

**Heard County & the  
Town of Centralhatchee,  
the City of Franklin, and  
the City of Ephesus  
Joint Comprehensive  
Plan 2022-2042**



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## **INTRODUCTION**

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

Heard County was created in 1830 from 301 square miles of Carroll, Coweta, and Troup counties. It was named for Stephen Heard, an influential patriot of the American Revolution (1775-1783), a planter, and a governor of Georgia from 1780 to 1781. The county seat is the City of Franklin. There are two other incorporated cities in Heard County: Centralhatchee and Ephesus. Centralhatchee is located in the northeastern portion of the County, while Ephesus is located in the northwestern portion of the County.

### Purpose of the plan

The Heard County & the Town of Centralhatchee, the City of Franklin, & the City of Ephesus Joint Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, polices, and specific implementation measures are listed to set policy for particular segments and specific areas of the city.

At the time of the plan update, the members of the Heard County Board of Commissioners were:

Lee Boone, Chairman  
James Perry  
Gwen Caldwell  
David Walls  
Larry Hammond  
Larry Hooks

The members of the Centralhatchee Town Council were:

Barbie Crockett, Mayor  
Emmett Jackson  
Eley Loftin  
Barbara Norwood  
Walt Wiggins  
Josh Gladney

The members of the Ephesus City Council were:

Denney Rogers, Mayor  
Aubin Cumbie, Jr.  
Paul Gosdin, Jr.  
Donna Henderson  
Tony Rogers  
Chris Cumbie  
Ray Gosdin

The members of the Franklin City Council were:

Mayor- Kevin Hayes  
Diane Dunlap- Empty Seat  
Alane Bradfield - City Councilwoman  
Willie Almond - City Councilman  
Robbie Hilton - City Councilman  
Deon Senn - City Councilman  
Jessica LaPointe - City Clerk

### Comprehensive Plan Steering Committee and Public Participation

The Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus Councils appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the city council, city government, and other community stakeholders. The members of the committee were:

Lee Boone, Chairman-Heard County Board of Commissioners  
Kathy Knowles, Executive Director, Development Authority of Heard County  
James Perry, Heard County Board of Commissioners  
David Wall, Heard County Board of Commissioners  
Macie Cassel - Heard County Community Development  
Barbie Crockett, Mayor-Town of Centralhatchee  
Linda Rogers, City Clerk-Town of Centralhatchee  
Denney Rogers, Mayor-City of Ephesus  
Linda Yearwood, City Clerk-City of Ephesus  
Kevin Hayes, Mayor-City of Franklin  
Jessica LaPointe, City Clerk-City of Franklin  
Melinda Brown, President, Heard County Chamber of Commerce

### Public Participation

Members of the public, businesses, agencies, and stakeholders participated in the planning process during the 12 October 2022 workshop and provided feedback on each proposed element of the updated comprehensive plan. The comments from each participant were captured in the Appendix page A-4, Public Hearing Minutes. Copies of the existing, adopted Comprehensive Plan were distributed and the attendees provided written comments that were included in the plan.

Members of the public, businesses, agencies and stakeholders participated in the Public Hearing held on 18 October 2022. Copies of the updated Comprehensive Plan were available. No further suggestions or comments were made by the attendees.

## **COMMUNITY GOALS AND POLICIES**

The purpose of the Community Goals and Policies section is to guide and direct Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus’s decision-making process for the future of their communities.

### **VISION STATEMENT**

*By 2042, Heard County and the Town of Centralhatchee, City of Ephesus, and City of Franklin will improve the quality of life for its citizens by actively offering enhanced recreation, supporting educational and job training opportunities, promoting diverse housing, encouraging small business development, creatively capitalizing upon the communities’ rural character, and preserving their natural and cultural heritage.*

### **LIST OF COMMUNITY GOALS AND POLICIES:**

#### **ECONOMIC DEVELOPMENT**

*Goal: We will encourage development or expansion of businesses and industries that are suitable for the communities. We will also continue to place a high priority focus on tourism.*

#### *Policies:*

- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will encourage the development of downtown Franklin as a vibrant center for culture, government, dining, residential and retail diversity.
- We will focus on heritage, eco and agri-tourism initiatives; especially focusing on the river.
- We will collaborate with West Georgia Technical College to provide adult satellite classes and courses for local citizens and to develop a full-service adult education center in the Franklin Industrial Park.
- We will support programs for retention, expansion and creation of businesses that enhance our economic well-being, targeting commercial, agriculture, and tourism-based businesses.

- We will maintain an atmosphere in which entrepreneurial enterprise is nurtured in our community.
- We will expand infrastructure as needed to attract desirable industrial and commercial development.
- We will develop a 100+-acre site for industrial development where infrastructure is readily available and will support future development of a speculative building for attracting industry.
- We will conduct careful cost/benefit analysis when making decisions on proposed development projects.

### HOUSING

*Goal: We will promote an adequate range of safe, affordable, and resource efficient housing in the communities.*

*Policies:*

- We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- We will support multifamily housing on vacant and available land where infrastructure is readily available.
- We will coordinate with state and federal agencies in creating incentives programs for affordable housing, and homebuyer education programs.
- We will promote affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.

### NATURAL AND CULTURAL RESOURCES

*Goal: We will promote the efficient use of natural resources, identify, and protect environmentally sensitive areas of our communities. We will promote and protect each community's unique qualities and history.*

*Policies:*

- We will encourage individual property owners to protect identified historic resources, promote compatibility measures for new development, and add additional districts to the county's Historic Overlay Districts.
- We will seek funding to preserve and rehabilitate the Heard County History Center and Museum.
- We will pursue options for additional space for historical artifacts and genealogical data.
- We will support the implementation of a Tourism Plan to enhance visitor access to the History Center, Chattahoochee Old Town at Brush Creek Park, historical sites and heritage programs throughout the county.
- Enforce the Chattahoochee River Protection ordinance with a 300-foot buffer requirement.

- We will actively enforce protection and conservation of environmentally sensitive areas and important natural resource areas when making decisions about future developments.
- We will support the preservation of green and open space.
- We will coordinate development within proximity to available infrastructure.
- We will enhance buffer and open space requirements between incompatible land uses where there is potential detriment to environmentally sensitive areas.
- We will actively implement the county Solid Waste Ordinance to enhance waste reduction and recycling initiatives.

### COMMUNITY FACILITIES AND SERVICES

*Goal: We will provide adequate community facilities and services to meet the citizens and business/industrial needs.*

*Policies:*

- We will expand our wastewater treatment facilities and capacity to allow for additional growth in and around the City of Franklin.
- We will continue to expand water service lines based on highest growth area need and to facilitate improved pressure and fire protection.
- We will explore feasible options for future development of a surface water reservoir.
- We will continue expanding passive and active recreation, such as playgrounds, bike trails, BMX/skate parks, ball fields/courts and gathering areas.
- We will encourage small parks and community facilities to be located as focal points in communities.
- We will continue to enhance passive recreation opportunities in Chattahoochee Old Town at Brush Creek Park and on the greenway utilizing the County Tourism Plan and the Chattahoochee Greenway Trail Plan as guides.
- We will expand public safety facilities and services as needed based on growth trends.
- We will develop strategies to recruit rural healthcare providers to serve local residents.
- We will expand existing schools, including classrooms, gymnasiums, and administrative facilities as needed based on growth trends.
- We will conduct an annual review and update, if necessary, of our Service Delivery Strategy
- We will implement broadband infrastructure and maintain with any necessary upgrades.

## TRANSPORTATION

*Goal: We will address the transportation needs, challenges, and opportunities of all community residents.*

*Policies:*

- We will promote walkable, safe neighborhoods.
- We will continue development of the greenway system, pedestrian accesses and scenic by-ways for resident accessibility and economic development.
- We will continue to support new regional initiatives including public transit and pedestrian/bike paths.
- We will continue to upgrade the local road system.
- We will enhance parking and accessibility in downtown Franklin and encourage off-street parking.
- We will continue to work with the Georgia DOT on traffic calming, and traffic and pedestrian safety measures.
- We will develop attractive gateway entrances, including signage and landscaping at our community entrances.

## LAND USE

*Goal: We will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land.*

*Policies:*

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will encourage reinvestment and redevelopment opportunities within existing municipalities, particularly where in-fill development is feasible.
- We will develop landscaping guidelines to create a unified and pleasing visual environment in our downtowns and new commercial development.
- We will support new development that is sensitive to the historic and rural setting of our communities.
- Our neighborhoods will be interactive communities with easy access to schools, parks, residences and businesses through walkways, bike paths, roads, and public transportation.
- We will update zoning ordinances and cooperate where appropriate in developing uniform standards between jurisdictions.
- We will update signage regulations that promote visual aesthetics and add value to the communities.
- We will encourage greenspace and open space in new development designs.



## NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus currently lacks or sectors of the communities where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted.

### SWOT Analysis Chart

(Strengths, Weaknesses, Opportunities, Threats)

<p style="text-align: center;"><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Accessibility to cable in Cities</li> <li>• Good schools</li> <li>• Strong faith community</li> <li>• Water infrastructure</li> <li>• Community facilities</li> <li>• Chattahoochee River</li> <li>• Greenspace</li> <li>• Location</li> <li>• Low crime rate</li> <li>• Quality of life</li> <li>• Historic resources</li> <li>• Parks</li> </ul>	<p style="text-align: center;"><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Argitourism</li> <li>• Need commercial development on Highway 27</li> <li>• Greenspace and park development</li> <li>• Heard County Arena</li> <li>• Heritage tourism</li> <li>• Expand opportunities on the Chattahoochee</li> <li>• Bush Head Shoals Park</li> <li>• Recruit Kia Suppliers</li> <li>• Senior Living</li> <li>• Paddle Georgia</li> <li>• Travel Ball Tournaments</li> </ul>
<p style="text-align: center;"><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Lack of citizen involvement</li> <li>• Limited supply of entry level housing</li> <li>• Lack of natural gas</li> <li>• Lack of quality jobs</li> <li>• Lack of quality rental property</li> <li>• Lack of space for retail</li> <li>• Lack of a trained/skilled workforce</li> <li>• Limited access to healthcare</li> <li>• Limited excess sewer capacity</li> <li>• Need for a water reservoir</li> <li>• Tax base is dependent on power plants</li> <li>• Need to expand water and sewer</li> <li>• Affordable housing – 1<sup>st</sup> time buyer</li> <li>• Broadband Availability</li> </ul>	<p style="text-align: center;"><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Apathetic society</li> <li>• Drugs</li> <li>• Competition with surrounding counties</li> <li>• Federal government regulations on power plants</li> <li>• Lack of economic diversity</li> <li>• Loss of revenue from coal tax</li> <li>• Water pollution in Chattahoochee River</li> <li>• Lack of quality development</li> <li>• County has become dependent on power plants</li> </ul>

## LIST OF NEEDS AND OPPORTUNITIES

The Plan Steering Committee identified needs and opportunities that exist within Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus. This list should help guide future planning efforts and prioritize projects undertaken by the communities.

### ECONOMIC DEVELOPMENT

#### *Needs*

- There is a need for diverse and available employment opportunities in Heard County for the expanding labor force.
- There is a need for higher paying job opportunities in the Heard County area perpetuating the outflow of daily commuters and the exodus of graduates.
- There is a need for a greater amount of economic activity in the County to reduce the tax burden on homeowners.
- There is a need to revitalize downtown Franklin because of the By-pass of downtown.

#### *Opportunities*

- There is an opportunity to take advantage of eco, heritage and agri-tourism, utilizing the abundant natural areas, as an economic development strategy.
- There is an opportunity to revitalize the town centers to take advantage of their historic resources and promote small business activity inside the cities.
- There is an opportunity to focus economic recruitment initiatives on business and industry matching the skill-sets of the local labor force and requiring minimal infrastructure needs.
- There is an opportunity for increased agri-business recruitment capitalizing on Heard County's existing agricultural economy.
- There is an opportunity to encourage and collaborate on continued expansion of local job training programs.
- There are opportunities to explore ways to obtain broadband in our communities.
- There are opportunities to upgrade, develop, and promote available local sites, infrastructure and technologies that are attractive to targeted business and industry.

## HOUSING

### *Needs*

- The need for residential development in the unincorporated peripheries of the county increases the investment required for infrastructure expenditure.
- There is a need for entry-level housing.
- There is a need for diversity in the housing supply limiting the options for low-to-moderate income and elderly households.
- There is a need to promote greenspace and parks for community gathering spaces.
- There is a need to enhance existing community parks.

### *Opportunities*

- There are opportunities to invest in the necessary infrastructure to allow for a greater diversity of housing types, sizes, and values to be developed within, and surrounding the municipalities where services are readily available.
- There is an opportunity to enforce ordinance and codes in place to protect against insufficient and poor quality in residential development.
- There is an opportunity to promote available land for housing development to the development community.

## NATURAL & CULTURAL RESOURCES

### *Needs*

- We need to protect and promote our preservation of agricultural resources and open space/greenspace.
- We need to protect the groundwater recharge areas in Franklin at the US 27/GA 34 interchange and above the Centralhatchee city limits, as these are prime development areas.
- We need uniform enforcement of Environmental Ordinances by all jurisdictions.
- We need a natural resources promotion campaign to increase tourism.
- We need to protect the county's cultural resources that are thoroughly documented through formal surveys and other local initiatives. The county's most significant properties are protected locally as historic overlay districts: Davis-Ridley Historic Rural District, Bell Home place/Salem Church, Bethel/Bethel-Heard, Flat Rock Campground, Old Tennessee Rd and Bethel Primitive Church.
- We need to promote the significant historical and genealogical data available in the History Center and significant archeological interpretive resources at Old Town Chattahoochee at Brush Creek Park.
- We need significant improvement and restoration of historic properties so that they do not deteriorate.

