b>	Construct City Park	X	X	X	X	X	\$50,000	Local, DCA	Local
<b>8</b>	Construct sidewalks in main downtown area from city limit to city limit on Yancey Rd.	X	X	X	X	X	Varied according to project	Local	Local
<b>9</b>	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	X	X	X	X	X	70,000	Local, Federal	Local
<b>10</b>	Expand & improve water system as areas develop & within existing water system & demand increases.	X	X	X	X	X	Varied according to project	Local	Local
<b>11</b>	Utilize future land use map to coordinate new development	X	X	X	X	X	10,000	Local	Local
<b>CITY OF LEXINGTON</b>									
<b>1</b>	Upgrade and revitalize downtown buildings, landscape, and parking	X	X	X	X	X	Varied according to project	Georgia Dept. of Community Affairs (DCA), City, Private, DDA	City and DDA
<b>2</b>	Support and encourage development of local businesses in downtown	X	X	X	X	X	N/A	DCA, City, Private	City and DDA
<b>3</b>	Allow Downtown Development Authority (DDA) to take advantage of unique powers, partnering capabilities, and	X	X	X	X	X	Varied according to project	DCA, GA, DEcD, Private, Foundations	DDA Chair and Board

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
	funding sources attached to its charter.								
<b>4</b>	Support and facilitate sales of homes to draw new residents		X	X	X	X	N/A	TBD	DDA Chair and Board
<b>5</b>	Identify and protect historic resources	X	X	X	X	X	Varied according to project	City, GA Department of Natural Resources (DNR)	DDA Board
<b>6</b>	Promote and encourage use of state and federal tax incentive programs for rehabilitation of historic properties.	X	X	X	X	X	TBD	City, DDA	City, DDA
<b>7</b>	Promote heritage tourism and participate in regional tourism initiatives.	X	X	X	X	X	TBD	DDA	County tourism officer serves Lexington; tourism literature is constantly reviewed and updated.
<b>8</b>	Renovate and refurbish new city hall/community center	X	X	X	X	X	\$175,000	City Council	City Council, DDA
<b>9</b>	Downtown streetscape enhancements (hand railings)	X	X	X	X	X	\$20,000	City Council, DDA, Lexington Garden Club	City Council, DDA, Lexington Garden Club
<b>10</b>	Continue to improve and develop Meson Academy Park (upgrade sound system for	X	X	X			TBD	City Council, DDA, Lexington	City Council, DDA, Lexington Garden Club

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
	concerts, additional plantings, seating area, barbeque area, upgrade bathroom facilities)							Garden Club	
<b>11</b>	Improve and repair road paving	X	X	X	X	X	TBD	Not designated at this time	City Council
<b>12</b>	Transportation infrastructure according to community needs	X	X	X	X	X	TBD	Not designated at this time	City Council
<b>13</b>	Upgrade zoning ordinance (clarify discrepancies in ordinance)	X	X				\$0	N/A	City Council
<b>TOWN OF MAXEYS</b>									
<b>1</b>	Develop strategy for addressing blight.		x	x			N/A	N/A	Town Leadership
<b>2</b>	Pursue National Register of Historic Places designation for Town of Maxeys.	x	x	x	x	x	\$500	Town, Private	Private
<b>3</b>	Provide information to eligible property owners regarding available federal and state incentives for the rehabilitation of historic buildings.	x	x	x	x	x	N/A	N/A	Town Leadership
<b>4</b>	Construct Maxeys segment of the Firefly Trail and work with other local governments and agencies to develop the trail elsewhere.	x	x	x	x	x	\$1,000,000	Town, Local, Grants	Town Leadership
<b>5</b>	Complete Veteran's Memorial			x			\$25,000	Local, Grants,	Town, Leadership

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
	construction in downtown park.							Private	
<b>CITY OF CRAWFORD</b>									
<b>1</b>	Upgrade and revitalize downtown buildings, landscape and parking specifically along the Hwy 78/St Rt 10 corridor	x	x	x	x	x	Varies according to project	GA DCA LDF, Local, Private	Local
<b>2</b>	Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	x	x	x	x	x	N/A	N/A	Local
<b>3</b>	Identify and protect historic resources by conducting historic resources inventory.	x	x	x	x	x	Varies according to project	Local, GA DNR, Other	Local
<b>4</b>	Identify and maintain tree needs in the right of way and trees owned by the city.	x	x	x	x	x	Varies according to project	Tree City USA program	Local
<b>5</b>	Construct sidewalks in areas of city where they were previously.	x	x	x	x	x	Varies according to project	TSPLOST	Local
<b>6</b>	Add crosswalk at red light.	x	x	x	x	x	Varies according to project	TSPLOST	Local
<b>7</b>	Upgrade water system with a well system to run more efficiently and economically.	x	x	x	x	x	Varies according to project	USDA, GEFA, Local	Local
<b>8</b>	Expand fire protection	x	x	x	x	x	70,000	Local,	Local

