

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 Board of Commissioners, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Oglethorpe County Board of Commissioners that the Comprehensive Plan Update for Oglethorpe County, Georgia dated 2023, 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 5th day of June, 2023.

OGLETHORPE COUNTY BOARD OF COMMISSIONERS



JAY PAUL, CHAIRMAN

ATTEST:



Clerk

RESOLUTION

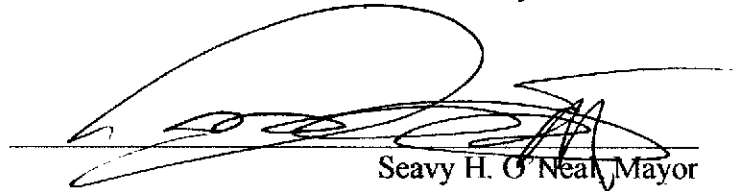
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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

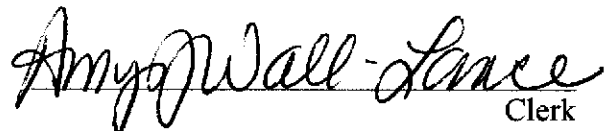
NOW THEREFORE, BE IT RESOLVED by the City of Crawford that the Comprehensive Plan Update for the City of Crawford, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 13th day of June, 2023

City of Crawford



Seavy H. O'Neal, Mayor



Amy Wall-Lance
Clerk



City of Lexington

Post Office Box 35
Lexington, Georgia 30648

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 Lexington, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Lexington that the Comprehensive Plan Update for the City of Lexington, Georgia dated 2023, 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 8th day of June, 2023.

CITY OF LEXINGTON

Craig Snow, Mayor

Kimberley Bradford, Clerk

RESOLUTION

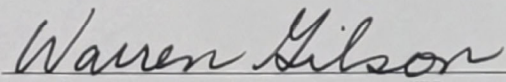
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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

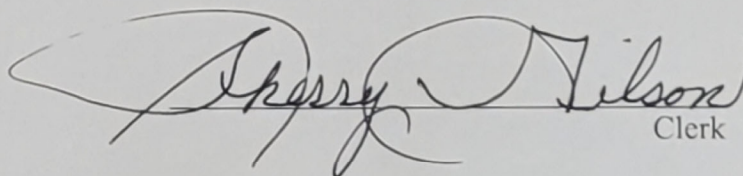
NOW THEREFORE, BE IT RESOLVED by the City of Maxeys that the Comprehensive Plan Update for the City of Maxeys, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this ___ 13th ___ day of ___ June ___, 2023.

City of Maxeys



Warren Gilson, Mayor



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

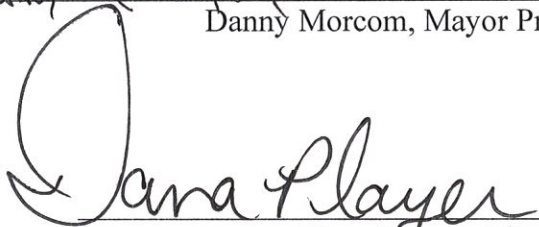
NOW THEREFORE, BE IT RESOLVED by the City of Arnoldsville that the Comprehensive Plan Update for the City of Arnoldsville, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this _____ 20th _____ day of ___ July _____, 2023.

City of Arnoldsville



Danny Morcom, Mayor ProTem



Dana Payer, City Clerk



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

Comprehensive Plan 2041

Good ground, Deep Roots.

Prepared by the Oglethorpe County Board of Commissioners

Acknowledgments

OGLETHORPE BOARD OF COMMISSIONERS

Chairman – Jay Paul	District 2 – Andy Saxon	District 4 – William C. Brown
District 1 – Howard Sanders	District 3 – David R. Clark	District 5 – Tracy Norman

ARNOLDSVILLE CITY COUNCIL

Council/Mayor Pro Tem – Danny Morcom	Council– Norma Craddock	Council– Nick Sanders
	Council– Jack Norman	Council– Danny Sniff

CRAWFORD CITY COUNCIL

Mayor – Seavy O’Neal	Council–Diane Brewer	Council– Brenda Butler
Council– Johnny Shedd	Council– Sandra Sheridan	Council– Kathy Little

LEXINGTON CITY COUNCIL

Mayor – Craig Snow	Council– Greg Reese	Council– Ronnie Boggs
Council– Cindy Haynes	Council– Jill Severn	

MAXEYS CITY COUNCIL

Mayor – Warren Gilson	Post 2 – Theresa Churchwell	Post 4 – Shirley Callahan
Post 1 – Danny Gorman	Post 3 – Carrie Hyatt	Post 5 – Edward Toledano

STEERING COMMITTEE

Jay Paul – Oglethorpe County Chairman	Joyce Sniff –Economic Development Chair	Amy Lance – Crawford City Clerk
Tracy Norman – County Commissioner	Josh Hawkins – County Administrator	
Janet Hill – Zoning Board Member	Jeff Sharp – County Planning and Zoning	
McKenzie Spooner – Planning Director	Ronnie Boggs – Lexington DDA	

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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.

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 six components:

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

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

Process Summary



PHASE I – OGLETHORPE COUNTY PLANNING PROCESS

- **Preplanning Meeting**—Steering Committee discussed the Public Participation Plan and expectations about what would be needed from the Steering Committee.
- **First Public Hearing**—A hybrid-format hearing (virtual and in-person) was held on May 10, 2021, which provided the public with an opportunity learn about and comment on the upcoming planning process.
- **Second Public Hearing**—A hybrid-format hearing was held on August 23, 2021, which provided the public with an opportunity to learn about and comment on the draft plan.
- **Transmittal & Review**—A draft of the plan was submitted to the Regional Commission/DCA on September 23, 2021, to initiate the state and regional review process.

PHASE II – JOINT PLANNING PROCESS

- **Preplanning Meeting**—County and City staff and officials met with NEGRC on December 1, 2022, to discuss the joint plan update process, including incorporating the municipalities into the plan update, addressing DCA’s comments on the previous draft of the plan, and identifying each local government’s roles and responsibilities for the update.
- **SWOT Analysis and Visioning**—December 2–22, 2022. A SWOT analysis was conducted via an online survey distributed to staff and officials of all participating local governments. The survey also included questions related to the vision statement. Nine individuals participated in the survey, with each of the five local governments represented by at least one survey respondent. Results of the survey were shared with the local governments and considered while updating the joint plan.
- **First Public Hearing**—A hearing was held on December 19, 2022, to provide the public with an opportunity to learn about and comment on the upcoming joint planning process.
- **Second Public Hearing**—A hearing was held on April 24, 2023, to provide the public with an opportunity to learn about and comment on the draft joint comprehensive plan.
- **Transmittal & Review**—Following the second public hearing, the plan was submitted to the Regional Commission/DCA to initiate the state and regional review process.
- **Local Adoption**—Following approval by DCA, each local government’s Council or Commission adopted the plan via resolution.

CHAPTER 2. COMMUNITY VISION

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.

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

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 complementary 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 provides an overview of each of the character areas.

Character Areas

Character Area	Description	Compatible Zoning Designations
<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 the bulk of the 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 it 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 pastureland).

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 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 and parks.
- 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 neighborhood-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 allow 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).