- We need management plans and feasibility studies for historic properties to assess and determine potential uses and rehabilitation costs.
- We need to focus on the rich cultural heritage related to the agrarian, Native American and African-American settler.
- We need to find funding sources to support cultural resources.

#### *Opportunities*

- There is an opportunity to expand infrastructure along the US 27 north and GA 34 east corridors to facilitate development while protecting the area's groundwater recharge area and the county's watershed.
- There is an opportunity to promote and develop Bush Head Shoals.
- There is an opportunity to recognize all historic districts, sites and significant buildings through listing in the National Register of Historic Places; to promote preservation and deriving economic development benefits.
- There are opportunities to create and/or participate in existing best practices programs to promote cultural resources and increase cultural tourism.
- There is an opportunity to promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.
- There are opportunities to continue participation and enhancements to the Certified Local Government Program in Heard County and improve planning tools used in preservation planning.
- There is opportunity to expand development of heritage education programs, trails and interpretive resources to promote cultural variances within each community.
- There is an opportunity for heritage tourism promotion.
- There are opportunities to participate in quilt trails, covered bridge trails and other tourism trails.

### COMMUNITY FACILITIES & SERVICES

#### *Needs*

- There is a need for surface water capacity to be addressed in the near future.
- There is a need for sewage line expansion in the existing system.
- There is a need for additional personnel, equipment, and maintained facilities in Emergency Response and Public Safety facilities to meet current levels of requirement.

- There is a need for recreation facility expansion as participation increases.
- There is a need for greater healthcare access within the county, as residents are required to seek medical assistance in surrounding suburban cities.
- There is a need for a satellite Sheriff's office in Centralhatchee.
- There is a need for additional sidewalks in Centralhatchee.
- There is a need for agriculture education and outreach at the Heard County Arena.

*Opportunities*

- There is an opportunity to explore inter-jurisdictional and inter-agency infrastructure expansion maximizing the efficiency of financial investment in particular: fire protection, water system expansion and broadband services.
- There are opportunities to explore areas where impact fee requirements would facilitate expedited infrastructure improvement, both linear and non-linear.
- There is an opportunity for a water reservoir as cited in the long-range water plan and Hazard Mitigation Plan.
- There is an opportunity for a multi-purpose facility (i.e. Civic Center).

## CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community, which contain unique characteristics and physical form. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace or parkland.

Character areas have been identified individually for Heard County, and the Town of Centralhatchee, City of Ephesus, and City of Franklin. Each local government’s character area list contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

### HEARD COUNTY

Character areas identified within unincorporated Heard County include Chattahoochee River corridor, scenic corridor, developing residential, rural village, rural residential/agriculture and conservation.

#### Chattahoochee River Corridor



#### Description

Heard County is located within the middle Chattahoochee River region. This important natural resource bi-sects and flows the full length of the county. It is not only a natural resource but a cultural one as well. The Chattahoochee River in the southern part of the county forms the northernmost section of West Point Lake.

### **Desired Development Patterns**

Over half of the land area along the Chattahoochee River corridor is under the jurisdiction of the US Army Corps of Engineers. The buffer requirements associated with the Army Corps land allows much of the river protection of development encroachment and disturbance. The protection and promotion of the corridor as a vital natural resource asset will be a priority.

### **Land Uses**

Land uses permitted along the corridor would be public, rural residential, and agriculture.

### **Implementation Measures**

- Continue intergovernmental cooperation between Heard County and the US Army Corps of Engineers.
- Collaborate with the State of Georgia on the development and promotion of Bush Head Shoals Park.
- Promote existing and develop new access points to the river.
- Collaborate with the Chattahoochee Riverkeeper for promotional and educational activities.
- Continue to enforce the local buffer requirement along the corridor.
- Designate the river as an official blueway or canoe trail.

### Scenic Corridor

#### **Description**

Rural roadways within Heard County have been identified as local scenic routes. These routes are located in western and southern Heard County and highlight miles of scenic landscapes and crossroad communities.

#### **Desired Development Patterns**

Maintaining the rural and scenic character of these designated routes should be promoted. The designation of additional rural historic districts such as the Ridley-Davis Historic District could be pursued. The utilization of conservation subdivisions would allow the maximum amount of rural land to be protected and buffer development from roadway view sheds.



## **Land Use**

Land uses permitted within this character area include residential, Agriculture, and Conservation.

## **Implementation Measures**

- Promote the use of conservation subdivisions.
- Seek to designate new rural historic districts or overlays.
- Update promotional maps and brochures of the designated routes for tourism.

## **Developing Residential**



## **Description**

The greatest potential for developing residential in Heard County is adjacent to the incorporated municipalities and near highway corridors, and overflow development from surrounding counties such as Carroll, Coweta, and Troup. New residential development should reflect the design and quality of existing housing and reflect traditional neighborhood design (TND) principles.

Conservation and Planned Unit Development Subdivision conserve open space and rural character.

## **Land Uses**

Land uses permitted in this character area include single-family residential, neighborhood commercial.

## **Implementation Measures**

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.



## Rural Village

### **Description**

Small crossroad communities exist throughout Heard County. Each community functions as a rural village, and serves to maintain distinct character. Many of these communities still contain local landmarks such as churches, old stores, schools, and historic homes. Rural villages in Heard County include Roosterville, Frolona, Texas, Cooksville, Glenn, and the once incorporated town of Corinth.



### **Desired Development Patterns**

The maintenance of the unique sense of place within each rural village will be desired. Preservation of remaining historic structures should be pursued. Creating a historic district or overlay district for priority villages should be considered.

### **Land Uses**

Land uses allowed within each rural village includes residential, neighborhood commercial, public/institutional.

### **Implementation Measures**

- Promote the designation of historic districts such as local overlay districts or listing on the National Register of Historic Places.
- Support neighborhood commercial, which respects and compliments the historic architecture located within each village.
- Promote the community with the scenic corridor brochure.
- Support the preservation of existing historic structures.

## Rural Residential/Agriculture

### Description

The majority of the land area within Heard County is designated as rural residential and agriculture. Residential development is sparse and the area contains active agriculture and timberland uses.



### Desired Development Patterns

This area of Heard County is the least affected by future residential growth. The maintenance of the rural character and the protection of the view shed along the roadways support preservation of important resource and land uses. Conservation subdivisions and Planned Unit Development (PUD) should be promoted if residential development occurs in the future. Natural resources should be utilized for passive recreational opportunities.

### Land Uses

Land uses permitted within the character area include single-family residential, agriculture and forestry.

### Implementation Measures

- Promotion of the use of conservation subdivisions and Planned Unit Development to preserve rural character and greenspace
- Support and encourage passive recreational activity
- Support local farmers and maintain productive agricultural land uses
- Protect the environment and watersheds by utilizing best practices for land disturbance, forestry and farming activity

## Conservation



### **Description**

Heard County contains an abundance of natural resources. The Chattahoochee River is included within this area and serves as the main water source for West Point Lake. West Point Lake begins in the southern portion of the county and offers ample recreational opportunities. Two parks located within Heard County, Brush Creek Park and Snake Creek Park, offer boat access to the lake and camping facilities. A unique nature preserve owned by The Nature Conservancy is located in Heard County. The site contains acres of granite outcrops, known locally as Flat Rock. According to the Nature Conservancy, granite outcrops occur from Virginia to Alabama. Ninety percent of the exposed granite is found in Georgia. Heard County contains many of these unique natural features.

### **Desired Development Patterns**

Due to the protection, sensitive nature and land ownership of much of these properties, and development will be highly restricted and in some cases prohibited. Any development occurring close to these resources should be buffered and avoided if possible.

Natural resources within the conservation area should be protected and when possible, used for increased passive recreational use.

### **Land Uses**

Land Uses permitted in this character area will be restricted to conservation and educational passive activities.

### **Implementation Measures**

- Protect natural resources from development.
- Buffer any development that occurs adjacent to the conservation area.
- Promote the natural resources within the area for eco-tourism and environmental education.
- When feasible, utilize natural resources for passive recreation.

## Parks



### **Description**

Heard County is a rural and forested part of the state. Two main parks are Brush Creek Park and Bush Head Shoals Park. Brush Creek Park is located along the Chattahoochee River. It allows for recreation and camping. Bush Head Shoals is an area of rapids also along the Chattahoochee River.

### **Desired Development Patterns**

Due to the protection, sensitive nature and land ownership of much of these properties, and development will be highly restricted and in some cases prohibited. Any development occurring close to these resources should be buffered and avoided if possible.

Natural resources within the conservation area should be protected and when suitable, used for increased passive recreational use.

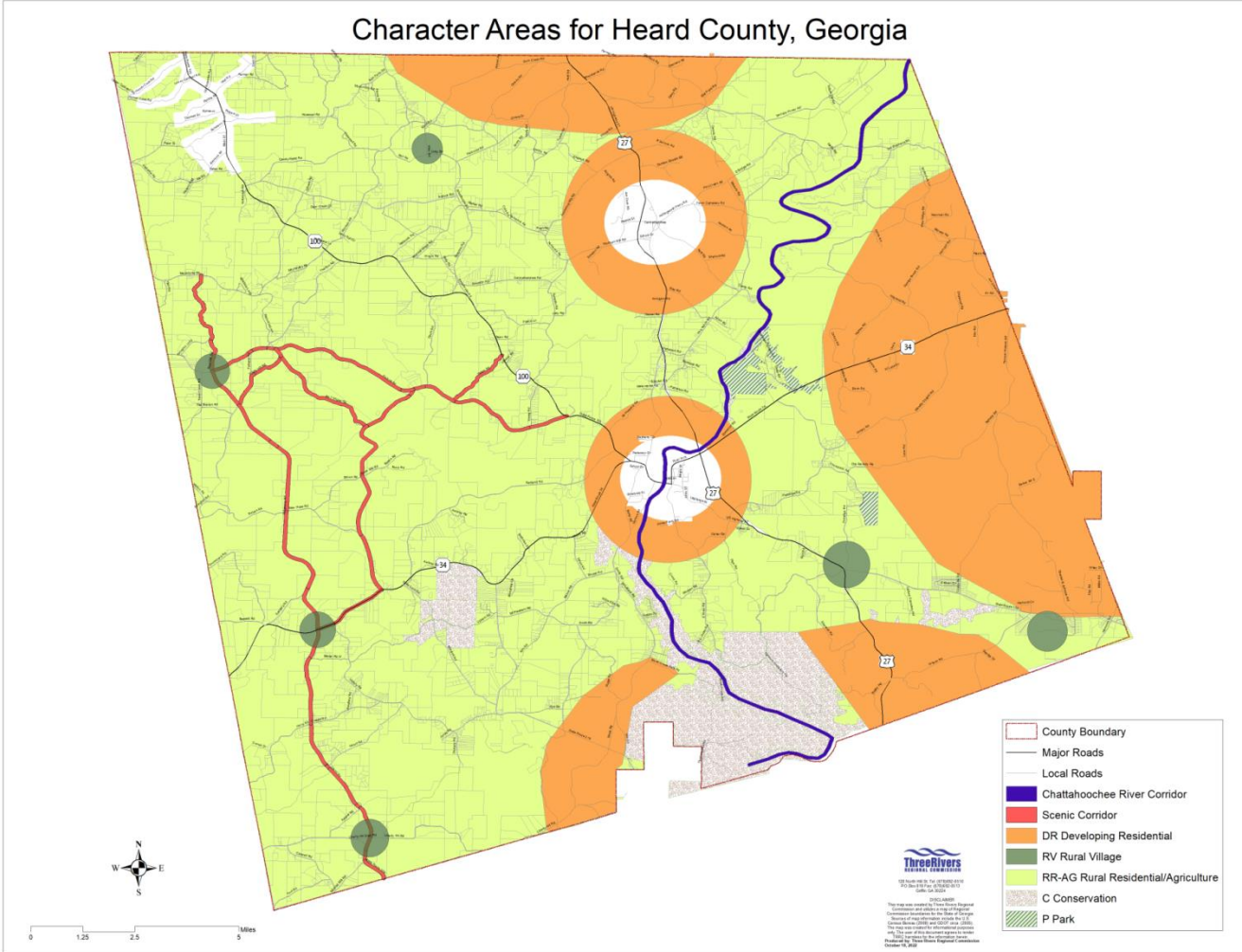
### **Land Uses**

Land Uses permitted in this character area will be restricted to conservation.

### **Implementation Measures**

- Protect natural resources from development.
- Buffer any development that occurs adjacent to the conservation area.
- Promote the natural resources within the area for eco-tourism and environmental education.
- When feasible, utilize natural resources for passive recreation.

Character Area Map for Heard County, GA



## **TOWN OF CENTRALHATCHEE**

The Town of Centralhatchee has identified four character areas. They include the historic corridor, development residential, agriculture and rural residential and rural gateway corridor.

### Historic Corridor



#### **Description**

Within the Town of Centralhatchee, this area delineates the historic spine of the community. Most civic, commercial, and public functions are located here along the old Highway 27 route and now known as Centralhatchee Parkway. Mom and pop businesses remain along the corridor with churches, historic residential and the Centralhatchee Elementary School.

#### **Desired Development Patterns**

The corridor will remain the heart of the community. With the expansion of the City Park and the newly built City Hall, and as commercial growth commences along the rural highway corridor (GA Highway 27), the historic core of the city will remain the center of most activity within Centralhatchee for many years to come.

#### **Land Uses**

Land use categories allowed in this character area include public/Institutional, residential, commercial.