	<b>Project Description</b>	<b>'17</b>	<b>'18</b>	<b>'19</b>	<b>'20</b>	<b>'21</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsible Party</b>
	personnel, facilities, and equipment as required to maintain an adequate level of service.							Federal	
<b>9</b>	Improve and repair transportation infrastructure according to community needs.	x	x	x	x	x	Varies according to project	Local, GA DOT	Local
<b>10</b>	Add street lighting in identified areas.	x	x	x	x	x	Varies according to project	Local	Local
<b>11</b>	Utilize future land use map to coordinate new development.	x	x	x	x	x	10,000	Local	Local
<b>12</b>	Complete zoning process.	x	x	x	x	x	15,000	Local	Local



## CHAPTER 7 – REPORT OF ACCOMPLISHMENTS

<b>OGLETHORPE COUNTY</b>			
<b>Economic Development</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>
1	Continue cooperative relationship with local Chamber of Commerce for all economic development-related activities.	Complete	Revised in STWP.
2	Identify and market sites for industrial, commercial and residential use consistent with FDM.	Complete	
3	Develop partnerships with local businesses to market the “Shop Oglethorpe First” program and get word out.	Not accomplished	Program abandoned.
4	Actively promote and market Oglethorpe County’s attractive economic resources through regional partnerships, state agencies, interstate clearinghouses, and local sources such as the Chamber of Commerce website.	Ongoing	Revised in STWP
5	Monitor the change in local economic conditions and asses the needs of local business and industry.	Ongoing	Not included in STWP as is not actionable.
6	Develop a business retention and expansion program to help local businesses.	Ongoing	Continued in STWP
7	Market Oglethorpe County as a destination for retirees	Ongoing	Revised in STWP
8	Develop and implement a brand for Oglethorpe County	Complete	
9	Develop a formal economic development strategy that includes the work of the county’s Retirement Community Research and Tourism, and Planning Committees; define timing for reactivation of EDA	Complete	
<b>Natural and Cultural Resources</b>			

Item		Status	Notes
1	Conduct a long term water supply study that explores local, regional, and multi-jurisdictional solutions for a county wide water system.	Complete	
2	Protect agricultural, residential, and environmentally sensitive areas from the encroachment of incompatible uses by following the Future Development Map and zoning codes.	Ongoing	
3	Inventory natural and cultural resources suitable for inclusion in a countywide and regional tourism plan.	Not accomplished	Tourism effort in county under evaluation.
4	Seek National Register of Historic Places status for historic structures where appropriate.	Ongoing	
5	Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures.	Ongoing	Transitioned to municipalities where most historic structures exist.
6	Seek funding opportunities for the rehabilitation and reuse of historic resources.	Ongoing	Transitioned to municipalities where most historic structures exist.
<b>Community Facilities and Services</b>			
Item		Status	Notes
1	Explore opportunities for delivery redundancy and security in existing water systems within the county.	Complete	
2	Continue to support and assist with the expansion of the city of Crawford's sewer system	Ongoing	Not included in STWP as is not actionable.
3	Increase public education and awareness regarding the need to pump septic tanks on a regular interval.	Not accomplished	Redundant to state effort.
4	Continue to promote and monitor for effectiveness the existing recycling and waste reduction education programs.	Ongoing	Not included in STWP as is not actionable.

5	Review recreational services and incorporate recommendations from the recreation plan in augmenting facilities and services to match existing and future needs.	Complete	
<b>Transportation</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>
1	Evaluate inclusion in the MACORTS (Madison Athens-Clarke Oconee Regional Transportation Study) transportation planning committees that address regional issues.	Complete	Oglethorpe County no longer actively participates.
2	Develop an evaluation standard for the impact and limitations of development on county roads.	Complete	
3	Develop a road improvement priority program based on current conditions and future uses.	Complete	
4	If approved, prioritize opportunities created by TSPLOST funding, including resurfacing and paving projects.	Complete	
5	Evaluate the need to replace or enhance deteriorating infrastructure such as bridges, culverts, and fords.	Ongoing	Not included in STWP as is not actionable.
6	Incorporate alternative transportation requirements (such as sidewalks, bike paths, etc.) in development codes for higher-density subdivisions and commercial nodes.	Complete	Sidewalk standards added to Unified Development Code
7	Review codes and update as necessary to require multiple access points in developments to increase interconnectivity and minimize traffic impacts on the road network	Complete	Access standards revised in Unified Development Code
<b>Land Use</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>