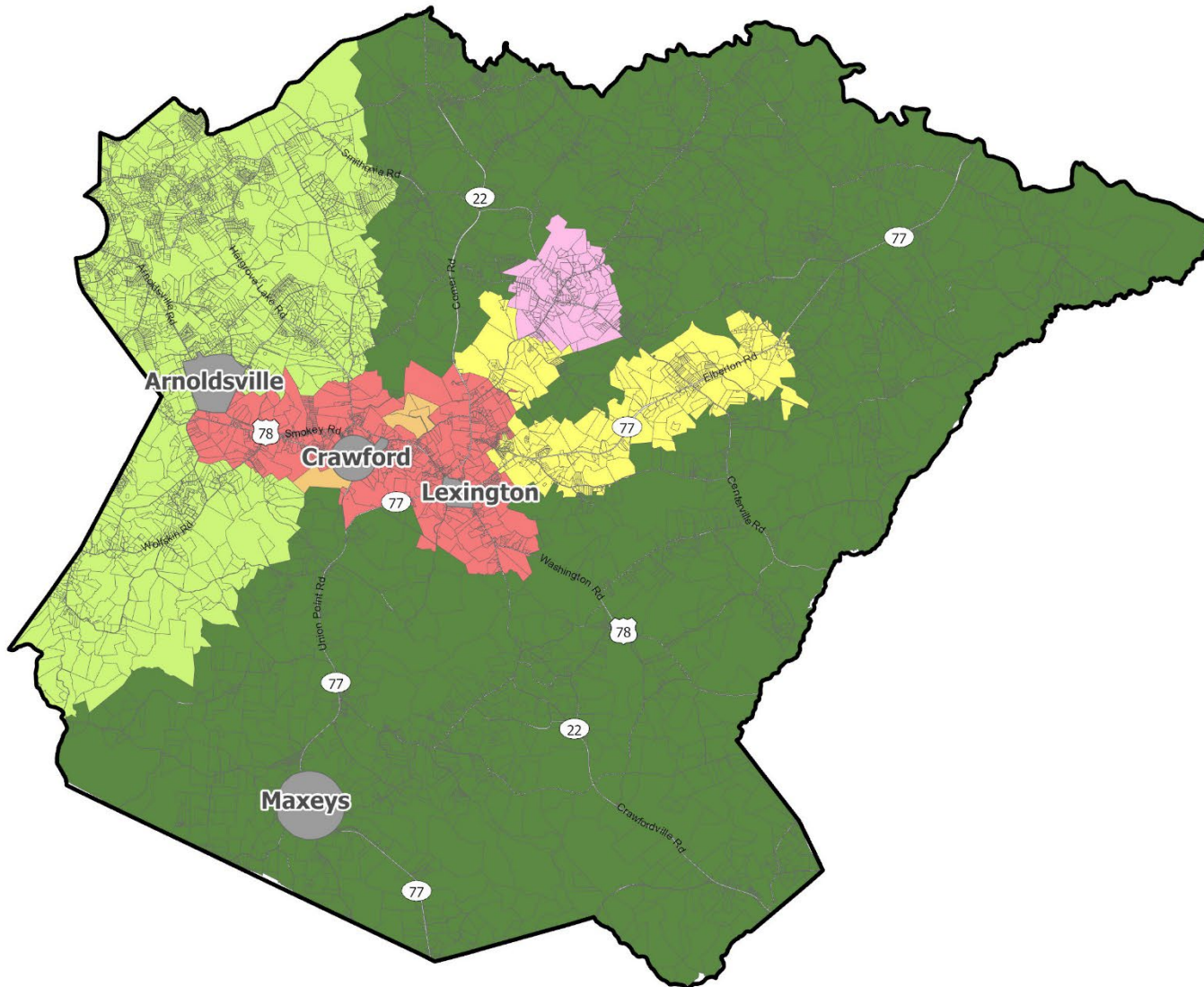
IMPLEMENTATION STRATEGIES

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.

Oglethorpe County

Character Areas Map
(2023)



- County Boundary
- Character Areas**
- Rural Living
- Gateway Corridor
- Employment Center
- Back Forty
- Residential Transition
- Country Crossroads
- City Limits
- Parcels



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Planning and Government
Services Divisions [SK]




City of Arnoldsville

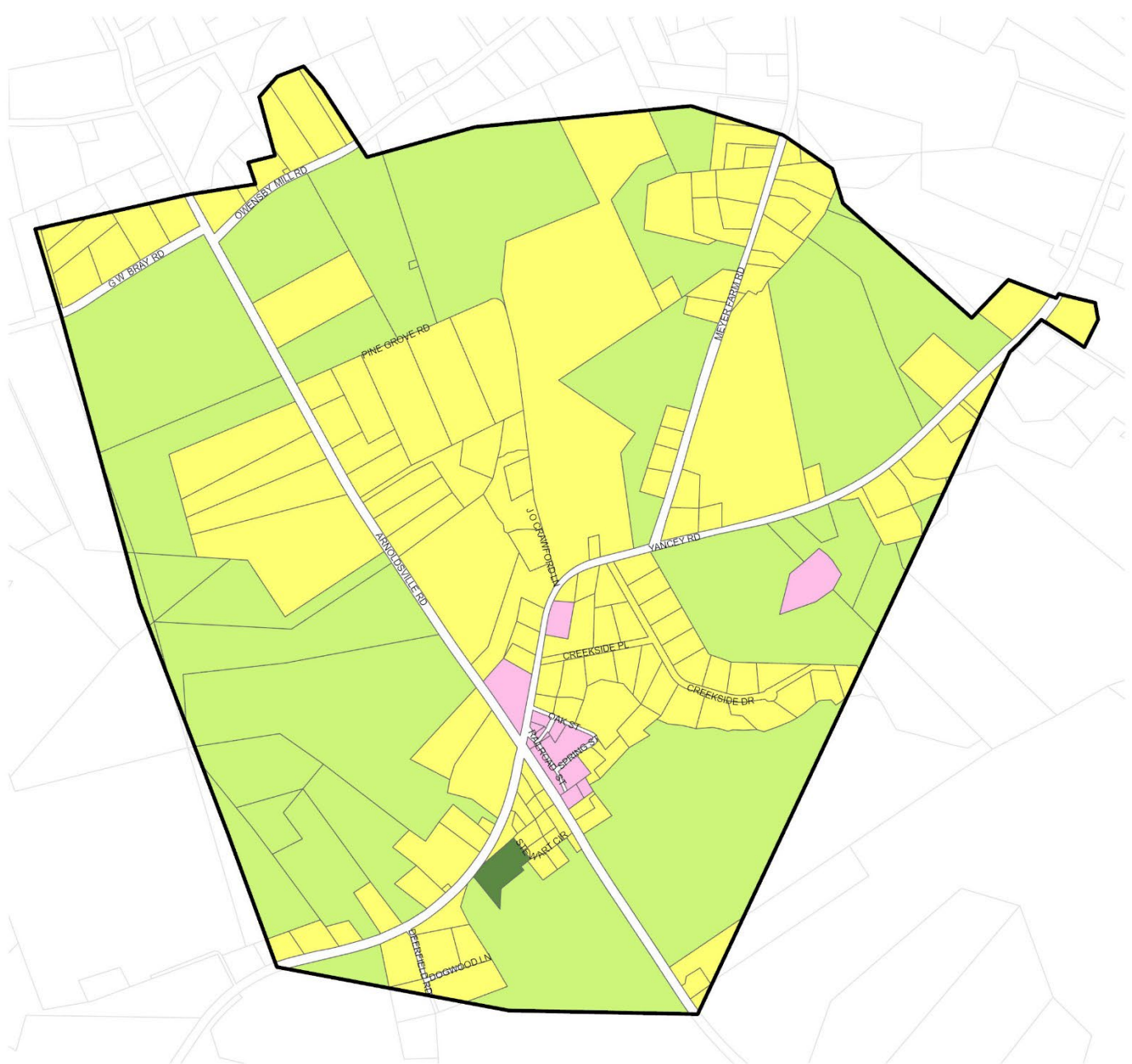
Character Areas Map
(2023)

-  City Limits
-  Parcels
- Character Areas
 -  Rural Living
 -  Gateway Corridor
 -  Employment Center
 -  Back Forty
 -  Residential Transition
 -  Country Crossroads