### **Implementation Measures**

- Continue the expansion of sidewalks.
- Encourage small scale - neighborhood style commercial activity.
- Implement beautification activities.
- Implement wayfinding signage.
- Rehabilitate the historic well house and make it a focal point of the community.

### **Developing Residential**



### **Description**

The Developing Residential character area in Centralhatchee is adjacent to the historic corridor. Beginning at the edge of the historic corridor, this area contains, on a small scale, suburban style residential development. The area has the potential for increased subdivision style residential.

### **Desired Development Patterns**

New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.



### **Land Uses**

Land uses allowed within this character area include single family residential.

### **Implementation Measures**

- Promote the use of traditional neighborhood design (TND) principles.
- Promote the use of conservation subdivisions.
- Support connectivity between developments.

### Agricultural/Rural Residential



### **Description**

Rural land encompasses a large portion of the land area within the town limits of Centralhatchee. The area contains active farmland and large tract residential.

### **Desired Development Patterns**

This area will remain rural and agricultural in the near future. Buffering of any new subdivision development will be encouraged.

### **Land Uses**

Land uses within this character area include agricultural and residential.

### **Implementation Measures**

- Promote the use of conservation subdivisions to protect rural character and preserve greenspace

## Rural Gateway Corridor



### **Description**

U.S. Highway 27, a major north-south route bisects the Town of Centralhatchee. This rural divided four-lane highway is a gateway to Centralhatchee for both domestic and commercial activities. It is along this corridor where increased commercial activity will likely occur in the future.

### **Desired Development Patterns**

Land along the Rural Gateway Corridor offers the most potential for increased commercial activity within the Town of Centralhatchee. New commercial activity should be developed in nodes so that commercial uses are contained and allow limited curb cut into the highway.

Proper landscaping will be encouraged to keep the gateway entrances into the city attractive.

### **Land Uses**

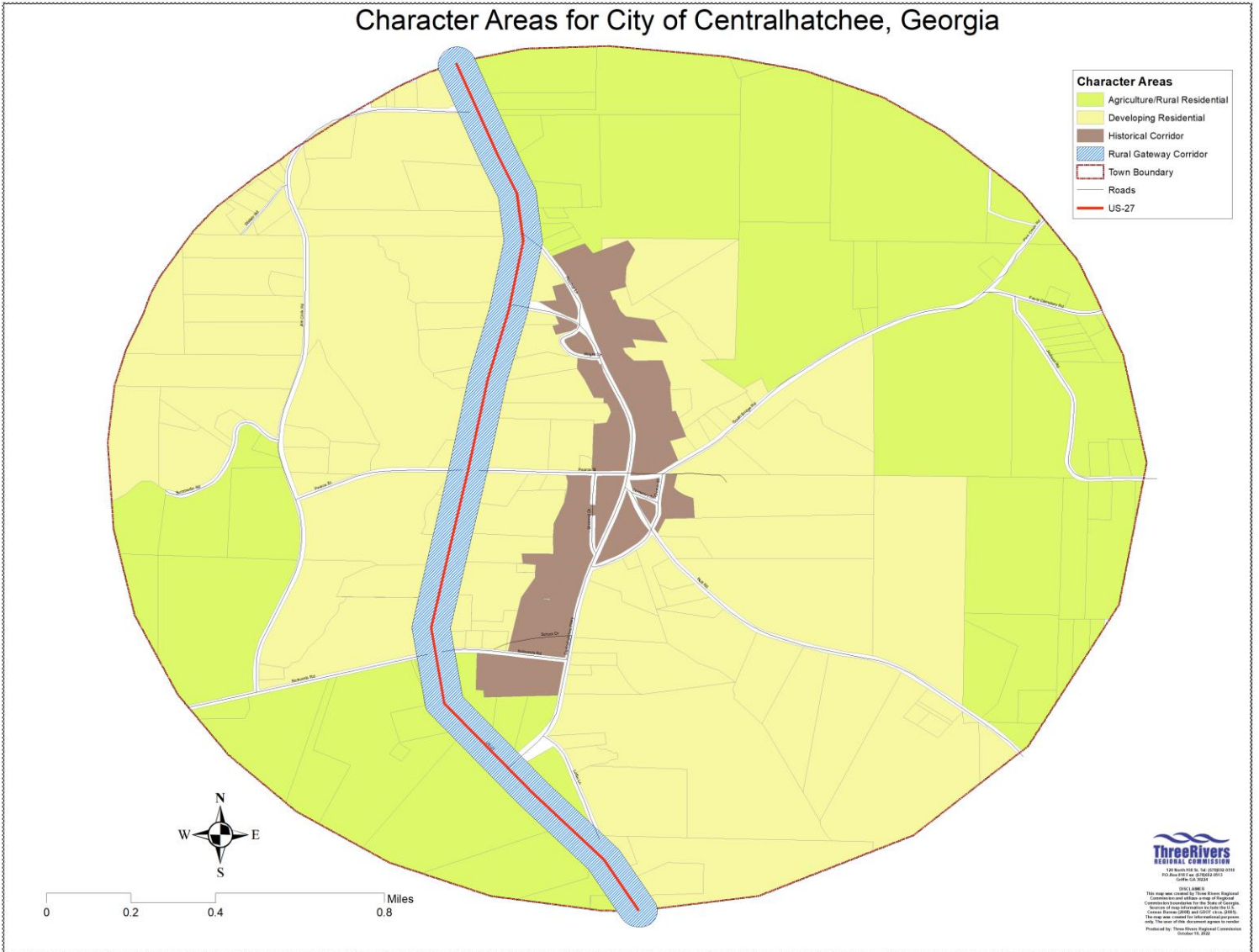
Land uses within this character area include highway commercial.

### **Implementation Measures**

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

### Town of Centralhatchee Character Area Map

#### Character Areas for City of Centralhatchee, Georgia



## **City of Ephesus**

### Historic Town Center



#### **Definition**

Ephesus's location along a rural highway has made for a charming, historic town center. The town's location along a rural scenic highway has left behind historic filling stations, barns, and homes. Many of the historic buildings remain in reasonable condition.

#### **Desired development patterns**

Ephesus encourages submission of construction plans, building designs and landscaping that are sensitive to natural features of the site, including topography and views.

#### **Specific land usage**

Land dedicated to homes, sites, buildings and structures greater than 50 years of age.

### **Implementation measures**

*Georgia Historic Resource Survey* - Collect and record information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.

*Georgia Register of Historic Places Nomination* - State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation

### **Agriculture**



### **Definition**

This area represents most of the land within the City and is actively farmed for vegetables and livestock. Most of the agriculture character area is along major highways running through the Town.

### **Desired development patterns**

Ephesus recommends large minimum lot size requirements to limit development density and protect farmland and rural character and preservation of environmentally sensitive areas by setting them aside as public parks or trails.

**Specific land usage:** This character area is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

**Implementation measures:** *Purchase of Development Rights*-Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space

*Scenic Byway Nomination Georgia's Scenic Byways*- Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities. State and national programs are linked.

## Rural Residential



### **Definition**

Ephesus's rural residential area is one of the largest components of the city. Most homes were built prior to 2010.

### **Desired development patterns**

Ephesus recommends a distribution of affordably priced homes throughout the town; new residential development that matches the mix of housing types and styles or older, closer-in neighborhoods or the community.

### **Specific land usage**

Land designated for single-family large lots in a rural setting.

**Implementation measures:**

*Housing for Low to Moderate-Income Households and Special Needs Populations* – Affordable housing to meet the needs of persons with disabilities; affordable housing to serve the elderly population; or new single-family units for moderate-income, first-time homebuyers.

Commercial



**Definition**

Ephesus has a commercial area that is mainly along one major highway that runs through the City. Currently the most thriving business is a convenience store and gas station along with other small businesses.

**Desired development patterns**

Ephesus recommends improvement of street appearance and amenities of commercial businesses.

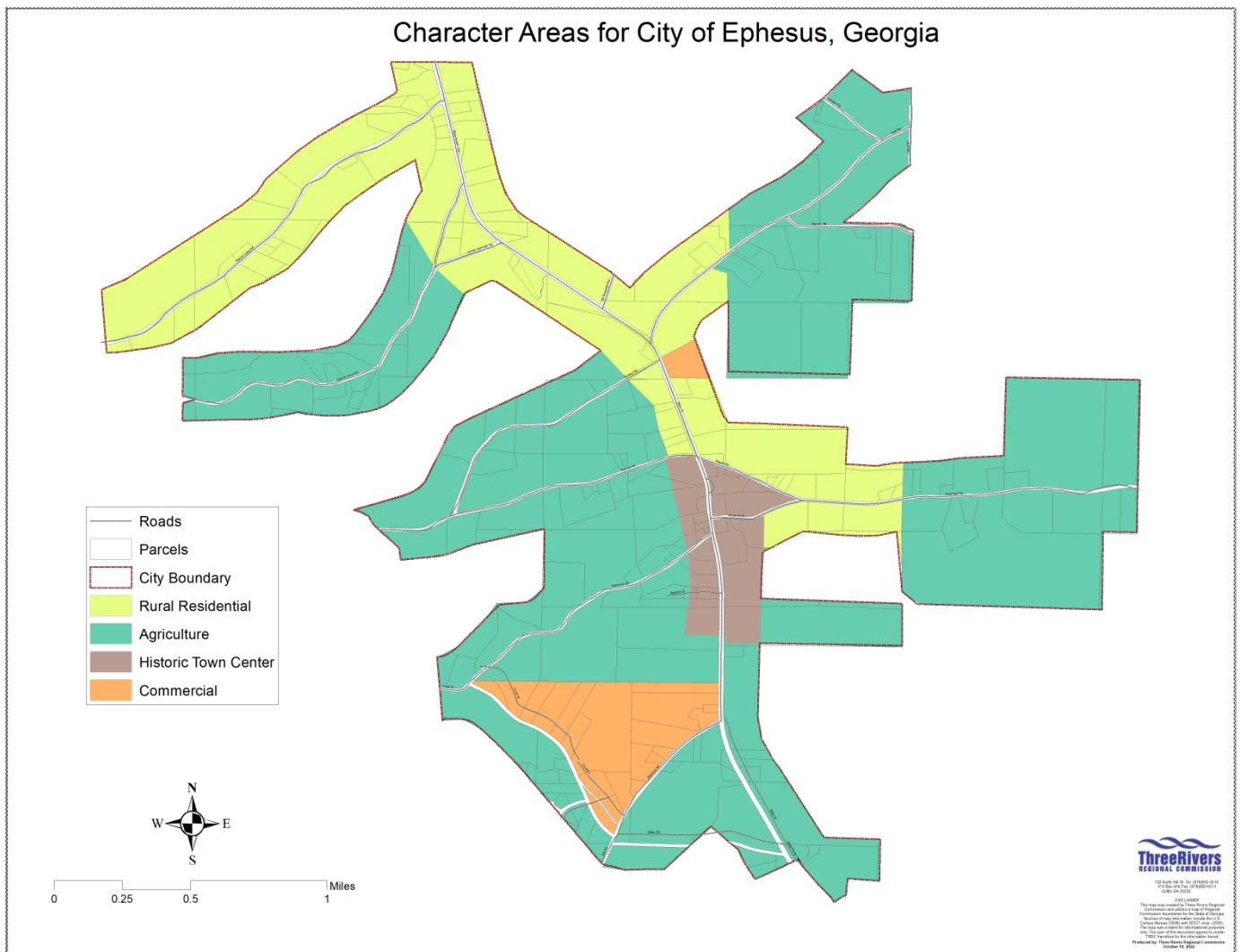
**Specific land usage**

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

### Implementation measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

### City of Ephesus Character Area Map





## **City of Franklin**

### Developing Residential



#### **Description**

The Developing Residential character area in Franklin is adjacent to the historic corridor. Beginning at the edge of the historic corridor, this area contains, on a small scale, suburban style residential development. The area has the potential for increased subdivision style residential.

#### **Desired Development Patterns**

New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.

#### **Specific Land Uses**

Land uses allowed within this character area include single family residential.

#### **Implementation Measures**

- Promote the use of traditional neighborhood design (TND) principles.
- Promote the use of conservation subdivisions.
- Support connectivity between developments.

## Commercial Corridor



### **Description**

Franklin has a commercial area that is mainly along one major highway that runs through the City. There is a variety of businesses. Some of the largest are Jac Products, PPI, and West Georgia Technical College.

### **Desired development patterns**

Franklin recommends improvement street appearance and amenities of commercial businesses.

### **Specific land usage**

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

### **Implementation measures**

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, improve area safer and aesthetics, or other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

## Traditional Residential



### **Description**

Franklin’s residential area is one of the largest components of the city. Most homes were built prior to 2010.

### **Desired development patterns**

Franklin recommends a distribution of affordably priced homes throughout the town; new residential development that matches the mix of housing types and styles or older, closer-in neighborhoods or the community.

### **Specific land usage**

Land designated for single-family and multi-family dwelling units organized into general categories of net densities according to the Franklin zoning ordinance.

### **Implementation measures**

- *Housing for Low to Moderate-Income Households and Special Needs Populations* -Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers.

## Conservation Army Corps



### **Description**

Franklin contains an abundance of natural resources. The Chattahoochee River is included within this area and serves as the main water source for West Point Lake.

### **Desired Development Patterns**

To support the protection, sensitive nature and land ownership of most of these properties, and development will be highly restricted and in some cases prohibited. Any development occurring close to these resources should be buffered and avoided if possible. Natural resources within the conservation area should be protected and when suitable, used for increased passive recreational use.

### **Land Uses**

Land Uses permitted in this character area will be restricted to conservation.

### **Implementation Measures**

- Protect natural resources from development.
- Buffer any development that occurs adjacent to the conservation area.
- Promote the natural resources within the area for eco-tourism and environmental education.
- When feasible, utilize natural resources for passive recreation.