1	Incorporate the goals and supportive policies of the Comprehensive Plan into all land use decisions.	Ongoing	Not included in STWP as is not actionable.
2	Coordinate the development review process to assess the impacts of all new developments on services and infrastructure, including roads.	Complete	
3	Update zoning ordinances as necessary to support and reflect the county comprehensive plan, including the Future Development Map and vision statements.	Complete	
<b>CITY OF LEXINGTON</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>
1	Upgrade and revitalize downtown buildings, landscape, and parking.	Ongoing	Continued in STWP.
2	Support and encourage development of local business in downtown.	Ongoing	Continued in STWP.
3	Fully implement Downtown Development Authority (DDA) to take advantage of unique powers, partnering capabilities, and funding sources attached to its charter.	Ongoing	Continued in STWP.
4	Identify and protect historic resources	Ongoing	Continued in STWP.
5	Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties.	Ongoing	Continued in STWP.
6	Promote heritage tourism and participate in regional tourism initiatives.	Ongoing	Continued in STWP.
7	Expand, improve, and repair water system.	Complete	
8	Renovate and refurbish new city hall/community center.	Ongoing	Continued in STWP.
9	Begin downtown streetscape enhancements.	Redefined	See Lexington STWP, #9
10	Continue to improve and develop Meson Academy Park.	Redefined	See Lexington STWP, #10

11	Improve and repair transportation infrastructure according to community needs.	Ongoing	
12	Construct Hwy 78 Truck Route around Lexington.	Hiatus	Project controlled by GDOT.
13	Update zoning ordinance.	Ongoing	Continued in STWP.
<b>CITY OF ARNOLDSVILLE</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>
1	Upgrade and revitalize downtown buildings, landscape, and parking specifically along the Arnoldsville Winterville Road/Yancey Road corridor	Ongoing	Continued in STWP
2	Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options.	Ongoing	Continued in STWP
3	Identify and protect historic resources by conducting historic resources inventory.	Ongoing	Continued in STWP
4	Assemble photographic historical records of Arnoldsville City government and structures	Ongoing	Continued in STWP
5	Identify gravesites in Arnoldsville through Historic Oglethorpe	Ongoing	Continued in STWP
6	Construct a permanent City Hall structure and Community Center	Ongoing	Continued in STWP
7	Construct City Park	Ongoing	Continued in STWP
8	Construct sidewalks in main downtown area from city limit to city limit on Yancey Rd.	Ongoing	Continued in STWP
9	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	Ongoing	Continued in STWP
10	Expand & improve water system as areas develop & within existing water system & demand increases.	Ongoing	Continued in STWP
11	Improve & repair transportation infrastructure	Abandoned	Not included in STWP

	according to community needs; Stewart Circle & Oak St.		
12	Add street lighting in identified areas	Complete	
13	Complete survey of city limits and annexations as necessary.	Complete	
<b>CITY OF CRAWFORD</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>
1	Continue infrastructure upgrades, including finalizing sewer system.	Complete	
2	Update Azalea Village affordable housing development.	Redefined	See Crawford STWP, #2
3	Identify and protect historic resources: finish depot renovations.	Complete	
4	Repair and expand sewer system.	Complete	
5	Install traffic light at Broad St and U.S. Hwy 78 in conjunction with U.S. Hwy 78 expansion.	Hiatus	Project controlled by GDOT.
6	Improve and repair transportation infrastructure according to community needs. <ul style="list-style-type: none"> <li>• Add a crosswalk at planned street light.</li> <li>• Pave W.H. Crawford Road</li> </ul>	Ongoing	Continued in STWP
7	Construct HWY 78 truck route around Crawford in conjunction with U.S. Hwy 78 expansion.	Hiatus	Project controlled by GDOT.
8	Utilize Future Development Map to coordinate new development in appropriate areas serviced by necessary infrastructure.	Redefined	See Crawford STWP, #12
<b>TOWN OF MAXEYS</b>			
<b>Item</b>		<b>Status</b>	<b>Notes</b>
1	Complete inventory of historic properties within city limits and seek assistance with potential mechanisms for protection.	Complete	
2	Prepare National Register nomination(s), where	Complete	