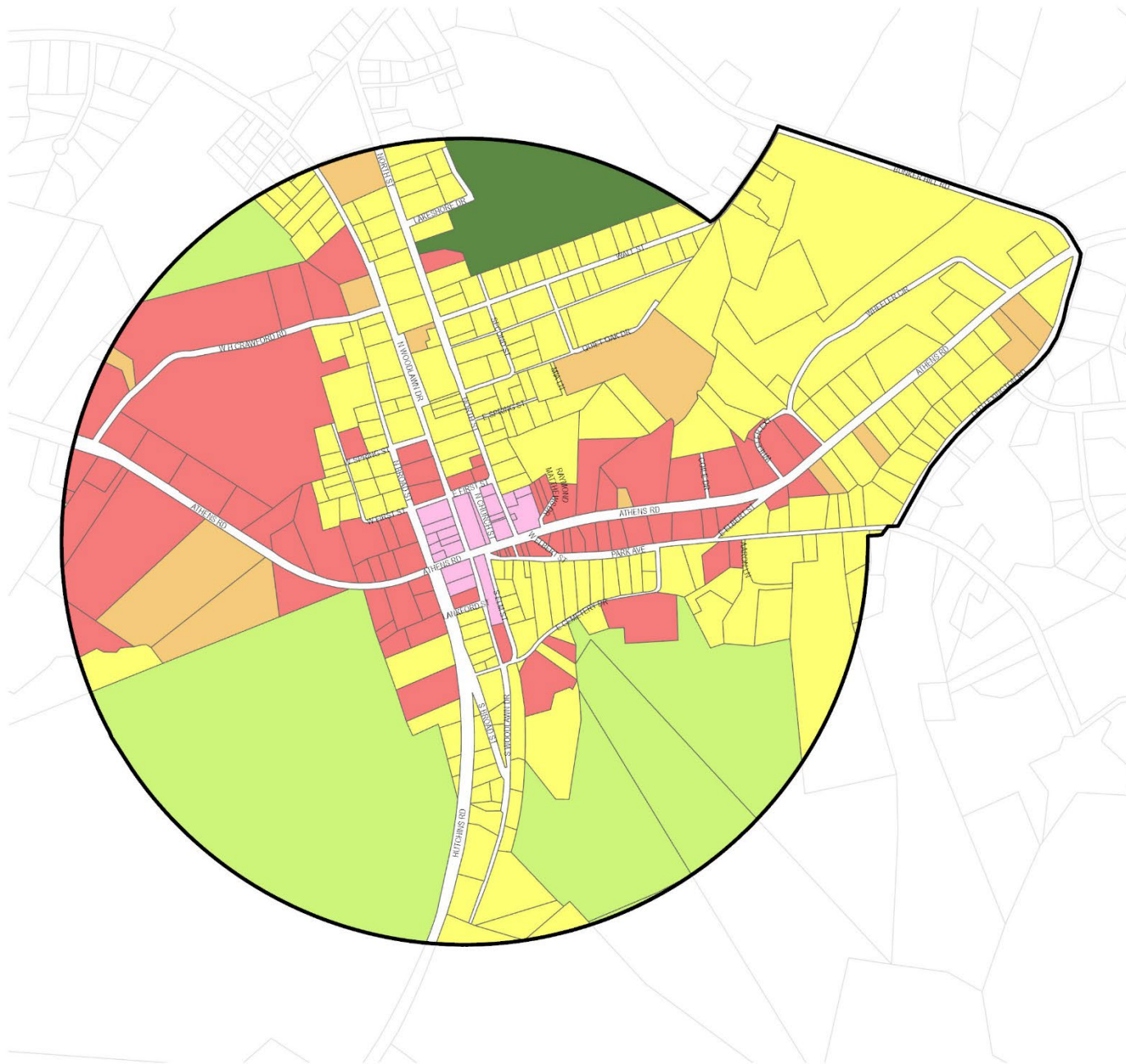
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Planning and Government
Services Divisions [SK]

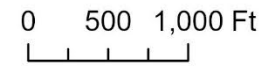


City of Crawford

Character Areas Map (2023)



-  City Limits
-  Parcels
- Character Areas
 -  Rural Living
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 -  Residential Transition
 -  Country Crossroads

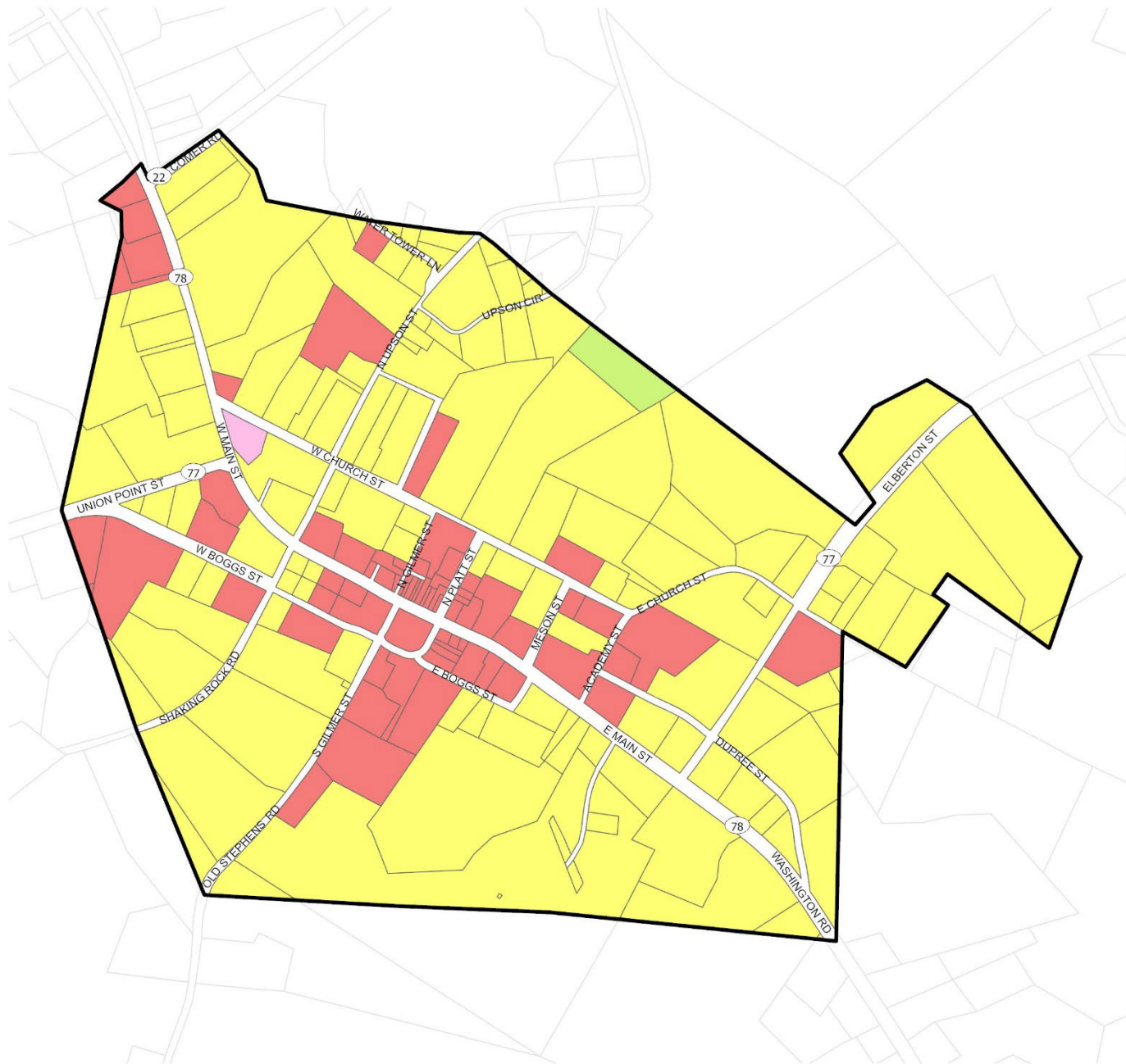


Planning and Government Services Divisions [SK]

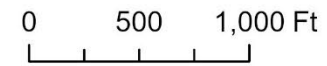


City of Lexington

Character Areas Map (2023)



-  City Limits
-  Parcels
- Character Areas
 -  Rural Living
 -  Gateway Corridor
 -  Employment Center
 -  Back Forty
 -  Residential Transition
 -  Country Crossroads