## **Industrial**



### **Description**

Franklin’s industrial areas are located in two parts of town; one along SR 34 and the other along Bevis Road. The City of Franklin has an industrial area dedicated to serve light industrial uses and has successfully attracted businesses with the potential for expansion.

### **Desired development patterns**

Franklin recommends increased industrial recruitment, which could include additional manufacturing, wholesale trade, and distribution activities.

### **Specific land usage**

Land designated for light industrial and industrial according to the Franklin zoning ordinance.

### **Implementation measures**

- Maintain sewer access
- Expand sewer where possible
- Adequate roadways and access
- Buffer and landscape requirements
- Collaboration with Development Authority of Heard County
- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation

## Park Recreation



### **Description**

Within the City of Franklin, there are several small pockets of land containing parks and recreation. These areas contain amenities such as playground, picnic areas, and greenspace.

### **Desired development patterns**

Franklin recommends continued conservation of these areas to protect the environment, watershed, and wildlife.

### **Specific land usage**

Land designated for parks and recreational usage.

### **Implementation measures**

- Land preservation
- Limit new development
- Conservation easements
- View shed preservation
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements
- Utilize Land and Water Conservation Fund for park development
- Partner with the Trust for Public Land for land acquisition and protection

Downtown



**Description**

The City of Franklin is a historic downtown square in the heart of the cities. Within the center of the square sits a gazebo and greenspace for community gatherings.

**Desired development patterns**

Franklin recommends maintaining and developing these properties to remain aesthetically attractive in the community.

**Specific land usage**

Historical commercial uses as well as public uses

**Implementation measures**

Greenspace

- Open space protection
- Downtown development

Public Institution



**Description**

Land inside the City of Franklin containing government owned buildings and property is classified as public institution.

**Desired development patterns**

Franklin recommends maintaining and developing these properties to remain aesthetically attractive in the community.

**Specific land usage**

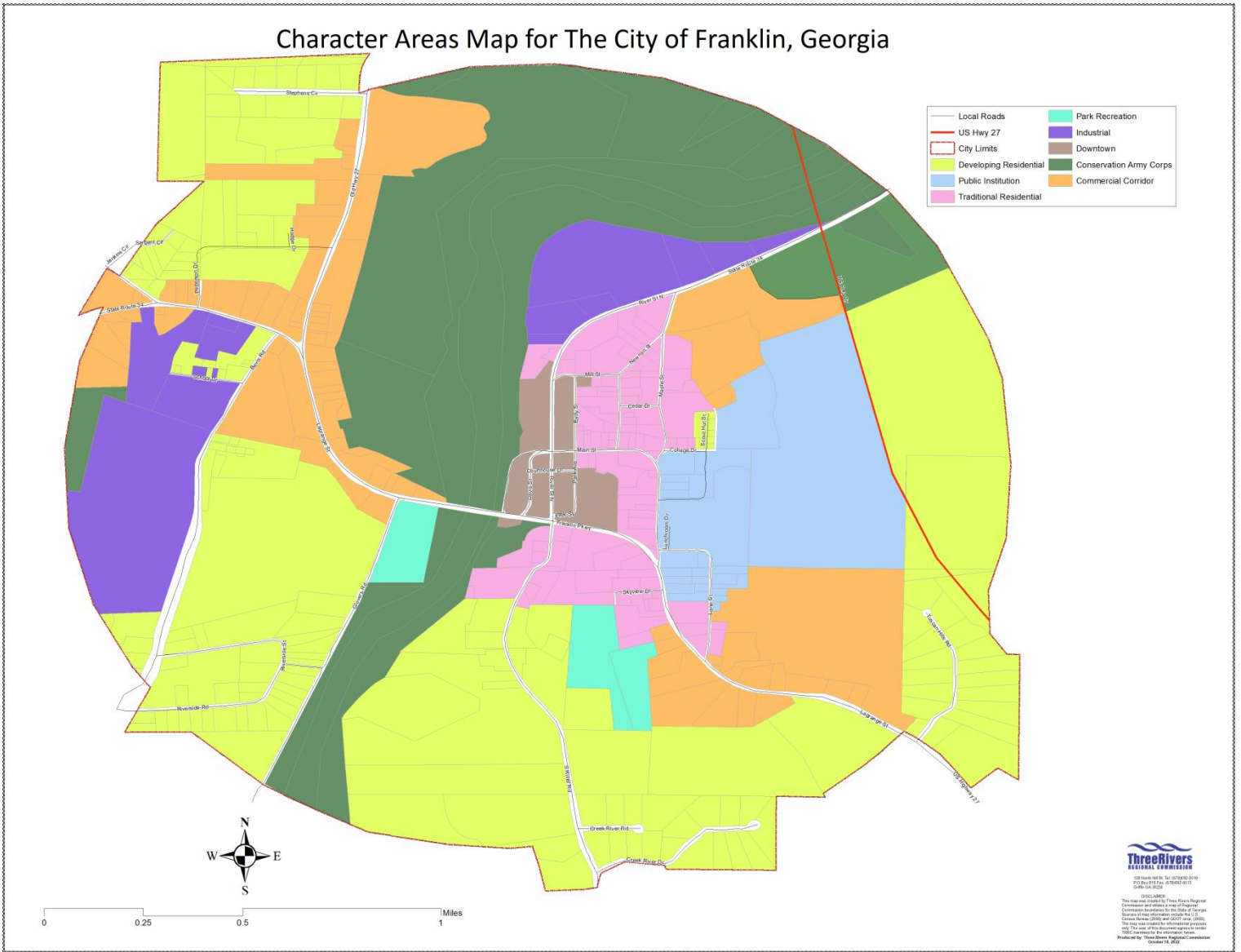
Land designated for government use of properties.

**Implementation measures**

- Greenspace acquisition
- Open space protection



City of Franklin Character Area Map



## COMMUNITY WORK PROGRAM

The Heard County & the Cities of Centralhatchee, Franklin, & Ephesus Community Work Programs are a list of priority projects to be undertaken by the County and cities within in the next five years. The Community Work Program includes the specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding.

### Report of Plan Accomplishments:

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering the years 2017-2022.

## COMMUNITY PLAN ACCOMPLISHMENTS 2017-2022

<b>Heard County Short Term Work Program 2017-2022 Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Develop Bush Head Shoals Park	Underway	
Develop recreation trails & blue trails at Bush Head Shoals Park	Postponed	Lack of Funding; Moved to new CWP
Expand Heard County Arena and equine lodging	Postponed	Lack of Funding; Moved to new CWP
Implementation & Expansion of Broadband	Postponed	Lack of Funding; Moved to new CWP
Purchase of 140 acres along Hwy 27 Bypass	Postponed	Lack of Funding; Moved to new CWP
Prioritize National Register multi-property nomination	Postponed	Lack of Funding; Moved to new CWP
Develop public archeological awareness/heritage education	Underway	
Expand water treatment facilities and distribution	Postponed	Lack of Funding, Moved to new CWP
Upgrade & maintain Snake Creek Park & market the park for tourism	Postponed	Lack of Funding, Moved to new CWP
Upgrade and maintain Brush Creek Recreation facilities & continue heritage programs & market for tourism	Postponed	Lack of Funding, Moved to new CWP
Develop public archeological awareness/heritage education program	Postponed	Lack of Funding, Moved to new CWP
Renovate courthouse & develop new county administration annex building	Complete	

<b>Heard County Short Term Work Program 2017-2022 Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Extend water distribution system into Southeast unincorporated portions of the County	Postponed	Lack of Funding; Moved to New CWP
Construct additional courthouse/municipal parking	Postponed	Lack of Funding; Moved to New CWP
Purchase & maintain animal control equipment, facilities, & vehicles	Postponed	Lack of Funding; Moved to New CWP
Purchase & maintain administrative equipment, facilities, & vehicles as needed	Completed	
Upgrade Codes Enforcement & Animal Control Program	Postponed	Lack of Funding; Moved to New CWP
Purchase & maintain Sheriff's department equipment, facilities, & vehicles	Completed	
Purchase & maintain Fire-EMS equipment, facilities, & vehicles	Completed	
Purchase & maintain Parks & Recreation equipment, facilities, & vehicles	Completed	
Purchase & maintain roads and bridges equipment, vehicles, resurfacing, improvements, facility renovations & additions	Completed	
Expand water treatment facilities & distribution system	Postponed	Lack of Funding; Moved to New CWP
Update zoning ordinance	Underway	Draft revisions under Planning Commission Review
Develop GIS program integrating zoning & planning, tax offices, and 911	Completed	
Update sign ordinance	Postponed	Moved to New CWP
Construct passing lane along SR 34	Postponed	Lack of Funding; Moved to New CWP

<b>Centralhatchee Short Term Work Program 2017-2022 Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Add playground at City Hall	Complete	
Add sidewalks from CES to City Park	Postponed	Lack of Funding; Moved to New CWP
Widening of Nutt Road	Postponed	Lack of Funding; Moved to New CWP
Establish satellite Sheriff office	Complete	
Add Gateway & directional signage	Complete	
Renovate the Library	Complete	
Beautification of the historic well	Complete	

<b>Ephesus Short Term Work Program 2017-2022 Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Upgrade water lines from 3 inch to 6 inch on Parmer Street	Completed	
New well for the water system	Postponed	Lack of Funding; Moved to New CWP
Inquire about centralized drop box for mail	Postponed	Lack of Funding; Moved to New CWP
Complete maintenance on quilt trail signage	Underway	
Tornado shelter for community located at city hall	Postponed	Lack of Funding; Moved to New CWP
Contract for trash pickup	Completed	
Make improvements to the water system as needed	Underway	
Make improvements and expansions to recreation department	Postponed	Lack of Funding; Moved to New CWP

<b>Franklin Short Term Work Program 2017-2022 Report of Plan Accomplishments</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Develop a trail between Bush Head Shoals & downtown	Underway	Moved to new CWP
Complete maintenance on trail near Franklin Parkway	Complete	Moved to new CWP
Map & replot City Cemetery	Postponed	Lack of Funding; Moved to new CWP
Implement & expand broadband	Postponed	Lack of Funding; Moved to new CWP
Build amphitheater	Complete	
Obtain Main Street designation	Postponed	Lack of support; Moved to new CWP
Implement county Solid Waste Management Plan	Underway	Moved to new CWP
Purchase and maintain public works vehicles, equipment, roads, and sidewalks	Underway	Moved to new CWP
Purchase and maintain administrative buildings & equipment	Underway	Moved to new CWP
Purchase and maintain recreation buildings & equipment	Postponed	Lack of Funding; Moved to new CWP
Purchase and maintain public safety equipment and vehicles	Postponed	Lack of Funding; Moved to new CWP
Upgrade downtown parking and encourage off street parking	Postponed	Moved to new CWP
Development of a workforce training center	Postponed	Moved to new CWP
Continue expansion and improvements of Chattahoochee Greenway, including passive and active recreational venues where appropriate	Underway	
Add new sidewalks and replace old sidewalks	Postponed	Lack of funding; Moved to new CWP

## COMMUNITY WORK PROGRAM 2023-2027

Below are the new Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus Community Work Programs that lists projects the County and cities will address in the next five years.

<b>Heard County – Community Work Program 2023-2027</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
Develop Bush Head Shoals Park	2023-2025	County	\$200,000	Grants/County
Develop recreation trails & blue trails at Bush Head Shoals Park	2023-2025	County	\$150,000	Grants/County
Expand Heard County Arena and equine lodging	2023-2027	County	\$271,364	Grants/County
Implementation & Expansion of Broadband	2023-2027	County	TBD	Grants/County
Purchase of 140 acres along Hwy 27 Bypass	2023-2027	County/HCDA	TBD	HCDA
Prioritize National Register multi-property nomination	2023-2025	County	\$0	N/A
Develop public archeological awareness/heritage education	2023-2025	County	TBD	Grants/County
Expand water treatment facilities and distribution in currently served areas	2023-2025	County	\$427,397	Grants/County
Upgrade & maintain Snake Creek Park & market the park for tourism	2023-2027	County	TBD	Grants/County
Upgrade and maintain Brush Creek Recreation facilities & continue heritage programs & market for tourism	2023-2025	County	TBD	Grants/County
Develop public archeological awareness/heritage education Program – Old Jail	2023-2024	County	\$12,000	Grants/County
Construct passing lane along SR 34	2023-2056	County	TBD	GDOT/County

Construct additional courthouse/municipal parking	2023-2024	County	\$40,000	County/SPLOST
Purchase & maintain animal control equipment, facilities, & vehicles	2023-2027	County	TBD	Grants/County
Purchase & maintain administrative equipment, facilities, & vehicles as needed	2023-2027	County	TBD	Grants/County
Upgrade Codes Enforcement & Animal Control Program	2023-2027	County	TBD	Grants/County
Purchase & maintain Sheriff's department equipment, facilities, & vehicles	2023-2027	County	\$393,627	Grants/County
Purchase & maintain Fire-EMS equipment, facilities, & vehicles	2023-2027	County	\$995,647	Grants/County
Purchase & maintain Parks & Recreation equipment, facilities, & vehicles	2023-2025	County	\$114,531	Grants/County
Purchase & maintain roads and bridges equipment, vehicles, resurfacing, improvements, facility renovations & additions	2023-2027	County	\$2,223,168	Grants/County
Extend water distribution system capacity to serve additional areas including Southeast unincorporated portions of the County	2023-2027	County	\$1,000,000	County/SPLOST
Update zoning ordinance	2023-2027	County	\$10,000	County
Develop GIS program integrating zoning & planning, tax offices, and 911	2023-2024	County	\$15,000	County
Update sign ordinance	2023-2025	County	\$1,500	County