	appropriate.		
<b>3</b>	Notify all owners of historic properties and real estate agents with historic properties for sale of state and federal tax incentive programs.	Ongoing	Continued in STWP
<b>4</b>	Adopt wellhead protection ordinance	Complete	
<b>5</b>	Implement water system improvements as funding permits.	Ongoing	
<b>6</b>	Update law enforcement agreement with Oglethorpe County.	Complete	
<b>7</b>	Plan and, where finances allow, invest in downtown streetscape improvements	Redefined	See Maxeys STWP, #4
<b>8</b>	Develop recreation facilities master plan and make related improvements.	Redefined	See Maxeys STWP, #4
<b>9</b>	Conduct feasibility study for potential city sewer system.	Abandoned	Not included in STWP
<b>10</b>	Identify key historic properties for acquisition and conversion to community facilities; implement where feasible.	Abandoned	Not included in STWP
<b>11</b>	Catalog transportation repair and replacement needs, and improve infrastructure where possible	Abandoned	Not included in STWP
<b>12</b>	Convert railroad right-of-way to allow recreation trails (develop Maxeys section of Firefly Trail)	In progress	
<b>13</b>	Identify priority new development areas per Future Development Map	Redefined	See Maxeys STWP, #1
<b>14</b>	Update zoning code	Redefined	See Maxeys STWP, #1

## RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the Oglethorpe County, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Oglethorpe County that the Comprehensive Plan Update for the Oglethorpe County, Georgia dated 2019, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

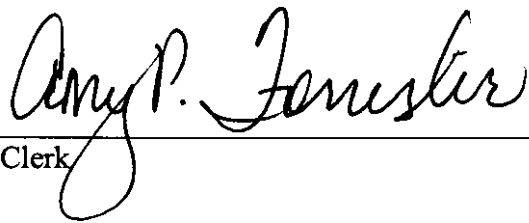
Adopted this 5<sup>th</sup> day of August, 2019.

Oglethorpe County Board of Commissioners



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Billy Pittard, County Chairman



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Clerk



## RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

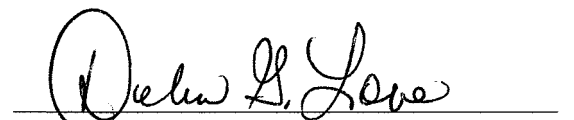
WHEREAS, the Comprehensive Plan Update for the City of Arnoldsville, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Arnoldsville that the Comprehensive Plan Update for the City of Arnoldsville, Georgia dated 2019, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 18<sup>th</sup> day of July, 2019.

City of Arnoldsville

  
George L. Spearing, IV, Mayor

  
Debra G. Love, Clerk

## RESOLUTION

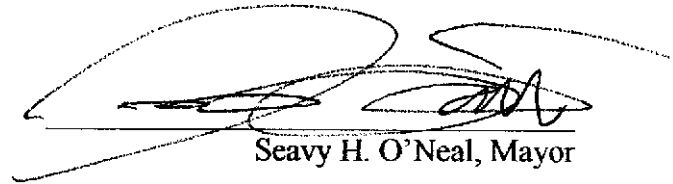
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Crawford, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Crawford that the Comprehensive Plan Update for the City of Crawford, Georgia dated 2019, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 9th ~~4~~ of July, 2019.

City of Crawford

  
Seavy H. O'Neal, Mayor

  
Amy J. Wall-Lance, City Clerk

## RESOLUTION

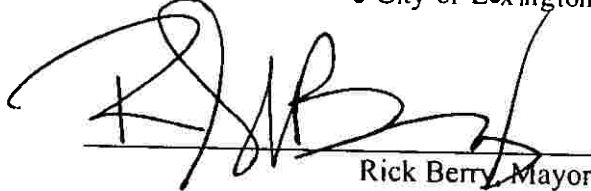
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update to the Oglethorpe County Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lexington that the Comprehensive Plan Update for the Oglethorpe County Comprehensive Plan dated April 2019, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 8<sup>th</sup> day of August, 2019.

The City of Lexington

  
Rick Berry, Mayor

  
Kimberly Bradford, Clerk

## RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Maxeys, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Maxeys that the Comprehensive Plan Update for the City of Maxeys, Georgia dated 2019, as approved by the Georgia Department of Community Affairs is hereby adopt<sup>e</sup>d, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this     9th     day of     July    , 2019.

City of Maxeys

Warren Gilson  
Warren Gilson, Mayor

Sherry Wilson  
Clerk