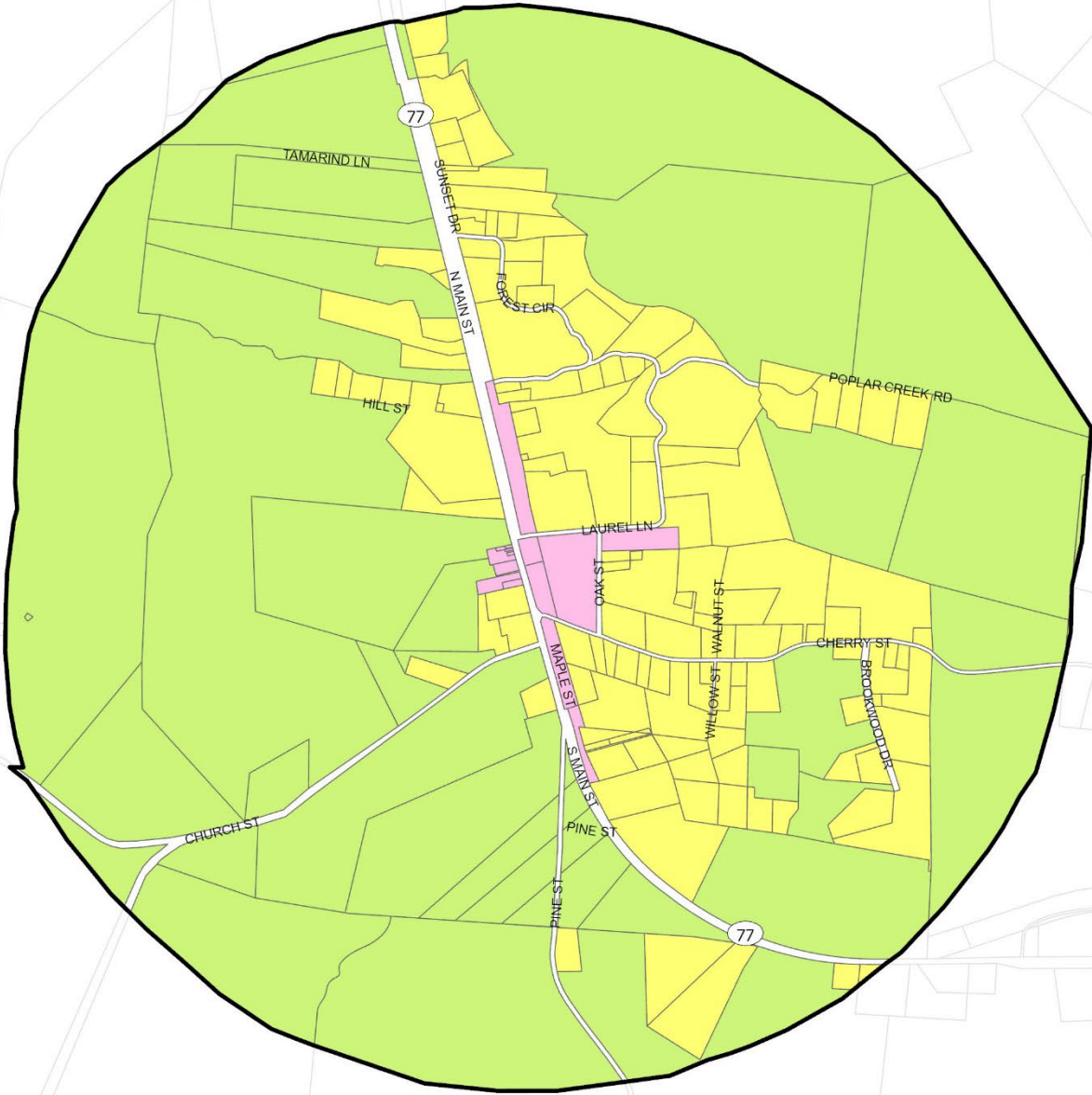


Planning and Government Services Divisions [SK]



City of Maxeys

Character Areas Map (2023)



- City Limits
- Parcels
- Character Areas
 - Rural Living
 - Gateway Corridor
 - Employment Center
 - Back Forty
 - Residential Transition
 - Country Crossroads



0 500 1,000 Ft

Planning and Government Services Divisions [SK]



CHAPTER 4. BROADBAND SERVICES

Expansion of broadband is a top priority region wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026* prioritizes broadband expansion through specific tasks in its Action Plan (Action Items 3.1–3.4). This CEDS update was crafted through key stakeholder input from the entire Northeast Georgia Region, including economic development professionals, educators, business leaders, and elected officials.

Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

The Georgia Department of Community Affairs considers 45% of populated areas in Oglethorpe County, to be “served” by broadband (Figure 1). The DCA defines “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This speed may be sufficient for certain kinds of digital needs, but it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. The remaining 55% of populated areas in the county do not meet this state threshold of broadband availability.¹

Oglethorpe County is a Broadband Ready Community, as designated by DCA. Regarding local broadband expansion, Oglethorpe County is planning to pursue improvements in coverage and strength of access through their Economic Development Authority (EDA). One project underway is the development of a fixed wireless service in the northwest part of the county. This project was initially funded with \$350k of local dollars. The current focus of the project is holding private partner accountable for unmet contractual obligations. The EDA is exploring alternate solutions and other funding sources.

¹ Numbers based on Georgia’s Department of Community Affairs 2022 publication of Broadband Availability data. Since publication, the broadband service status of a significant portion of Oglethorpe’s census blocks has been impacted by data made available after the publication of the 2022 dataset.

In 2020, the Rural Digital Opportunity Fund (RDOF), available through the FCC, awarded the private partners Windstream and Charter \$2.1M and \$1.1M, respectively, to develop and improve service areas in Oglethorpe County. In 2023, the Governor’s office awarded Spectrum \$7.9 million from the Georgia’s Capital Projects Fund Grant Program to expand and improve broadband infrastructure in Oglethorpe County. The fund will help provide almost 3,000 locations with internet access.

The nearest location identified on DCA’s map of free public Wi-Fi locations (<https://broadband.georgia.gov/free-public-wifi>) is at the Oglethorpe County Library. Oglethorpe will remain open to opportunities to upgrade broadband service and expand free public Wi-Fi locations, as needed.

Oglethorpe County Broadband Status

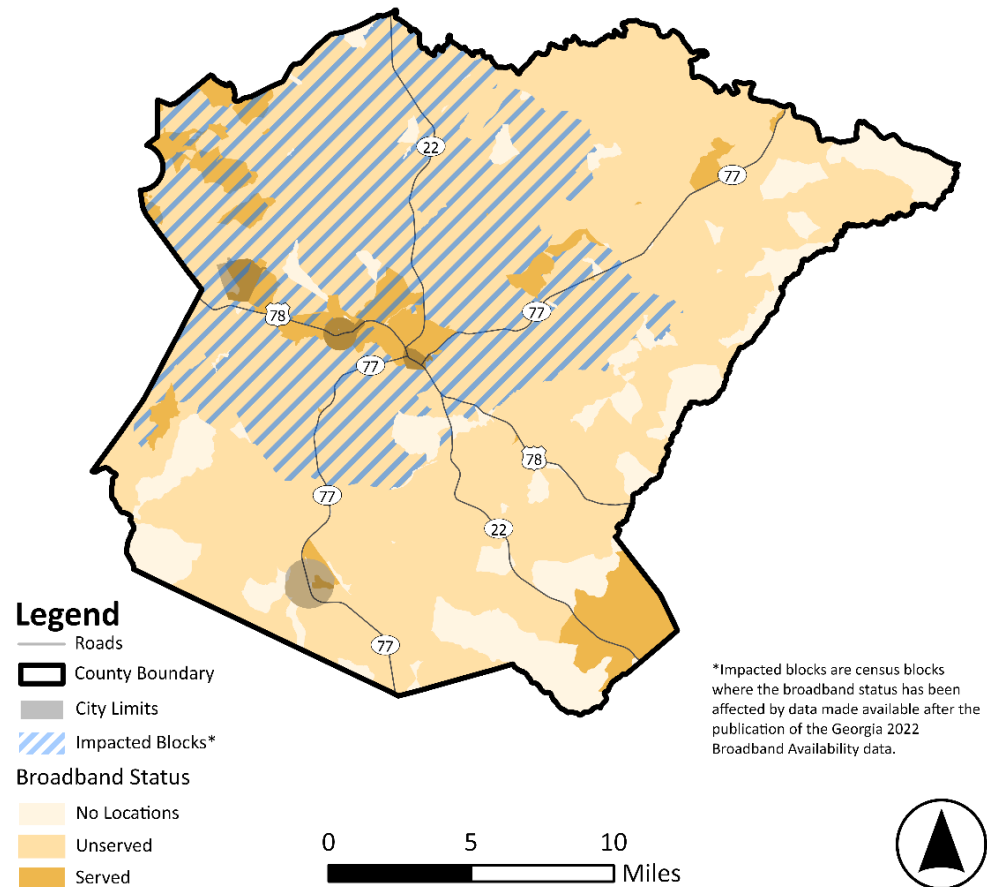


Figure 1 Broadband availability in Oglethorpe, by Census block, according to the Georgia Department of Community Affairs. Blocks labeled as “no locations” are places with no buildings, like open spaces and cemeteries.