<b>Town of Centralhatchee – Community Work Program 2023-2042</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
Widening of Nutt Road	2020-2022	Town	TBD	LMIG, grants, SPLOST, GF
Develop Tourism Program with Heard County, Cities, and Chamber of Commerce	2023-2027	Cities/County	TBD	Grants, SPLOST
Add sidewalks from CES to City Park	2023-2026	City	TBD	Grants/SPLOST

<b>City of Ephesus – Community Work Program 2023-2042</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
New well for the water system	2023	City	\$100,000	SPLOST, GF
Inquire about centralize drop box for mail	2020-2022	City	TBD	GF, USPS
Complete maintenance on quilt trail signage	2023-2024	City	TBD	private
Tornado shelter for community located at city hall	2023-2027	City	TBD	GF, grants
Make improvements to the water system as needed	2023-2027	City	TBD	GF
Make improvements and expansions to recreation	2023-2027	City	\$200,000	GF, grants

<b>City of Franklin – Community Work Program 2023-2042</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost</b>	<b>Funding Sources</b>
Develop a trail between Bush Head Shoals & downtown	2023-2025	City	TBD	GF
Map & replot City Cemetery	2023-2027	City	\$10,000	GF/SPLOST
Implement & expand broadband	2023-2027	City	TBD	GF/grants
Obtain Main Street designation	2023-2025	City	TBD	GF
Implement county Solid Waste Management Plan	2023-2027	City	N/A	N/A
Purchase and maintain public works vehicles, equipment, roads, and sidewalks	2023-2027	City	TBD	SPLOST/grants
Purchase and maintain administrative buildings & equipment	2023-2027	City	TBD	SPLOST/grants
Purchase and maintain recreation buildings & equipment	2023-2027	City	TBD	SPLOST/grants
Purchase and maintain public safety equipment and vehicles	2023-2027	City	TBD	SPLOST/grants
Upgrade downtown parking and encourage off street parking	2023-2026	City	\$500,000	GF/SPLOST
Development of a workforce training center	2023-2025	City	TBD	GF
Continue expansion and improvements of Chattahoochee Greenway, including passive and active recreational venues where appropriate	2023-2027	City	TBD	GF/grants
Add new sidewalks and replace old sidewalks	2023-2027	City	TBD	SPLOST/grants

# APPENDIX

**HEARD COUNTY JOINT COMPREHENSIVE PLAN UPDATE  
PUBLIC HEARING AND WORKSHOP PICTURES  
12 OCTOBER 2022, 3:00 – 5:50 PM**



HEARD COUNTY JOINT COMPREHENSIVE PLAN  
STEERING COMMITTEE WORKSHOP  
12 OCTOBER 2022 – 3:30 PM  
201 Park Avenue, Franklin, GA 30217  
COMMISSION CHAMBER  
Franklin, GA 30217

The Steering Committee members participating in the planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus will hold a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis Workshop on 12 October 2022, at 3:30 PM.

Heard County encourages all interested parties to take part in this process. The Kickoff meeting will take place at 3:30 PM on 12 October 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Sharon Armstrong, Heard County Planner, by phone at (615) 934-7833 or by e-mail at [planner@heardcountyga.com](mailto:planner@heardcountyga.com). Comments can also be mailed to Mrs. Armstrong attention at P.O. Box 40 Franklin, GA 30217.

Steering Committee Members:

Lee Boone, Chairman-Heard County Board of Commissioners  
Kathy Knowles, Executive Director-Heard County Development Authority  
James Perry, Farm Owner/Heard County Board of Commissioners  
Macie Cassel, Director Heard County Building & Zoning  
Barbie Crockett, Mayor – Town of Centralhatchee  
Linda Rogers, City Clerk – Town of Centralhatchee  
Denney Rogers, Mayor – City of Ephesus  
Renai Brock, City Clerk – City of Ephesus  
Kevin Hayes, Mayor – City of Franklin  
Jessica LaPointe, City Clerk – City of Franklin  
Felicia Adams, Finance Director/County Clerk/Heard County



## HEARD COUNTY JOINT COMPREHENSIVE PLAN UPDATE PUBLIC HEARING MINUTES

The Public Hearing was called to order on 12 October, 2022 at 3:00 PM. Chairman Lee Boone welcomed the attendees to the meeting and asked Planner Sharon Armstrong to present the updates to the Heard County Joint Comprehensive Plan. The meeting was attended by the Heard County Comprehensive Plan Steering Committee (See attached sign in sheet), citizens, stakeholders, and agencies within the county and cities.

Comments from the public attendees:

1. I don't want development here, we moved here to get away from development years ago and don't want outsiders or companies moving in.
2. There aren't any houses young people can afford here except trailers and houses in disrepair.
3. There are no activities for young people that aren't related to sports or exercise. We need activities and businesses for other people.
4. We should have a theme for downtown Franklin. I visited a city in Washington State that has a ski area and the whole town has a Bavarian theme.
5. We need to save our old houses and establish a historic district in each town or city and the county.
6. I would like to see campgrounds and small houses in the parks for people to stay in when they visit Heard County.
7. The county doesn't have any training for construction trades and our K-12 schools don't teach anything except college prep courses.
8. I would like to see the Arena area with a hotel added. It is used heavily for equestrian activities and people come from all around to use it. They have to drive to Carrolton or Newnan to stay overnight.
9. We don't promote the Chattahoochee River enough for tourism.
10. We need utility expansion to encourage businesses to come here.
11. We don't have places to shop in the county except for a few places.
12. We have great schools. People move here for the schools but work somewhere else.
13. We don't have good job opportunities for our young people or decent housing for them to buy so they move out of the county.
14. I would like for the county to promote agricultural activities.
15. We don't have any annual community events to draw visitors.
16. We need broadband internet to attract businesses and jobs.
17. We need to invest in infrastructure to promote manufacturing and industry.

The Coordinating Committee and Planner responded to each individual comment to relay the needs and opportunities for each suggestion. The committee asked the citizens to attend City County and County Commission meetings to share their concerns and comments and to share their ideas.

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Lee Boone, Chairman, Comprehensive Plan Coordinating Committee



**HEARD COUNTY JOINT COMPREHENSIVE PLAN UPDATE  
COORDINATING COMMITTEE WORKSHOP  
12 OCTOBER, 2022 4:00 PM**

The Heard County Joint Comprehensive Plan Update Coordinating Committee met in a workshop to review the existing Comprehensive Plan Elements and Work Program. The meeting began late as the Public Hearing ran over the time allotted for public comment.

The committee members reviewed and provided revisions to the Introduction, Community Goals and Policies, Needs and Opportunities, Character Areas/Land Use and Community Work Program Elements of the Plan. Each community submitted Community Work Program updates for Coordinating Committee consideration and vote and considered the input of the community heard in the Public Hearing preceding the workshop.

The revisions were approved by the Coordinating Committee.

The revised, updated comprehensive plan will be shared with the community for public comment and input on 18 October 2022, 6:30 PM at the Heard County Commission Meeting. The Heard County Commission will consider the Resolution to submit the updated comprehensive plan to the Three Rivers Regional Commission for review.

The workshop was concluded at 5:55 PM.

Sign in sheets are attached.

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Lee Boone, Chairman, Heard County Comprehensive Plan Coordinating Committee

HEARD COUNTY JOINT COMPREHENSIVE PLAN  
KICK-OFF MEETING  
12 OCTOBER 2022 – 3:00 PM  
201 Park Avenue, Franklin, GA 30217  
COMMISSION CHAMBER  
Franklin, GA 30217

You are invited to participate in planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus.

This planning process will ensure quality growth, assist Heard County in prioritizing expenditure of funds and coordinate future development efforts. The plan will focus on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation. It is anticipated a draft will be ready for public comment in October of this year.

This is your opportunity to share ideas, voice concerns, and describe your vision for Heard County over the next ten years. In addition, the Planner and Planning Committee will be present to introduce the planning process and highlight the main issues that the Steering Committee has identified.

Heard County encourages all interested parties to take part in this process. The Kickoff meeting will take place at 3:00 PM on 12 October 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Sharon Armstrong, Heard County Planner, by phone at (615) 934-7833 or by e-mail at [planner@heardcountyga.com](mailto:planner@heardcountyga.com). Comments can also be mailed to Mrs. Armstrong attention at P.O. Box 40 Franklin, GA 30217.



**HEARD CO. COMPREHENSIVE PLAN COORDINATING COMMITTEE**  
**201 Park Avenue, Franklin, GA 30217**  
**COMMISSION CHAMBER**  
**Franklin, GA 30217**

**12 October 2022, at 3:30 PM**

**AGENDA**

- A. Introductions
- B. Review of the existing Comprehensive Plan Elements
  - a. Introduction
  - b. Community Goals and Policies
  - c. Needs and Opportunities
  - d. Character Areas
- C. Review of Revisions to the Introduction, Community Goals and Policies, Needs and Opportunities, Character Areas/Land Use and Community Work Program Elements of the Plan
- D. Schedule - 18 October 2022 Joint Government Public Hearing
  - a. Public Comment and Input on the Revised Joint Comprehensive Plan for Heard County
- E. Schedule - 18 October 2022 Joint Government Meeting
  - a. Adoption and Submission of the Revised Plan to the Three Rivers Regional Commission for review



**PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE**  
**12 OCTOBER 2022**

**HEARD COUNTY COMMISSION CHAMBER**

START TIME: 3:00 END TIME: \_\_\_\_\_

**SIGN-IN SHEET**

Name	Organization	Phone	Email
Alan S. Plans & More	Plans & More, LLP	(615) 426-8556	razorback1@plansandmorellp.com
Sharon D. Plans & More	Plans & More, LLP	(615) 934-7833	razorback@plansandmorellp.com
Brai Smith	IT Department	(706) 594 3289	bsmith@heardcountyga.com
Andrew Williams	IT Department	(706) 616-7881	awilliams@heardcountyga.com
Susanne Palmer	Finance	706-301-5880	SPalmer@heardcountyga.com
Felicia Adams	Finance	706-675-3821	feliciadams@heardcountyga.com
Barbie Crockett	Town of Central Oakes	478-639-0157	barbiecrockett@CentralOakes.com





Name	Organization	Phone	Email
Linda S. Rogers	Town of North Atlanta	770-851-8801	lindarogers@northatl.com
Robert Hilton	Franklin City Council	678-633-1416	rhilton@franklinga.gov
Susan Helman		770-301-7240	scholms57@gmail
David Wells	BOC Heard County	770-338-9291	No Here; +
Phyllis Woodson		706-675-8002	pwoodson@mail.com
Michael Rahn		706-302-3154	
Bill Sydney Heard		(662) 684-9530	stheard@gmail.com
Lee Boone	HEARD COUNTY BOC	706-675-3821	wcheard@outlook.com
Katherine Grogan	Dev Agency HC	706-675-0534	lboone@heardcountyga.com
Melinda Brown	Heard County Chamber of Commerce	706-948-0466	kkelhandgrogan@gmail.com
			info@heardchamber.com





Name	Organization	Phone	Email
Marti Caputa		770-378-3611	Gumczel@yahoo.com
Kirby Caputa	Kix Carrelton	478-539-9317	
Macie Cassel	Zoning Admin	706-675-3700	mcassel@heardcountyga.com
Dustin Pate	Tax Assessor	706-675-3786	<del>dpate@heardcountyga.com</del> dpate@heardcountyga.com
Kristy Fowler	New Authority	706-675-0554	KK@heardcountyga.com
DEVIN HAYES	City of Franklin	706-675-6623	khayes@franklinga.gov
James Ferry	District 2 Commissioner	7208765556	JamesP28@gmail.com
Nancy Hammond	5th City Comm.	770-328-9439	Nhammond@healdcountygga.com
Renee Brock	City of Ephesus	770-854-8616	ephesuscityhall@gmail.com



HEARD COUNTY JOINT COMPREHENSIVE PLAN  
JOINT GOVERNMENT PUBLIC INPUT & MEETING  
18 OCTOBER 2022 – 3:00 PM  
201 Park Avenue, Franklin, GA 30217  
COMMISSION CHAMBER  
Franklin, GA 30217

You are invited to participate in planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus.

This planning process will ensure quality growth, assist Heard County in prioritizing expenditure of funds and coordinate future development efforts. The plan will focus on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation. It is anticipated a draft will be ready for public comment in October of this year.

This is your opportunity to share ideas, voice concerns, and describe your vision for Heard County over the next ten years. In addition, the Planner and Planning Committee will be present to introduce the planning process and highlight the main issues that the Steering Committee has identified.

Heard County encourages all interested parties to take part in this process. The Kickoff meeting will take place at 6:30 PM on 18 October 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Sharon Armstrong, Heard County Planner, by phone at (615) 934-7833 or by e-mail at [planner@heardcountyga.com](mailto:planner@heardcountyga.com). Comments can also be mailed to Mrs. Armstrong attention at P.O. Box 40 Franklin, GA 30217.

