

2009 Partial Update to the  
Comprehensive Plan

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Town of Buckhead, Georgia



Prepared by Morgan County Planning  
and Development

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November 2008

2009 Partial Update to the  
Comprehensive Plan

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Town of Buckhead, Georgia

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**Purpose and Scope:**

The Joint Comprehensive Plan for Morgan County, Georgia, and City of Bostwick, Town of Buckhead, City of Madison, and City of Rutledge was adopted by all jurisdictions in 2004. Pursuant to the requirements for a Partial Update to the Local Government Comprehensive Plan which were adopted by the Department of Community Affairs in March 2007, the following document provides and update to on-going short and long range governmental projects and can be used as a policy guide in the interim between Comprehensive Plan Updates. This partial update includes all the required components for local government plan prepared on the 2004 and prior Minimum Planning Standards.

A public hearing was held in Buckhead on Monday, October 20, 2008, to brief community residents on the new Plan elements and updated content of the Plan. Public input from this hearing was factored into the Plan update and notification was given as to when the updated plan components will be sent to the Northeast Georgia Regional Development Center for Review.

The Buckhead Town Council will attempt to adopt a Partial Update by resolution no later than May 2009, after it has been found to be in compliance with the planning requirements.

**Quality Community Objectives:**

Chapter 110-12-1-.06 of the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning* outline Quality Community Objectives for jurisdictions across the state. The Local Assessment Tool of the Quality Community Objectives identifies four broad areas for consideration: **Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations**. The completed Local Assessment Tool for Buckhead can be found in the Appendix of this document, however the following broad conclusions can be extrapolated.

- **Development Patterns:** The Town of Buckhead is a rural, agrarian community located in the southeastern portion of Morgan County. Though it is adjacent to the rapidly developing area in and around Lake Oconee in Morgan, Greene, and Putnam Counties, the pattern of development in Buckhead has remained largely unchanged. In 2004, the Town Council approved annexation of land into the city limits of Buckhead at the request of a residential subdivision developer. Post-annexation, that land has gone through several property owners and has been very slow to develop as a residential subdivision. In 2005, the Town Council adopted updated Development Regulations, and in 2008 they adopted an updated zoning code.
- **Resource Conservation:** Buckhead is a community with a strong sense of identity linked to its agricultural history. It was one of the earliest settled communities in Morgan County; records in the county archives indicate that commercial opportunities were established there as early as 1819. Recent work done by planning staff and summer interns on behalf of the Morgan County Resource Preservation Advisory Board has provided interesting documentation about the history of the community, including survey plats, photographs, and identification of historically significant resources. The Buckhead Town Council has discussed the option of adopting a local historic district for the community, and working with the county-sponsored Resource Preservation Advisory Board to document and preserve significant cultural resources. The majority of the historic core of Buckhead has been designated as a National Historic Register District, and in 2008, the Town Council adopted the enabling legislation to create locally designated historic resources, historic properties, and scenic viewsheds. The Town Council has also expressed interest in applying to the state for CLG designation. Additionally, the Town of Buckhead has worked with Morgan County planning staff and code enforcement officials to insure that all required environment regulations are up-to-date with state codes and monitoring and enforcement is occurring regularly. The Town of Buckhead has a tree protection ordinance, and it has been designated as a Tree City, U.S.A. community for six years. A volunteer citizens group organizes several times throughout the year to provide maintenance to the historic Buckhead cemetery.
- **Social and Economic Development:** The Town of Buckhead recognizes the importance of providing appropriate housing, employment, civic and educational opportunities while retaining its rural, small town character. Though a large commercial block in the center of downtown continues to be under-utilized, several small commercial buildings have been renovated for use as restaurants. Additionally, with its proximity to Lake Oconee and I-20, it has been recognized that the Town of Buckhead has the potential to become a gateway to the Lake District in

Morgan County. The recently adopted zoning ordinance provided for an expanded list of uses that are allowed in commercial areas of the Town and incorporated broad commercial design guidelines to insure that new development is compatible with existing character. The Town Council continues to work in good faith with the developer of a residential subdivision approved in 2004 to provide new, quality housing in the community. Finally, the Town is located in close proximity to the rock quarry owned and operated by Lafarge. The quarry takes advantage of the mineral deposits located in the area to mine granite and other resources. Buckhead has historically been known for its deposits of amethyst and other desirable minerals, and at one time was known for the Amethyst Road, now Parks Mill Road, which ran between Buckhead and Swords and was surfaced with material rich in amethystine quartz. This has given rise to the story that Morgan County had a road paved in jewels at one time (see Appendix III). Continued exploration of economic development opportunities based on Buckhead's various natural resources should be given consideration.

- **Governmental Relations:** The Town of Buckhead and Morgan County continue to work closely to provide many public services to its residents. The Town also works with the City of Madison in regard to the development of water infrastructure. The Town Council approved updated Development Regulations and Zoning Codes that are similar to those enacted by Morgan County, who provides all the local enforcement of said regulations. For a more complete assessment of governmental relations, please review the completed *Quality Community Objectives Local Assessment* in the Appendix of this document.