City of Arnoldsville Broadband Status

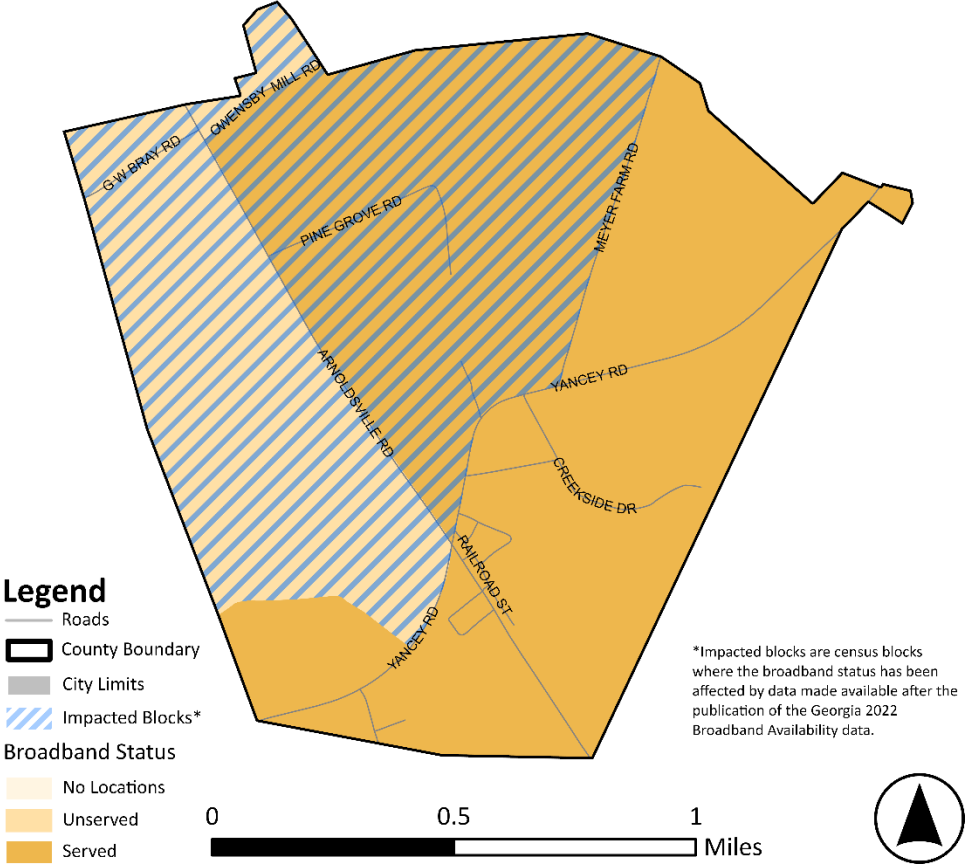


Figure 2 Broadband availability in Arnoldsville, by Census block, according to the Georgia Department of Community Affairs.

City of Crawford Broadband Status

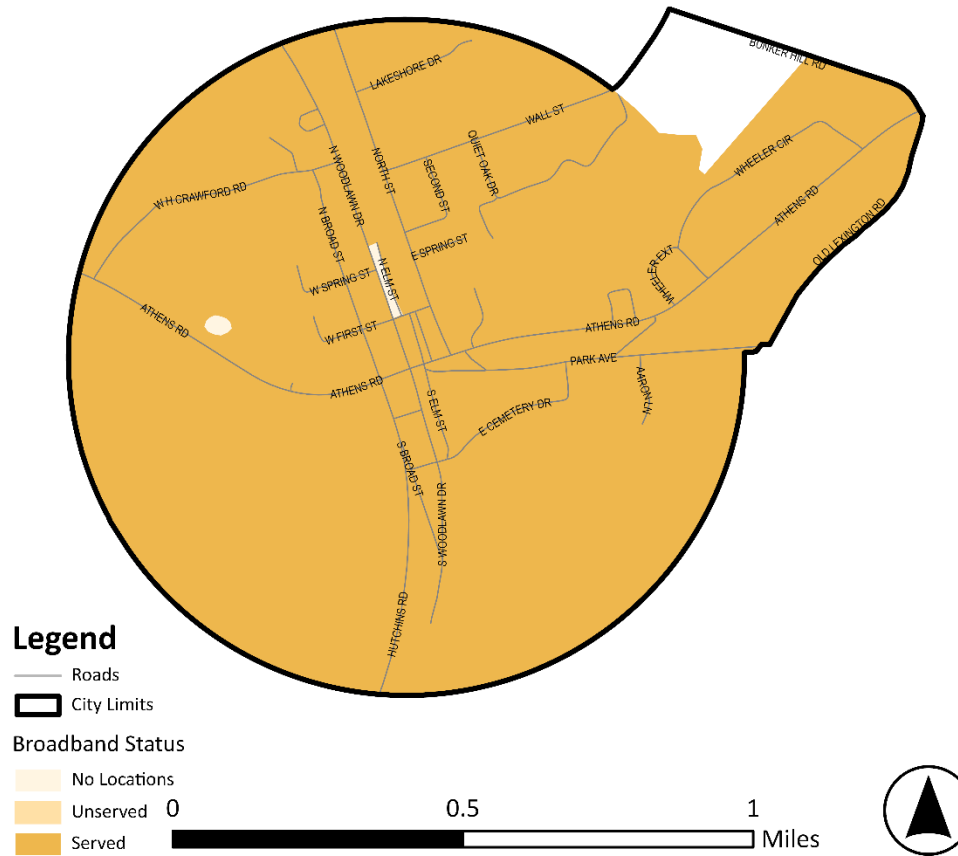


Figure 3 Broadband availability in Crawford, by Census block, according to the Georgia Department of Community Affairs.

City of Lexington Broadband Status

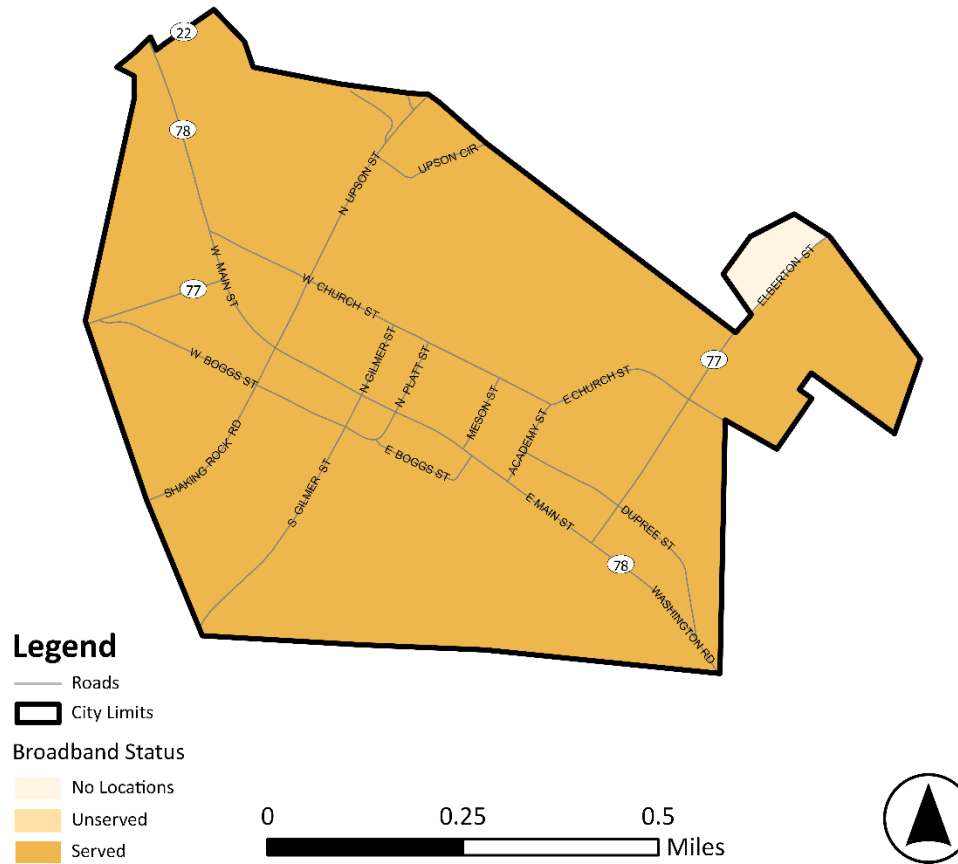


Figure 4 Broadband availability in Lexington, by Census block, according to the Georgia Department of Community Affairs.