**AGENDA**  
**HEARD COUNTY COMMISSIONERS MEETING**  
**October 18, 2022 – 6:30 P.M.**  
**Heard County Administration Building**  
**Commission Chamber**  
**201 Park Ave., Franklin, GA 30217**

- I. CALL TO ORDER**
- II. WELCOME, INVOCATION, AND PLEDGE TO THE FLAG**
- III. PUBLIC HEARINGS**
- IV. APPROVAL OF MINUTES**
- V. AMEND AGENDA**
- VI. NEW BUSINESS**
  - a. Discussion/Decision on Application by Brandon Hannah to Rezone**
  - b. Discussion/Decision on Application by Donald Rogers to Rezone**
  - c. Accept Quit Claim Deed for property on Dunson Shoals Road**
  - d. Discussion/Decision on Request from Codes Enforcement**
  - e. Franklin Mayor Kevin Hayes on LOST Distribution**
  - f. Approval of Draft Revisions to Heard County, Franklin, Centralhatchee and Ephesus Joint Comprehensive Plan-Sharon Armstrong**
- VII. OLD BUSINESS**
  - a. Decision/Discussion on Concession Agreement with Chattahoochee Outdoors LLC**
- VIII. PUBLIC COMMENTS**
- IX. EXECUTIVE SESSION**
- X. ADJOURN**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Coordinator at 706-675-3821 promptly to allow the County to make reasonable accommodations for those persons.*





**PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE JOINT GOVERNMENT MEETING**

**18 OCTOBER 2022**

**HEARD COUNTY COMMISSION CHAMBER**

START TIME: \_\_\_\_\_ END TIME: \_\_\_\_\_

**SIGN-IN SHEET**

Name	Organization	Phone	Email
Barbirel Hockett Mayor	Mayor of Columbus Ga.	770-639-0157 <del>770-854-837</del>	barbirel@rocket.com
Lynne Cash	Heard BOC	706-350-8412 704 302 08109	lynn-cash@bellsouth.net lnocke@heardcountyga.com
Marie Carol	building & zoning	704 675 3700	mcarroll@heardcountyga.com
Kathryn Knowles	Dev. Authority	704 302 9774	kk@heardcountyga.org







**PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE JOINT GOVERNMENT MEETING**  
**18 OCTOBER 2022**  
**HEARD COUNTY COMMISSION CHAMBER**

START TIME: \_\_\_\_\_ END TIME: \_\_\_\_\_

**SIGN-IN SHEET**

Name	Organization	Phone	Email
Barbirel Rockett Mayor	Down of Embalment	770 639 0157 <del>770 854 837</del>	barbirelrockett@gmail.com
Lynn Cash	Heard BDC	706-350-8412 706 302 0809	lynn_cash@bellsouth.net lnocke@heardcountyga.com
Mavis Carol	building+ zoning	706 675 3700	mavsel@heardcountyga.com
Kathy Knowles	Dev Authority	706 302 9774	kk@heardcountyga.org
Denney R	City of Ephesus	770 854-8614	Denney Rogers Carol.com





**PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE JOINT GOVERNMENT MEETING**  
**18 OCTOBER 2022**  
**HEARD COUNTY COMMISSION CHAMBER**

START TIME: \_\_\_\_\_ END TIME: \_\_\_\_\_

**SIGN-IN SHEET**

Name	Organization	Phone	Email
Barbiree Hester Mayor	Mayor of Columbus Ga.	770-639-0157 <del>770-854-837</del>	barbiree@briarwood.com
Lynn Cash	Heard BOC	706-350-8412	lynn-cash@bellsouth.net
Mary Carol	building & zoning	706 615 0810 3700	mcarol@heardcountypga.com
Kathy Knowles	Dev Authority	706 302 9774	KK@heardcountypga.org
Kevin Hayes	City of Franklin	706-675-6623	kha@franklinga.gov



**HEARD COUNTY BOARD OF COMMISSIONERS MEETING  
October 18, 2022 - 6:30 P.M.**

The Heard County Board of Commissioners held a Commissioners Meeting on October 18, 2022, at 6:30 p.m. in the Commission Chamber of the Heard County Administration Building. In attendance at the meeting were Chairman Lee Boone, District 1 Commissioner Larry Hooks, District 2 Commissioner James Perry, District 3 Commissioner Gwen Caldwell, District 4 Commissioner Larry Hammond, District 5 Commissioner David Walls, and County Attorney Michael Hill.

Agenda Item # 1 – Chairman Boone called the meeting to order.

**Agenda Item # 2 - Welcome, Invocation, and Pledge to the American Flag** – Chairman Boone welcomed everyone in attendance, gave the invocation and led the Pledge of Allegiance to the Flag.

**Agenda Item # 3 – Public Hearings** – Chairman Boone highlighted the rules governing all public hearings to the audience and asked all participants to sign the sheet at the podium for which hearing they wish to speak at. Chairman Boone also advised to state their name and address for audio recording purposes before they address the Board.

**Hearing #1 – Application from Brandon Hannah to Rezone property at 9891 Hwy 34.**

**Brandon Hannah spoke to the Board and asked to rezone this property from Multi Family Residential to Single Family Residential. No other person spoke regarding this application. On a motion (Perry) and second (Hammond), the Board voted unanimously to close this public hearing.**

**Hearing-Part # 2 – Application from Brandon Hannah to rezone property at 9869 Hwy 34.**

**Brandon Hannah spoke to the Board and asked to rezone this property from Multi Family Residential to Single Family Residential. No other person spoke regarding this application.**

**On a motion (Walls) and second (Perry), the Board voted unanimously to close this public hearing.**

**Hearing #3 – Application from Donald Rogers to rezone property at 11730 Hwy 100.**

**Donald Rogers spoke to the Board and asked to rezone this property from Rural Development to Single Family Residential. No other person spoke regarding this application. On a motion (Caldwell) and second (Hooks), the Board voted unanimously to close this public hearing.**

**Hearing #4 – Draft Revisions to Heard County, Franklin, Centralhatchee and Ephesus Joint Comprehensive Lane Use Plan. Heard County Planner Sharon Armstrong spoke to the Board to confirm a workshop and revision meeting have been held, and to advise the public the Draft Plan has been completed and all updates have been done. Ms. Armstrong stated that if the Draft is approved, a link will be placed on the County’s Website for public view to include the comments and revisions and will remain there while being reviewed by the Regional Commission. No other person spoke regarding this Joint Comprehensive Lane Use Plan Update. On a motion (Hammond) and second (Perry), the Board voted unanimously to close this public hearing.**

**Agenda Item # 4- Approval of Minutes – On a motion (Hooks) and second (Perry) the Board voted unanimously to approve the minutes from the September 20, 2022, regular Commission Meeting.**

**Agenda Item # 5- Amend Agenda- On a motion (Walls) and second (Hammond), the Board voted unanimously to add Part #2 to item a. under Public Hearings & New Business.**

**Agenda Item # 6 – New Business**

**a. Decision on Application by Brandon Hannah to Rezone property at 9891 Hwy 34 Franklin. On a motion (Walls) and second (Hammond), the Board voted unanimously to Rezone from Multi Family to Single Family.**

**Part #2 - Decision on Application by Brandon Hannah to Rezone property at 9869 Hwy 34 Franklin. On a motion (Walls) and second (Hammond), the Board voted unanimously to Rezone from Multi Family to Single Family.**

**b. Decision on Application by Donald Rogers to Rezone property at 11730 Hwy 100 Franklin. On a motion (Walls) and second (Caldwell), the Board voted unanimously to Rezone from Rural Development to Single Family.**

**c. Accept Quit Claim Deed for property on Dunson Shoals Road. Attorney Hill recommended the Board to accept this as a gift/donation to the County to make it official. On a motion (Perry) and second (Hammond), the Board voted unanimously to accept the property as a gift/donation to Heard County.**

**d. Decision on unsafe, partially collapsed dwelling at 470 GA HWY 100 Hogansville. Ms. Margie Lynn Cash, 6656 Corinth Road Hogansville (property owner), spoke to the Board regarding the violation notice she received from Codes Enforcement. Ms. Cash confirmed that she owned the property and dwelling and that it was partially collapsed and unsafe. Codes Enforcement recommended a 30-day period to tear the structure down and remove the debris. Ms. Cash agreed that she could get something started in that period to come into compliance.**

**e. Franklin Mayor Kevin Hayes disseminated a power point presentation to each Board member highlighting a breakdown on the current services and LOST Distribution between the City and the County. Mayor Hayes stated that due to the rise in**

**inflationary costs of everything, the General Fund budget for City of Franklin has barely enough to maintain current services and meet their financial obligations including payroll. Mayor Hayes concluded that the City of Franklin is requesting an additional one percent from the Local Option Sales Tax proceeds from the County. Chairman Boone stated that the Finance Director was in the process of compiling all the data and stats, and the preliminary numbers indicated that the 12% the city was receiving was generous based on population and services provided by each local government. The Commissioners indicated that they would like to see the final draft of our calculations before a decision is made. Chairman Boone stated that the calculations and presentation should be finalized this week, and a called meeting with the local municipalities will be held to determine if a compromise can be reached.**

- f. Approval of Draft Revisions to the Joint Comprehensive Plan- Ms. Sharon Armstrong informed the Board the Draft Revisions to the Heard County, Franklin, Centralhatchee and Ephesus Joint Comprehensive Plan has been completed and is ready to submit to the Regional Commission for review. Ms. Armstrong stated for the record that all Mayors were present, and a roll call vote was required from all Representatives in attendance following a motion and second to approve and submit the draft revisions. On a motion (Crockett) and second (Rogers) to approve and submit the draft revisions to the Regional Commission, a roll call vote was conducted and approved unanimously. Chairman Boone then read a draft letter addressed to the Regional Commission from the Chairman to include with the draft revisions on behalf of the Board and requested an approval vote. On a motion (Hammond) and second (Perry), the Board voted**

**unanimously to adopt the letter to be signed by the Chairman to be included with the draft revisions.**

**Agenda Item # 7- OLD BUSINESS**

- a. Decision/Discussion on Concession Agreement with Chattahoochee Outdoors LLC- Ms. Raven Neill of Chattahoochee Outdoors LLC and Ms. Kathy Knowles of the Development Authority addressed the Board regarding the revised Concession Agreement, and Ms. Neill stated that she would agree with 10% of profits going to Heard County, and the Board had no issues with the Concession Agreement as revised by Attorney Hill. Commissioner Hammond expressed concerns about the need to widen the road to accommodate a shuttle bus and the likelihood of increased traffic flow to the park. Mr. David Barker of 308 Bush Head Shoals Road, Franklin, advised the Board his main concern is the narrow width of the road. Ms. Jane Barker of 308 Bush Head Shoals Road, Franklin, spoke to the Board with the same concerns, and stated that they would be willing to donate the land to widen the road. It was agreed by the Board that the Public Works Director mark and/or flag the right of way to safely widen the road and confirm that amount of land needed with Mr. Barker. After additional general discussion, on a motion (Hammond) and second (Walls), the Board voted unanimously to enter into the Concession Agreement with Chattahoochee Outdoors LLC and give the Chairman authority to sign on behalf of the Board.**

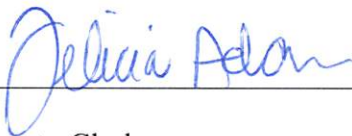
**Agenda Item # 8- Public Comments-There were no public comments.**

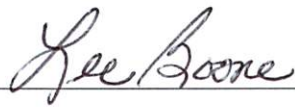
**Agenda Item # 9- Executive Session**

On a motion (Hammond) and second (Walls), the Board voted unanimously to enter Executive Session to discuss possible litigation. On a motion (Hammond) and second (Hooks), the Board voted unanimously to enter regular session after possible litigation was discussed.

Agenda Item # 10- Adjourn

On a motion (Caldwell) and second (Perry), the Board voted unanimously to adjourn the meeting.

  
\_\_\_\_\_  
County Clerk

  
\_\_\_\_\_  
Chairman

Date 11-15-2022







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## County News

### LATEST NEWS

**Approved Heard County Joint Comprehensive Plan**  
 Wednesday, October 26, 2022

**Now Accepting Proposal Requests for Glover Road Park Improvements Phase II**  
 Thursday, October 13, 2022

**Operation Scooby Doo! Animal Rescue Information!**  
 Monday, August 29, 2022

**Operation Scooby Doo Paypal Monetary Donations Link**  
 Monday, August 29, 2022

**Heard County Historic Museum Closed for Renovations Until Further Notice**  
 Tuesday, August 30, 2022

**Arson Hotline - HCSO & HCFEMS Need Your Help!**  
 Tuesday, July 26, 2022

## Approved Heard County Joint Comprehensive Plan

October 26, 2022

The Heard County Joint Comprehensive Plan was approved by the Heard County Board of Commissioners and the City of Centralhatchee, Ephesus, and Franklin for submission to the Three Rivers Regional Commission for review. Our thanks to the citizens, county staff and commissioners, and the cities for their hard work in the update of the plan.

[Click to View Approved Joint Comprehensive Plan](#)

**Heard County  
 Court & Voter Services**  
 215 East Court Square  
 Franklin, GA 30217  
 (706) 675-7560 (TTY 711)

**Heard County  
 Administration Building**  
 201 Park Avenue  
 Franklin, GA 30217  
 (706) 675-3821 (TTY 711)

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## County News

### LATEST NEWS

**Heard County Joint Comprehensive Plan Public Hearing - Final Adoption**  
Tuesday, November 15, 2022

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Wednesday, October 26, 2022

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Tuesday, July 26, 2022

## Heard County Joint Comprehensive Plan Public Hearing - Final Adoption

November 15, 2022

HEARD COUNTY JOINT COMPREHENSIVE PLAN  
PUBLIC HEARING - FINAL ADOPTION  
15 NOVEMBER 2022 – 6:30 PM  
201 Park Avenue, Franklin, GA 30217  
COMMISSION CHAMBER  
Franklin, GA 30217

You are invited to participate in final adoption Public Hearing for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus.

This planning process ensures quality growth, assists Heard County in prioritizing expenditure of funds and coordinates future development efforts. The plan focused on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation.

The draft Heard County & the Town of Centralhatchee, the City of Franklin, and the City of Ephesus Joint Comprehensive Plan 2022-2042 was available for public comment in on 12 October 2022 of this year and submitted to the Three Rivers Regional Commission and GA Department of Community Affairs for review. The plan has now been approved for final adoption by both agencies.