City of Maxeys Broadband Status

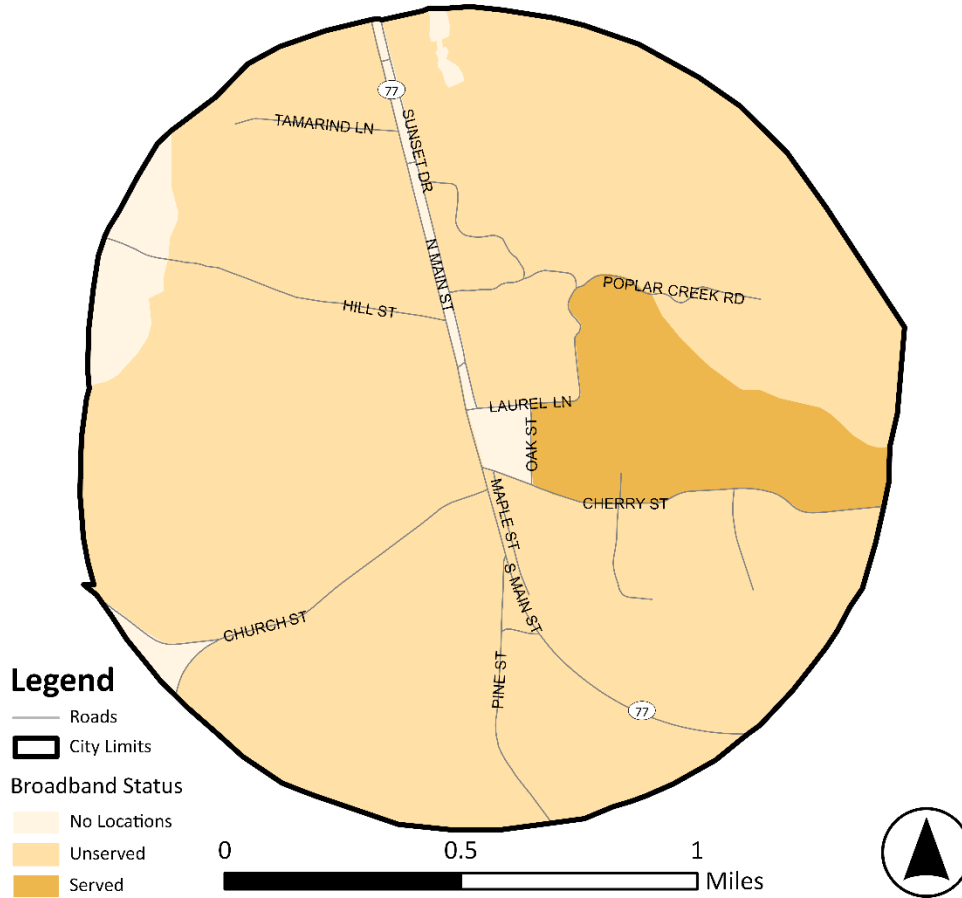


Figure 5 Broadband availability in Maxeys,, by Census block, according to the Georgia Department of Community Affairs.

CHAPTER 5. NEEDS AND OPPORTUNITIES

*Needs or Opportunities shown as **italicized and bolded** are considered high priorities.*

Economic Development

NEEDS

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

OPPORTUNITIES

- The county has an abundance of farmland that could be utilized to promote agritourism.
- 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.***

Housing

NEEDS

- ***1/3 of the population of the County is over 55.***
- ***Policy to direct residential development toward areas of the County that can support increased density with closer proximity to services and schools.***
- 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.
- New residential development should include greenspace and/or recreation areas to ensure a distribution of greenspace and recreation areas throughout the county.

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.
- 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.***
- Additional sources of water and expanded capabilities of the delivery network.
- ***Improved communications network for emergency services.***

OPPORTUNITIES

- Utilization of excess wastewater treatment capacity at City of Crawford plant.
- ***Provide for fiber deployment when constructing or paving new roads.***

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.

Land Use

NEEDS

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

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 6. TRANSPORTATION

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 the 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 Southeast.

RAILROADS

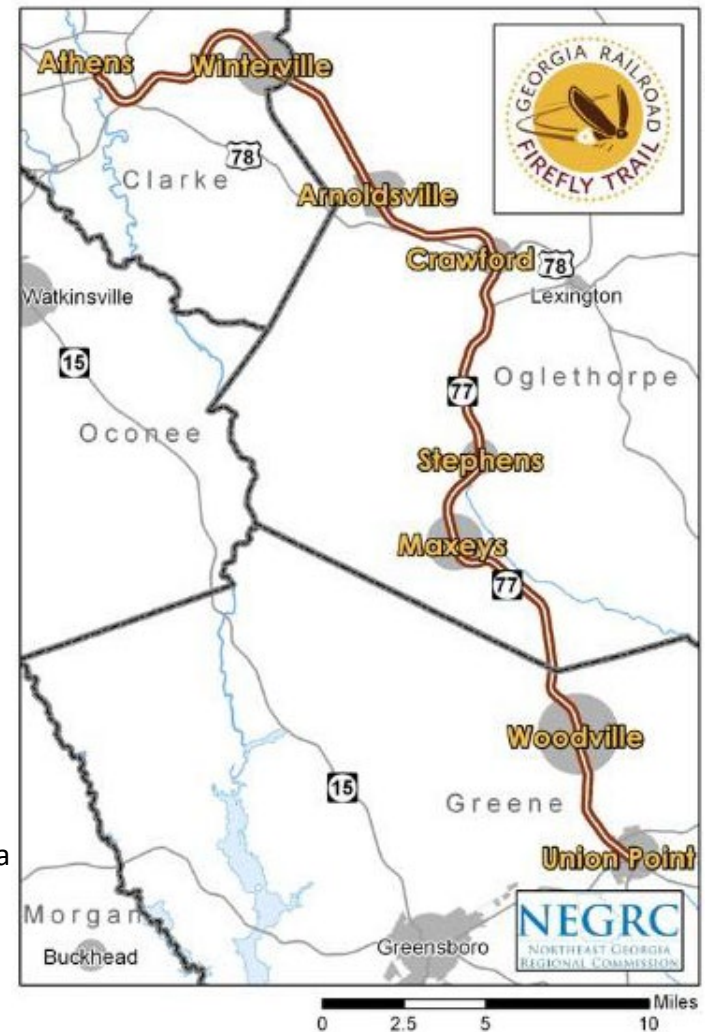
The existing railways in Oglethorpe County are currently not in use. The existing right of way is currently under consideration to be part of the proposed Firefly Trail.

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 7. SHORT-TERM WORK PROGRAM

Oglethorpe County

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
1	Develop and market a master plan for 600 acres owned by County	x					EDA	\$10,000	General Fund, EDA
2	Create and implement an agritourism ordinance	x					ED, Planning Staff	Staff Time	n/a
3	Prepare a study evaluating ordinance revisions that could allow a greater flexibility in housing types to support seniors' needs	x					Planning Staff	\$500	General Fund
4	Evaluate potential for county-wide water system with municipalities to improve fire suppression capability	x					Board of Commissioners, Cities of Arnoldsville, Maxeys, Lexington, Crawford	5,000	General Fund
5	Planning, engineering, and permitting for the Phase III expansion of C&D Landfill	x	x	x			Solid Waste Authority	\$300,000	Solid Waste Authority
6	Install conduit for fiber (data) infrastructure under new roads	x	x	x	x	x	Board of Commissioners	50,000 per mile	Developer Fee
7	Continue working to expand broadband throughout the county	x	x	x	x	x	EDA	\$50,000	Grants, EDA
8	Create easy to access GIS maps and shapefiles for various departments throughout the county	x	x				Planning Staff	\$2,500	Grants, General Fund
9	Create a Historical Resource map	x	x				Planning Staff, Regional Commission	\$5,000	Grants, General Fund
10	Prepare for implementation of Next Gen 911	x	x	x	x	x	GECA	\$2 M	State General Assembly

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
11	Continue working on the expansion of the Multi-Use Linear Park (Firefly Trail)	x	x	x	x	x	Board of Commissioners, State, EDA	\$10,000	Grants, General Fund
12	Conduct a study on the potential for a Government Complex	x					Board of Commissioners	\$5,000	Grants, General Fund

City of Arnoldsville

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
1	Identify & protect historical city resources	X	X	X	X	X	Local	Varied	Local
2	Assemble photographic historical records of Arnoldsville City government and structures	X	X	X	X	X	Local	\$3,000.00	Local
3	Identify gravesites in Arnoldsville through Historic Oglethorpe	X	X	X	X	X	Local	\$200.00	Local
4	Construct sidewalks in main downtown area from city limit to city limit on Yancey Rd.	X	X	X	X	X	Local	Varied	Local
5	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service	X	X	X	X	X	Local	\$50,000.00	Local/Federal
6	Expand & improve water system as areas develop & within existing water system & demand increases	X	X	X	X	X	Local	Varied	Local/Federal
7	Add street lighting in identified areas	X	X	X	X	X	Local	Varied	Local
8	Pave City Hall parking lot	X	X	X	X	X	Local	\$20,000.00	Local
9	Install Radar Speeding Signs	X	X	X	X	X	Local	Varied	Local/GA DOT
10	Expand City Boundaries	X	X	X	X	X	Local	Varied	Local
11	Upgrade and revitalize downtown buildings, landscape, and parking specifically along the Arnoldsville Winterville Road/Yancey Road corridor	X	X	X	X	X	Local	Varied	Local
12	Construct a City Park	X	X	X	X	X	Local	Varied	Local

City of Crawford

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
1	Upgrade and revitalize downtown buildings, landscape, and parking specifically along the Hwy 78/St Rt 10 corridor	X	X	X	X	X	City	unknown	City, grants, GDOT
2	Seek government funding to rehabilitate substandard housing to ensure a continued supply of low-to-moderate income affordable housing options	X	X	X	X	X	City	unknown	City, USDA
3	Identify and protect historic resources by conducting historic resources inventory	X	X	X	X	X	City	unknown	City, grants
4	Identify and maintain tree needs in the right of way and trees owned by the city	X	X	X	X	X	City, contractor	unknown	City
5	Construct sidewalks in areas of city where they previously were	X	X	X	X	X	City	Varied according to project	City
6	Add crosswalk at red light	X	X	X	X	X	GDOT	unknown	GDOT and City
7	Upgrade water system with a well system to run more efficiently and economically	X	X	X	X	X	City	\$4.265 M	USDA and City
8	Improve and repair transportation infrastructure according to community needs	X	X	X	X	X	City	Varied according to project	TSPLOST
9	Add street lighting in identified areas	X	X	X	X	X	City	unknown	City
10	Construct Crawford Model Section of Firefly Trail			X	X		City, nonprofit groups	\$1 M	City, Grants

City of Lexington

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
1	Create downtown master plan or Urban Redevelopment Plan within DDA boundaries to include a strategy for revitalization and grant funding			X	X		City Council / DDA / HPC	TBD	Grants/General Funds
2	Seek designation of state programs to enable the use of job tax credits for local business development in downtown (e.g., Rural Zone, State Opportunity Zone, Revitalization Area Strategy, etc.)				X	X	City Council / DDA	TBD	Grants
3	Support and facilitate sales of homes to draw new residents	X	X	X	X	X	DDA	Staff Time	General Funds
4	Identify and protect historic resources	X	X	X	X	X	Historic Preservation Council	Staff Time	Fund Raise Efforts
5	Promote and encourage use of state and federal tax incentive programs for rehabilitation of historic properties	X	X	X	X	X	City Council / HPC	Staff Time	General Funds
6	Promote heritage tourism and participate in regional tourism initiatives	X	X	X	X	X	City Council / DDA	Staff Time	General Funds
7	Renovate and refurbish community center	X	X	X	X	X	DDA	\$100,000	Community Funding and Grants
8	Continue to improve and develop Meson Academy Park (upgrade sound system for concerts, additional plantings, seating area, barbeque area, upgrade bathroom facilities)	X	X	X	X	X	City Council / DDA	Staff Time/Volunteers	Grants/Fund Raise
9	Upgrade zoning ordinance (clarify discrepancies in ordinance)	X	X				City Council	TBD	General Fund
10	Remodel new City Hall Building		X	X			City Council	\$40,000	General Fund
11	Convert Old City Hall to Water Department		X	X			City Council	\$30,000	General Fund

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
12	Upgrade and install New Computer System		X				City Council	\$3,000	General Fund
13	Upgrade Water Department Software		X				City Council	\$2,500	Water Fund
14	Replace outdated fire Trucks	X	X				City Council	\$200,000	General & ARPA

City of Maxeys

#	Activity	'22	'23	'24	'25	'26	Responsible Party	Cost Estimate	Funding Source
1	Phase II of Veterans Memorial Park—upgrades to park, including adding a fence or other barrier	X	X	X	X		City Council	\$1,000–\$5,000	Local funds
2	Pursue National Register of Historic Places designation for Town of Maxeys	X					City Council	\$0	n/a
3	Provide information to eligible property owners regarding available federal and state incentives for the rehabilitation of historic buildings		X	X			City Council	\$0	n/a
4	Implement strategy for addressing blight				X	X	City Council	n/a	Grants, local funds
5	Construct Phase II of Maxeys Model Section of Firefly Trail			X	X		City Council	\$500,000	Grants, local funds
6	Make building improvements to Community Center			X	X		City Council	\$150,000	Grants, local funds
7	Make building improvements to City Hall			X	X		City Council	\$25,000–\$30,000	Local funds, loans

CHAPTER 8. REPORT OF ACCOMPLISHMENTS

Oglethorpe County

#	Activity	Status	Notes
1	Hire an economic development professional to represent the County to outside investment	Completed	
2	Develop a business retention and expansion program	Completed	
3	Create a broadband committee to find solutions to lack of access and reliability	Completed	
4	Develop and market a master plan for 600 acres owned by County	Ongoing	Continued as STWP #1
5	Create a template for annual reporting of business starts and job growth	Abandoned	Lack of staffing
6	Design a website to market available property for commercial development	Completed	
7	Create and implement an agritourism ordinance	Ongoing	Continued as STWP #2
8	Organize event to bring in developers of senior living communities to experience the County	Completed	
9	Prepare a study evaluating ordinance revisions that could allow a greater flexibility in housing types to support seniors' needs	Ongoing	Continued as STWP #3
10	Evaluate potential for county-wide water system with municipalities to improve fire suppression capability	Ongoing	Continued as STWP #4
11	Landfill expansion	Ongoing	Ongoing; revised as STWP #5
12	Create public awareness campaign regarding importance of regularly maintained septic systems	Abandoned	Can be found on Northeast Health District website
13	Install additional communications tower for emergency services	Completed	
14	Install conduit for fiber (data) infrastructure under new roads	Ongoing	Continued as STWP #6
15	Revise zoning ordinance to limit R-1 subdivisions to those areas served by public sewer	Completed	
16	Revise zoning ordinance to incentivize conservation subdivisions	Completed	
17	Prepare assessment and report of C&D Landfill and potential expansion	Completed	

City of Arnoldsville

#	Activity	Status	Notes
1	Upgrade and revitalize downtown buildings, landscape, and parking specifically along the Arnoldsville Winterville Road/Yancey Road corridor	Postponed	Lack of funding; carried over to STWP #11
2	Seek government funding to rehabilitate substandard housing and to ensure a continued supply of low-to-moderate income affordable housing options	Abandoned	Lack of funding
3	Identify and protect historic resources by conducting historic resources inventory	Ongoing	Not finalized, in progress; continued as STWP #1
4	Assemble photographic historical records of Arnoldsville City government and structures	Ongoing	Not finalized, in progress; continued as STWP #2
5	Identify gravesites in Arnoldsville through Historic Oglethorpe	Ongoing	Largely completed, in progress; continued as STWP #3
6	Construct a permanent City Hall structure and Community Center	Completed	
7	Construct a City Park	Postponed	Lack of funding; carried over to STWP #12
8	Construct sidewalks in main downtown area from city limit to city limit on Yancey Rd.	Ongoing	In progress; continued as STWP #4
9	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service	Ongoing	In progress, continuing to support the FD; carried over to STWP #5
10	Expand & improve water system as areas develop & within existing water system & demand increases	Ongoing	In progress, will utilize local & ARP funding; carried over to STWP #6
11	Utilize future land use map to coordinate new development	Ongoing	Continuing, but not carried forward to STWP because this is a routine, ongoing responsibility.