Heard County encourages all interested parties to take part in the Public Hearing. The Final Adoption Public Hearing and joint government adoption meeting will take place at 6:30 PM on 15 November 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Heard County  
Court & Voter Services  
215 East Court Square  
Franklin, GA 30217  
(706) 675-7560 (TTY 711)

Heard County  
Administration Building  
201 Park Avenue  
Franklin, GA 30217  
(706) 675-3821 (TTY 711)

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# Weekly Arrests and List of Charges



## Heard County Sheriff's Department

Heard County Sheriff, Ross Henry, has issued the following list of individuals arrested in Heard County including their various charges.

**Thomas Leon Murray** 46, arrested on 01/28/2022 charged with Violation of probation.

**James Jeremy Holloway** 43, arrested on 01/28/2022 charged with Violation of probation.

**Joseph Lee West, Sr.** 42, arrested on 01/31/2022 charged with Criminal damage to property 2nd degree, Influencing a witness, Battery family violence act (FVA).

**Danny Lee Watts** 44, arrested on 02/01/2022 charged with Battery/simple battery family violence act (FVA).

**Christopher Paul Shelnett** arrested on 02/01/2022 charged with Violation of probation.

**Christopher Orlando Pearson** 50, Failure to maintain lane, Suspended registration, DUI.



## City Of Franklin Police Department

Franklin Police Chief, Kevin Hannah, has issued the following list of individuals arrested in the city of Franklin including their various charges.

**Taher Abdallah Itum** 35, arrested on 01/28/2022 charged with Aggravated assault, False imprisonment.



# Car Talk

The U.S. Department of Transportation unveiled a national road safety plan last week. The plan is aimed at cutting the high rates of traffic deaths that have soared. This is shocking to highway safety advocates. Last October, the Department announced that motor vehicle deaths skyrocketed in the first half of 2021, up more than 18% over the same period in 2020. It was the largest 6 month increase the agency has ever recorded. The Department will soon be releasing data for the third quarter of 2021, and an official said that looking at preliminary data, it's not good. He even said "it's a national crisis!"

Things have gotten worse during the pandemic. People are driving at higher speeds, more recklessly and much more distracted. Many people make mistakes, but human mistakes do not always have to be lethal! In a well designed system, safety measures make sure that human fallibility doesn't lead to human fatalities.

We all need to learn to slow down! The new traffic plan in Bremen, around the new Chic Fil A, is a good example of a safer highway plan. While it may take a couple of minutes to navigate, the possibility of damage to your vehicle and yourself and others decreases by a huge margin. Why is it so difficult to slow down and enjoy the ride? Why is it so difficult to ignore the ring or vibration of a cell phone while driving? Well, some states are making it a matter of protecting your pocket book! More and more states, cities and towns are enacting laws that severely punish drivers who are talking on their cell phones while driving. It seems like a good and practical law to me.

Automakers are planning to put nearly 1 million more electric vehicles on American roads in 2022. Buyers of electric vehicles will have many more choices for an electric vehicle than they had in 2021. The choices will increase considerably each year until 2035.

To make electric vehicles that emit no carbon in their exhaust a reality, two things are necessary. There will have to be an adequate number of charging stations to service electric vehicles, similar to the number of gasoline pumps in existence today and the price must be attractive!

I see where Tesla has a recall on vehicles equipped with 'Full Self-Driving' software. These vehicles have a tendency to roll through stop signs. They do not stop! There are 54,000 vehicles involved in the recall. U.S. regulators say that Tesla will disable the feature in an over-the-internet software update. The recall shows that the NHTSA (National Highway Traffic Safety Administration) is doing their job

as a watchdog over safety dealing with autonomous driving vehicles. Tesla has disbanded their media relations department. This makes it almost impossible to receive any comments from the automaker.

Automakers are betting big on software that connects your automobile seamlessly between your home, phone and car. Unfortunately, this is not happening to a great extent! Surveys from Consumer Reports and J.D. Power put software as the most pervasive problem plaguing new vehicles today. That's more than just infotainment, it extends to climate control, performance elements like four-wheel drive and safety features. Will we ever get a system that is foolproof? Yes, but it will require more computer chips to control each system.

I see where automakers are looking for software specialists and software engineers. Just about all automakers are looking for these highly trained individuals. Remember, it was just a couple of years ago that automakers were trimming their number of white-collar workers, laying off thousands! Ford Motor Company, General Motors and Stellantis have openings for approximately 25,000 specialists to work and help develop the electric and autonomous vehicles that they will build and sell in the future.

News reports that software glitches drive motorists mad as automakers rush to squash bugs! Most automakers will tell you that they are betting big on software and what it means for increased revenue streams. But, reality shows they have shown it is one of their biggest weaknesses! Customers want greater connectivity and a seamless experience between their car, home and phone. As I have already mentioned, it just is not happening!

Remember the name 'Redwood Materials' and its CEO, J.B. Straubel. Straubel was the co-founder of Tesla. He worked there for fifteen years. He recognized early on that the biggest challenge to transforming automobiles from combustion engines to electric engines is the shortage of metals needed to make batteries. Early on he saw an opportunity from the shortage. He determined that their was a way to rescue metals from spent lithium-ion batteries. These metals could be recycled into another battery.

A question for Mr. Straubel: Can you keep reusing these metals in a second and a third generation of batteries? "YES!" "It almost sounds too good to be true. You absolutely can continue that cycle of remanufacturing, recycling, rebuilding. We don't see any degradation in the performance of those metals. They actually tend to get more pure as we go

through additional cycles of manufacturing and refining." Straubel said. This is something that we will keep you informed on as the process continues to develop.

Nissan is issuing a recall for its Rogue compact SUV. This is the second recall in less than one year for this vehicle. The reason for the recall is a defective electrical connector that is susceptible to corrosion from water and salt that could lead to a fire. Affected vehicles are 688,000 model year 2014-16 Rogues. The corrosion could lead to power seat and window failure, illumination of the all-wheel-drive warning light, battery drainage and damage to the electrical connector that could increase the risk of a fire.

If a delivery driver can master a push button starter and rotary shifter, they can master the sophisticated yet simple Ford E-Transit electric commercial van. This amazing vehicle goes on sale this month. There is no learning curve and that's how Ford wants it. The gasoline version of the Transit is America's Number 1 selling medium-duty business van. Tens of thousands of people work in them every day at businesses ranging from owner-operator food trucks to utilities to massive delivery vans.

The E-Transit sneers at look-at-me features like disappearing door handles and steering yokes. Why? It's a tool, not a toy. Time spent figuring out fancy new features and controls is time not working or getting to work, and that's lost income!

There's plenty new in the E-Transit, but Ford makes it almost unconsciously simple, with the exception of a chiding electronic voice that delivers messages like, "Unless in an emergency, try to avoid sudden braking. Looking ahead and braking early can help."

Come by Bob Winiarczyk's 'Award Winning' Pioneer Ford for a visit. We would love to see you! Have a cup of Starbuck's coffee from Bob's Coffee Bar. Talk to one of the 'Certified Sales Associates.' Browse the inventory. You may find just what you have been looking for. See about ordering your personal vehicle made especially for you from Ford Motor Company. Remember, you make "The 'Award Winning' Pioneer Ford special."

"HAVE YOU DRIVEN AN 'AWARD WINNING' PIONEER FORD LATELY?"

DRIVE ONE AND GO FURTHER! BE PROUD!!

DWIGHT EZZELL CAR TALK FOR THE 'AWARD WINNING' PIONEER FORD. dwightezzell@aol.com for comments 1pioneerford to view inventory.

# Heard County Fire & Emergency Services Encourages Heard County Residents to Prepare During Severe Weather Preparedness Week Feb. 7 - 11

Heard County. That is why Heard County Fire & Emergency Services, in partnership with the Georgia Emergency Management and Homeland Security Agency, encourages all residents to participate in Severe Weather Preparedness Week, February 7 - 11. Participation helps us to learn and know how to prepare for the possibility of inclement weather.

"Now is a great time to participate in the Severe Weather Preparedness Week. This way, we can start planning prior to severe weather emergencies," said Heard County Fire & Emergency Services. "This weeklong event ensures you and your family will learn what steps need to be taken to ensure your safety."

The following days will focus on a different threat and methods of preparation. Listed below are the topics for each day.

- Monday, Feb. 7**  
Family Preparedness/NOAA Weather Radio Day
- Tuesday, Feb. 8**  
Thunderstorm Safety
- Wednesday, Feb. 9**  
Tornado Safety and PrepareAthon!
- Thursday, Feb. 10**  
Lightning Safety
- Friday, Feb. 11**  
Flood Safety

On Wednesday, February 9, tornado safety is emphasized. Residents, schools, and businesses statewide are encouraged to participate in Ready Georgia's PrepareAthon! for Tornado Safety, a statewide tornado drill.

As part of the Office of the Governor, the Georgia Emergency Management and Homeland Security Agency collaborates with local, state, and federal governments in partnership with private sector and non-governmental organizations to protect life and property against man-

made and natural emergencies. GEMA/HS's Ready Georgia website and preparedness campaign provides Georgians with the knowledge needed to effectively prepare for disasters. Go to [gema.georgia.gov/plan-prepare/ready-georgia](http://gema.georgia.gov/plan-prepare/ready-georgia) for information on developing a custom emergency plan and Ready kit.

### Severe Weather Preparedness Week Fact Sheet

Although Heard County has some of the most beautiful weather in the country, it's still susceptible to a wide variety of natural disasters. During Severe Weather Preparedness Week, Feb. 7-11, 2022, Georgians are encouraged to learn about possible severe weather threats and how to prepare for them. Each day has a different focus.

**Monday, Feb. 7 - Family Preparedness/NOAA Weather Radio Day**

- If a disaster struck, would your family know what to do? What if you were separated? Sit down with your family to decide how you will get in contact with each other, where you will go and what you will do in an emergency. Also decide on an out-of-state friend or relative that you may contact to check-in if you're separated.
- Also on Feb. 7, take a few minutes to program your NOAA Weather Radio. If you don't have a weather radio, consider purchasing one. They are the most reliable way to learn about storms before they hit.

**Tuesday, Feb. 8 - Thunderstorm Safety**

- Thunderstorms are common in Heard County, and they shouldn't be underestimated. They can produce strong winds, lightning, tornadoes, hail, and flash flooding.
- Learn the difference between a thunderstorm

watch and a thunderstorm warning.

- Nearly 10 percent of thunderstorms are classified as severe, meaning they have winds of at least 58 miles per hour, hail at least three-quarters of an inch thick or are capable of producing a tornado.
- Remember to tie down loose outdoor items before severe thunderstorms. Postpone outdoor activities and stay inside.

**Wednesday, Feb. 9 - Tornado Safety drill to occur at 9 a.m.**

- Tornadoes are some of nature's most violent storms, generating wind speeds that can exceed 250 miles per hour.
- A tornado watch means a tornado is possible in your area. A tornado warning means a tornado has been spotted, and you should take shelter immediately.

- It's important for everyone in the family to know the safest place to go during a tornado. Storm cellars and basements provide the best protection. If underground shelter is not available, go to an interior room or hallway on the lowest floor possible. Determine together where you and your family will take shelter.

**Thursday, Feb. 10 - Lightning Safety**

- Lightning can strike from several miles away. To determine whether it's safe to be outside, remember the 30/30 Rule: go indoors if, after seeing lightning, you cannot count to 30 before hearing thunder. Stay indoors for 30 minutes after the last clap of thunder.
- Avoid showering or bathing during thunderstorms, as plumbing and bathroom fixtures can conduct electricity from lightning.

**Friday, Feb. 11 - Flood Safety**

- Nearly half of all

See "Weather" pg 6 >>>>>>

### "Area Code"

>>> Continued from pg 4

Where once, Georgians typically had one phone line for a household, each individual Georgian now has his or her own number. Some people have a home phone, a work phone, a personal cell phone and a work cell phone. That's a lot of

phone numbers. At least now numbers are kept in our "contacts" file. Imagine trying to remember all those phone numbers.

Fitz Johnson was appointed to the Georgia Public Service Commission in 2021. He is a businessman, a 21-year veteran of the U.S. Army, and a long-time Georgia resident. Commissioner

Johnson has vast experience in building and leading companies as well as non-profits, driving growth and producing positive results. Johnson is a graduate of The Citadel, holds a master's in education from Troy University and a J.D. from the University of Kentucky College of Law.

## 2022 Heard County Board of Commissioners Meetings

All meetings are held in the Commission Chamber of the Heard County Administration Building on the 3rd Tuesday of each month at 6:30p.m.