City of Crawford

#	Activity	Status	Notes
1	Upgrade and revitalize downtown buildings, landscape, and parking specifically along the Hwy 78/St Rt 10 corridor	Ongoing	Lack of funding; carried forward as STWP #1
2	Seek government funding to rehabilitate substandard housing to ensure a continued supply of low-to-moderate income affordable housing options	Ongoing	Lack of funding; carried forward as STWP #2
3	Identify and protect historic resources by conducting historic resources inventory	Ongoing	Lack of funding; carried forward as STWP #3
4	Identify and maintain tree needs in the right of way and trees owned by the city	Ongoing	Need will be met if any are identified; carried forward as STWP #4
5	Construct sidewalks in areas of city where they were previously	Ongoing	Lack of funding; carried forward as STWP #5
6	Add crosswalk at red light	Ongoing	GDOT is in charge of this project & we are waiting on them; carried forward as STWP #6
7	Upgrade water system with a well system to run more efficiently and economically	Ongoing	We are working on this project w/USDA funding; carried forward as STWP #7
8	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service	Completed	We joined w/other county departments in order to have an operational VFD.
9	Improve and repair transportation infrastructure according to community needs	Ongoing	We have completed our LMIG paving for 2021 and will start accessing needs for the 2022 project; carried forward as STWP #8
10	Add street lighting in identified areas	Ongoing	We have not identified any need in this area; carried forward as STWP #9
11	Utilize future land use map to coordinate new development	Ongoing	We have a planned development up for rezoning (10/21) and annexation; task continuing but not carried forward to STWP because this is a routine, ongoing responsibility
12	Complete zoning process	Completed	Completed 1/1/2020

City of Lexington

#	Activity	Status	Notes
1	Upgrade and revitalize downtown buildings, landscape, and parking	Ongoing	Revised and continued as STWP #1
2	Support and encourage development of local businesses in downtown	Ongoing	Revised and continued as STWP #2
3	Allow Downtown Development Authority (DDA) to take advantage of unique powers, partnering capabilities, and funding sources attached to its charter	Completed	Completed as defined within the Georgia state code
4	Support and facilitate sales of homes to draw new residents	Ongoing	Continued as STWP #3
5	Identify and protect historic resources	Ongoing	Continued as STWP #4 (Lexington Historic Preservation Completed in 2022)
6	Promote and encourage use of state and federal tax incentive programs for rehabilitation of historic properties	Ongoing	Joint effort between City/DDA & LHC; continued as STWP #6
7	Promote heritage tourism and participate in regional tourism initiatives	Ongoing	Joint effort between City/DDA & LHC; task continuing but not carried forward to STWP because this is a routine, ongoing responsibility
8	Renovate and refurbish new city hall/community center	Ongoing	Continued as STWP #7
9	Downtown streetscape enhancements (hand railings)	Completed	
10	Continue to improve and develop Meson Academy Park (upgrade sound system for concerts, additional plantings, seating area, barbeque area, upgrade bathroom facilities)	Ongoing	Continued as STWP #8
11	Improve and repair road paving	Ongoing	Task continuing but not carried forward to STWP because this is a routine, ongoing responsibility
12	Transportation infrastructure according to community needs	Ongoing	Task continuing but not carried forward to STWP because this is a routine, ongoing responsibility
13	Upgrade zoning ordinance (clarify discrepancies in ordinance)	Ongoing	Continued as STWP #9

City of Maxeys

#	Activity	Status	Notes
1	Develop strategy for addressing blight	Ongoing	Partially completed; modified and carried over to STWP #4
2	Pursue National Register of Historic Places designation for Town of Maxeys	Ongoing	Expected completion in 2022; carried over to STWP #2
3	Provide information to eligible property owners regarding available federal and state incentives for the rehabilitation of historic buildings	Postponed	Rescheduled for 2023–2024; carried over to STWP #3
4	Construct Maxeys segment of the Firefly Trail and work with other local governments and agencies to develop the trail elsewhere	Completed	First section completed 2019–2020
5	Complete Veteran's Memorial construction in downtown park	Completed	Memorial constructed

APPENDIX

HEARING DOCUMENTATION

Public Notice
 Oglethorpe County is holding a Public Hearing as a part of the process to update the Oglethorpe County Unified Comprehensive Plan on Monday, May 10, 2021, 6:00 PM at 105 Union Point St. Lexington, GA 30648. The meeting will be offered virtually and in-person. In-person seating is limited. Virtual participation is encouraged. A link for virtual access will be published on the website home page. The current plan will expire on October 31, 2021. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning, each community must conduct a public hearing before the start of the update process. The purpose of this hearing is to brief the community on the process and to be used and opportunities for public participation. The current Comprehensive Plan is available for viewing and downloading at <https://www.oglethorpecountyga.gov/comprehensive-plan>. Questions should be directed to the Oglethorpe County Planning Office, (706) 743-5270, apeterson@oglethorpecountyga.gov.
 04-22-1c

Published
 April 22,
 2021

4. Text Amendments to Sections 712, 500, 501, 502, and 503 of the Unified Development Code
 08-12-1c

Public Hearing for Comprehensive Plan Update

The Oglethorpe County Board of Commissioners will hold a public hearing on Monday, August 23rd, at 6:00 pm at 105 Union Point St and via Zoom. The public may attend or access the meeting via teleconference. To attend via webinar and register to speak on an item visit: <https://us06web.zoom.us/j/93661884294?pwd=QlZlVDRlY0w6OTlFRTk0aGZhdU2szQ09>. The purpose of this public hearing is to offer an opportunity for public input on the 2021 Comprehensive Plan Update.
 08-12-1c

Published
 Aug. 12,
 2021

NOTICE OF PUBLIC HEARING

Oglethorpe County and the Cities of Arnoldsville, Crawford, Lexington, and Maxeys will conduct a Public Hearing on December 19th, 2022, at 5:00 p.m. at the Crawford Depot, 1158 Athens Rd, Crawford, GA 30630. Comprehensive Plan Update for Oglethorpe County, the City of Arnoldsville, the City of Crawford, the City of Lexington, & the City of Maxeys. The purpose of the public hearing is to brief the community on the process in developing the comprehensive plan, and to obtain input on the proposed planning process. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGRC) at (706) 445-5096 or skaminski@negrc.org.

OGLETHORPE COUNTY GEORGIA		
Oglethorpe County Joint Comprehensive Plan 2023 Public Hearing #1: December 19, 2022 – 5:00 p.m. 1158 Athens Rd, Crawford, GA 30630		
NAME	County or City of Residence	EMAIL
Kathy Evans	Oglethorpe	
BRISA YODER	CRAWFORD	
Troy Norman	Oglethorpe	
Connie White	Oglethorpe	
DANNI SNIFF	O.C.	
JAY PAUL	O.C.	
Alice Gagne	O.C.	
Quinn KARNER	O.C.	
Warren Gilson	Maxeys	

NOTICE OF PUBLIC HEARING

Oglethorpe County and the Cities of Arnoldsville, Crawford, Lexington, and Maxeys will conduct a Public Hearing on April 24th, 2023, at 6:00 p.m. at the Oglethorpe Board of Commissioners office, 105 Union Point Road, Lexington, GA 30648.

Comprehensive Plan Update for Oglethorpe County, the City of Arnoldsville, the City of Crawford, the City of Lexington, & the City of Maxeys

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGRC) at (706) 445-5096 or skaminski@negrc.org.

OGLETHORPE COUNTY GEORGIA		
Oglethorpe County Joint Comprehensive Plan 2023 Public Hearing #2: April 24, 2023 – 6:00 p.m. 105 Union Point Rd, Lexington, Ga 30648		
NAME	County or City of Residence	EMAIL
Neema L. Craddock	Arnoldsville, Ga	
Sean O'Hara	Crawford	
Kathy Evans	Crawford	
MKenzie Spawer		
Jeff Sharp		