- February 15, 2022
- March 15, 2022
- April 19, 2022
- May 17, 2022
- June 21, 2022
- July 19, 2022
- August 16, 2022
- September 20, 2022
- October 18, 2022
- November 15, 2022
- December 20, 2022

**AGENDA**  
**HEARD COUNTY COMMISSIONERS MEETING**  
**November 15, 2022 – 6:30 P.M.**  
**Heard County Administration Building**  
**Commission Chamber**  
**201 Park Ave., Franklin, GA 30217**

- I. CALL TO ORDER**
- II. WELCOME, INVOCATION, AND PLEDGE TO THE FLAG**
- III. INVITED GUEST – Georgia Forestry Chief Ranger Amy Weaver**
- IV. PUBLIC HEARINGS**
- V. APPROVAL OF MINUTES**
- VI. AMEND AGENDA**
- VII. NEW BUSINESS**
  - a. Discussion/Decision on Application by Brian Wiggins to Rezone**
  - b. Adoption of Final Approved Joint Comprehensive Land Use Plan-Sharon Armstrong**
  - c. Appointment to Heard County Development Authority Board**
  - d. Adopt HC Transit FTA Procurement Policy**
  - e. Adopt ARPA Budget Resolution for Fiscal Year 2022**
  - f. Review/Adopt MOU/IGA with city of Franklin for Codes Enforcement**
  - g. Review/Adopt MOU Public Safety LOST Agreement**
  - h. Adopt LOST Agreement with Franklin, Centralhatchee, Ephesus**
  - i. Appointment to Heard County Library Board**

**VIII. OLD BUSINESS**

- a.**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Coordinator at 706-675-3821 promptly to allow the County to make reasonable accommodations for those persons.*

**Heard County, GA Board of Commissioners  
Town of Centralhatchee, GA Council  
City of Ephesus, GA Council  
City of Franklin, GA Council**

**Comprehensive Plan Adoption Resolution**

**Whereas**, the Heard County Board of Commissioners has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standard and Procedures of the Georgia Planning Act of 1989; and

**Whereas**, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

**Whereas**, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 12th and 18th days of October, 2022 and a final Public Hearing on 15 November, 2022;

**NOW THEREFORE BE IT RESOLVED**, that the Heard County, GA Board of Commissioners, Town of Centralhatchee, City of Ephesus, and the City of Franklin shall officially adopt the updated **Heard County & the Town of Centralhatchee, the City of Franklin, and the City of Ephesus Joint Comprehensive Plan 2022-2042** for the twenty year period of 2022 – 2042.

So resolved this the 15<sup>th</sup> day of November, 2022.

Heard County Board of Commissioners

Town of Centralhatchee

Lee Boone  
Lee Boone, Chairman

Barbie Crockett  
Barbie Crockett, Mayor

City of Ephesus

City of Franklin

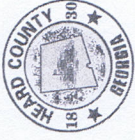
Denney Rogers  
Denney Rogers, Mayor

Kevin Hayes  
Kevin Hayes, Mayor

ATTEST:

Felicia Adams  
Felicia Adams, Deputy Clerk





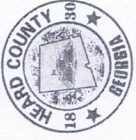
**PUBLIC HEARING — COMPREHENSIVE PLAN UPDATE JOINT GOVERNMENT MEETING**  
**15 NOVEMBER 2022**  
**HEARD COUNTY COMMISSION CHAMBER**

**START TIME: 6:30 PM END TIME: 7:35 PM**

**SIGN-IN SHEET**

Name	Organization	Phone	Email
Barbie Crockett	Town of Central Hatchee	770-639-0157	barbiecrockett@centralhatchee.com
Kevin Hayes	City of Franklin	706-675-6623	khayes@franklinga.gov
Denney Roges	City of Ephesus	770-857-8611	DenneyRoges@aol.com
Michael A. Hill	Heard County	770-683-6000	M.Hill@gloucedavis.com
Felicia Adams	HCBOC	706-675-3821	Feliciaadams@heardcountyga.com
Macie Cassel	Heard BOC	706-675-3700	mcassel@heardcountyga.com
David Walls	Heard BOC	770-328- <del>3661</del> <sup>9169</sup>	dwalls@heardcountyga.com





Name	Organization	Phone	Email
Larry Hammond	Heard Cty. Bd. of Comm.	770-328-9439	lhammond@heardcountyga.com
LEE BOONE	HEARD COUNTY BOARD OF COMM	706-675-3821	lboone@heardcountyga.com
LARRY F HOOKS	HEARD COUNTY BOC	7063020869	lhooks@ci.heard.ga.us
James L. Perry	Heard County BOC	7708765556	jamesp288@gmail.com



# The News and Banner Classifieds

## Service

**NOTICE**  
Do you have more "stuff" than you have space?  
**A to Z Storage**, located at 241 Armstrong Mill Road in Franklin has the answer to your problem! Call us today! 770-854-7233

**CASH For Your Junk Cars and Trucks!**  
Locally operated. Top money paid for unwanted junk cars & trucks. Free removal or pickup of any unwanted metal scrap. 770-328-6545

**ADAMS HOME REPAIR**  
Painting, Carpentry,

## Service

**Roof Repair, Gutter Repair, Cleaning, Sheetrock, Pressure Washing, Plumbing Repair, All Small Repairs. Free Estimates! Call 706-302-7544**

**PAW PRINT GROOMING AND BOARDING**  
We groom and board dogs of any size. Call Danielle Thompson at 706-675-9832.

## Now Hiring

itive attitudes who wish to advance their careers at a company who values their abilities and talents. We would love for YOU to be a part of our team! Competitive hourly rates, 401k, paid holiday and vacation, and health benefits. Please send in your resume via Facebook on the Job Posting tab at Addison Smith Mechanical Contractor, Inc. Facebook Page. Our Residential managers will call

## Clothes Sale

**Clothes Sale:** Franklin Church of God - We will have the Clothes for Sale on the first Friday of each month from 8:00am - 12 Noon. Located at 12002 GA 100 in Franklin

## For Sale

**For Sale:** Corner Lot on Antioch Road and Rivers Road, 12.42 acres, has a 7 stall barn and county water 770-854-8154.

## For Rent

**For Rent:** "Move in Special" - 1st month rent \$299. (After 1st month rent \$450/month) 1 Bedroom - Breezeway Apartments - located: 11373 GA Hwy 34 Franklin. Call (770) 715-7209.

## Yard Sale

**Yard Sale:** Friday and Saturday, Oct. 7th & 8th at 8am-4pm located at 4711 Franklin Parkway North Franklin.

**Psalms 105:1-5**



Check out all our properties for sale at [www.HarperRealty.net](http://www.HarperRealty.net)

**706-675-1347**

## RESIDENTIAL

**Hwy 34, Franklin** - Total home renovation. Now everything including Roof, Gutters, Siding, Cabinets and granite countertops. 7 Acre. \$189,900

**Main Street, Franklin**

**Hwy 219, Franklin** - This Gorgeous Farmhouse is nestled on 33 acres of beautiful open pastureland and mature timber. The custom home is only two years old and still looks brand new! Bamboo flooring throughout and shiplap walls give everybody love! Open floor plan, master on main with an enormous, beautiful bathroom, walk-in closets in every bedroom, amazing kitchen, powder room, inviting front and back porch are just a few features this home has to offer. Property features large creek, open sheds, tons of privacy animals or just enjoy as a recreational piece. Located 30 mins. from Carrollton, LaGrange, or Newnan! \$699,900

**Bogous Rd, Franklin** - This beautifully restored home was built in the 1890 and has been well maintained since established. One of the prettiest farms in Heard County! Lush pastures, lake, barn with small living quarters, designated garden area, concrete bends perfect for landscape materials and amazing views are just a few highlights of this farm. 4 bedrooms, 2 1/2 baths, bonus room, tons of storage, updated bathrooms and kitchen, walk-in pantry and dining room perfect for large family gathering. 3 porches all with different views for morning coffee or relaxing afternoons. Property includes 51.31 acres of pasture and mature timber. \$720,000

**Thornton Rd., Franklin** Charming 3 bedroom, 2 bath ranch on 1 acre. Home has been fully updated with new flooring throughout, new kitchen cabinets in the kitchen & granite counter tops \$239,900

**Westmoreland Lake Dr., Haralson Co.** Spewing home in a great subdivision with waterfront to lake just steps away! Walking up the walkway and into the foyer with dining room on one side and possible office/sitting room on the other. The large kitchen with fantastic custom cabinets with such fine detail and an island bar and desk area are all perfectly designed, not to mention the built-in wine storage. Family room perfect for gatherings and huge laundry/mud room. Master on main with a gem! Close to schools and I-20 is just down the road. \$449,000

**Jackson Shoals Rd., Franklin** This 4 bedroom cabin is privately located at the end of Jackson Shoals Rd. with 14 acres, space for farm animals, a barn, lake and large screened porch overlooking it all! The main level has two bedrooms, one and half baths and upstairs is two more bedrooms and one bath. The kitchen and dining room are open and spacious, perfect for large family gatherings. The location is just off US Hwy. 27 in northern Heard County, minutes from Carrollton and Franklin and in the Centralhatchee School District. \$479,000

**Stewart St., Carrollton City** Welcome home to this 4-sided brick cottage that sits in the heart of Carrollton. This SBR/3BA home features hardwood floors throughout, new quartz countertops in the kitchen, stunning foyer, enormous sitting area, beautiful separate dining room and a spacious living room. Every 3044 sq. feet of this home has been used. Home has a fabulous 1.22 acre lot with a fenced back yard, firepit and patio perfecting for entertaining! Walking distance to the square or Greenbelt. This one is a must see! \$499,900

## LAND

**Hwy 34, Franklin** 10 acres - building lot located near Powers Crossroads spring on property. \$6500 / Acre

**Jones Farm Rd.** 46.8 acres Hunters Paradise with many great homesites. Joins the Core of Engineers and Chattahoochee River is visible from the back of the property. \$5900 per acre \* Will Divide.

**Indian Creek Rd., Bowdon** 5 - 6 acre wooded tracts that offer great building sites with privacy. Total of 30 acres available. \$10,500 per acre

**Franklin Pkwy, Franklin** - 5.7 acres located in the City of Franklin with great road frontage. \$42,750

**Old Field Rd.**

**Hendley Rd., Franklin** - 19 acres with beautiful views and plenty of open land for pasture \$10,000/acre

**Hendley Rd., Franklin** - 18.8 acres with road frontage on Hendley and Caney Hwy. 1.5 acre road frontage with water meter already installed. \$11,500/acre

**Hendley Rd., Franklin** - 18.8 acres with road frontage on Hendley and Caney Hwy. 1.5 acre road frontage with water meter already installed. \$11,500/acre

## The Best Fall Casserole

**Time: 50 minutes**  
**Yield: 4 servings**  
We all tend to think of autumn as pumpkin season, but there is an argument to be made that it is also butternut squash season! The Best Fall Casserole demonstrates why that is at the very first bite, with the creamy, sweet veggies mixing with the fall crispness and juiciness of apples and the seasonal, herbaceous fragrance of sage. What makes The Best Fall Casserole the best is the crunchy, buttery pecan and bacon topping baked to a golden-brown and touched with harvest-sweet honey. This is a savory meal that reminds you of the best days of the season!

- Ingredients:**
- 1/4 cup coconut oil, melted and divided
  - 3 cups butternut squash, cubed
  - 2 medium firm apples, cubed
  - 1 small red onion, chopped
  - 1 1/2 teaspoons fresh sage, chopped
  - 1 1/2 teaspoons thyme leaves
  - sea salt, to taste
  - black pepper, to taste
  - 6 slices thick-cut bacon, chopped into 1/2-inch pieces
  - 1/2 cup pecans, roughly chopped

- 2 tablespoons honey
- 1/2 teaspoon cinnamon
- 1/4 teaspoon ground cloves

**Directions:**  
**Step 1**  
Preheat the oven to 400 degrees F.

**Step 2**  
Grease a 9x13-inch baking dish with 1 tablespoon of the melted coconut oil.

**Step 3**  
Combine the butternut squash, the apples, the red onion, 2 tablespoons of the melted coconut oil, the sage, and the thyme in a large mixing bowl.

**Step 4**  
Season the squash mixture with the sea salt and the pepper, tossing to combine.

**Step 5**  
Transfer the squash mixture to the prepared baking dish, spreading it into an even layer.

**Step 6**  
Place the squash mixture in the oven and roast until the squash is fork tender, about 25-30 minutes.

**Step 7**  
Heat a large sauté pan over medium heat.

**Step 8**  
Add the bacon to the sauté pan and cook, stirring occasionally, until the bacon is cooked through and crispy, about 8-10 minutes.

**Step 9**  
Transfer the bacon to a



small mixing bowl lined with paper towels to drain.

**Step 10**  
Allow the bacon to cool, about 5-10 minutes.

**Step 11**  
Discard the paper towels.

**Step 12**  
To the bowl with the bacon, add the remaining coconut oil, the pecans, the honey, the cinnamon, and the cloves.

**Step 13**  
Toss the bacon mixture to combine, and season with the salt and the pepper to taste.

**Step 14**  
Top the butternut squash mixture with the bacon mixture.

**Step 15**  
Bake the casserole until the topping is browned, about 10 minutes.

**Step 16**  
Allow the casserole to cool for 10 minutes.

**Step 17**  
Serve.

## THE NEWS AND BANNER

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Association

## "Kiwaniis"

>>> Continued from pg 1

College, with campuses in Carroll, Coweta, Douglas, Haralson and Troup counties and class sites in Heard

and Meriwether counties, offers more than 120 associate degree, diploma and technical certificate programs of study. A unit of the Technical College Sys-

tem of Georgia, West Georgia Tech is one of the largest of the state's 22 technical colleges.

For more information, please visit [westgatch.edu](http://westgatch.edu).

## HEARD COUNTY JOINT COMPREHENSIVE PLAN KICK-OFF MEETING

12 OCTOBER 2022 - 3:00 PM  
201 Park Avenue, Franklin, GA 30217  
COMMISSION CHAMBER  
Franklin, GA 30217

You are invited to participate in planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus.

This planning process will ensure quality growth, assist Heard County in prioritizing expenditure of funds and coordinate future development efforts. The plan will focus on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation. It is anticipated a draft will be ready for public comment in October of this year.

This is your opportunity to share ideas, voice concerns, and describe your vision for Heard County over the next ten years. In addition, the Planner and Planning Committee will be present to introduce the planning process and highlight the main issues that the Steering Committee has identified.

Heard County encourages all interested parties to take part in this process. The Kick-off meeting will take place at 3:00 PM