### **Areas Requiring Special Attention**

Morgan County and its municipalities continue to feel growth pressures from surrounding communities. Specifically, this area is adjacent to the rapidly expanding Atlanta MSA to the west, as well as the emerging metropolitan community of Athens-Clarke County to the north, and the emerging recreational/residential amenity of Lake Oconee to the southeast. The following seven areas have been identified by the Department of Community Affairs as ones likely to require special attention:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/ or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestment, levels of poverty, and or unemployment substantially higher than average levels for the community as a whole.

Consideration of each of these areas is taken in turn, and the Map of Areas Requiring Special Attention on Page 7 identifies each of these areas.

### **Areas of Significant Natural or Cultural Resources**

The rural, small town sense of place that defines Buckhead may be attributed to the continued presence of a viable agricultural economy. The railroad had been established through Buckhead by the 1830s, and a thriving community emerged and was sustained throughout much of the 19<sup>th</sup> century. Buckhead has suffered a similar fate as many other small towns in Georgia since the agricultural depression of the early 20<sup>th</sup> century, the Great Depression of the 1930s, and the decline of the railroad. Several large fires have taken their toll on Buckhead through the years destroying many of the old buildings and residences. Nonetheless, the Town still has a solid historic downtown core and a wealth of



architectural diversity in its residential structures. In 1991, the John O’Flaherty House, also known as Rock House, was individually listed on the National Register of Historic Places, and in 2001 a National Historic Register District was designated in Buckhead. In 2007, graduate students from the University of Georgia completed a historic structure report on the Saffold House, which is a Plantation-Plain residence that dates to the 1840s. The structure is currently un-occupied, but it has remarkable architectural integrity and the potential to become an asset to the town. The Buckhead Town Hall (old

jail) was also documented in 2007. In regard to natural resources, Buckhead has been known historically for its abundance of mineral wealth, including amethystine quartz. Larfarge Aggregates operates a quarry in the area, at which they have developed educational programs relating to mineral resources in the area. Opportunities exist to partner with this group to develop programs and materials that better raise awareness of the natural resources of this area. A sample of representative photographs and other documents relating to the natural and cultural resources of Buckhead are included in Appendix III of this document.

### **Areas of Rapid Development or Changes of Land Use**

The area outside of the historic core of Buckhead is zoned for agricultural use, and for the most part, it continues to be agriculturally viable land. Development in the Town is limited by utilities and infrastructure, and the largest development in the area is a 45-lot residential subdivision that is contemplated adjacent to the downtown area. The town limit is located approximately one-half mile from I-20, and though there has been talk of annexation to the interstate in the past, it has not come to fruition. The Future Land Use Map identifies the area around the I-20 interchange at Buckhead as having potential for commercial development, and given its proximity to Lake Oconee, there have been inquiries in the past regarding large-scale commercial malls in that area. Though such a project is unlikely in the duration of this plan, such a development would dramatically alter the land use patterns of the community regardless of whether it is annexed into the town or not. Furthermore, the area beyond the historic core of Buckhead is still comprised of large tracts (on average 25-100 acres), and this does create the potential for a large tract of land to be sold and broken up as a master planned development, which would also dramatically alter the land use patterns for the community.

### **Areas Where the Pace of Development May Outpace the Availability of Public Facilities and Services**

It is not anticipated that this will be a consideration under the scope of this Partial Plan Update, but the Town of Buckhead should revisit this issue at the time of the Comprehensive Plan Update in 2013.

### **Redevelopment Areas / Large Abandoned Structures or Sites/Areas of Dis-investment**

Much of the residential area of Buckhead has been maintained without blight or neglect. The area adjacent to the old Buckhead School has been developed as a new fire station and public park with tennis courts, playground equipment, a barbeque pavilion, picnic tables and open space. Three areas of the town have potential for re-investment and redevelopment, but with each area, the unique historic character and fabric of the sites should be respected and considered in light of any redevelopment plan.

- **Perryman Road:** The area around Perryman Road comprises the historically African American section of the Town of Buckhead. Several resources exist in proximity to this area that are reflective of the character of this community, including the former African American School, several historic tenant houses (one of which espouses to be a former store) and the African American Masonic Lodge. The historic Lodge structure was demolished early in 2008, but photographic



documentation of the structure was taken prior to its demolition. The area around Perryman Road has opportunity to be redeveloped to create more housing opportunities for the community of Buckhead, but consideration should be given to respecting the existing character and significance of the area.

- **Downtown Commercial Core:** The late 19<sup>th</sup> century buildings that comprise the downtown commercial core of Buckhead have been in a state of disuse for several years. However, the location and architectural character of the structures anchor the identity of the community, and they define a good precedent for the development of future commercial structures in the community.

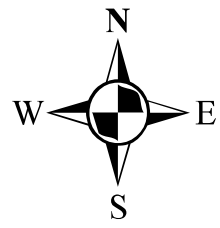


- **Commercial/ Industrial Core:** Now largely overgrown, the area between the railroad and the fire station was once a thriving part of the economic engine of Buckhead. Historic plats and photos identify a number of structures including warehouses, stock pens, and a cotton gin. Several structures still exist, but the encroaching vegetation makes it difficult to determine the integrity or suitability of these buildings for reuse.

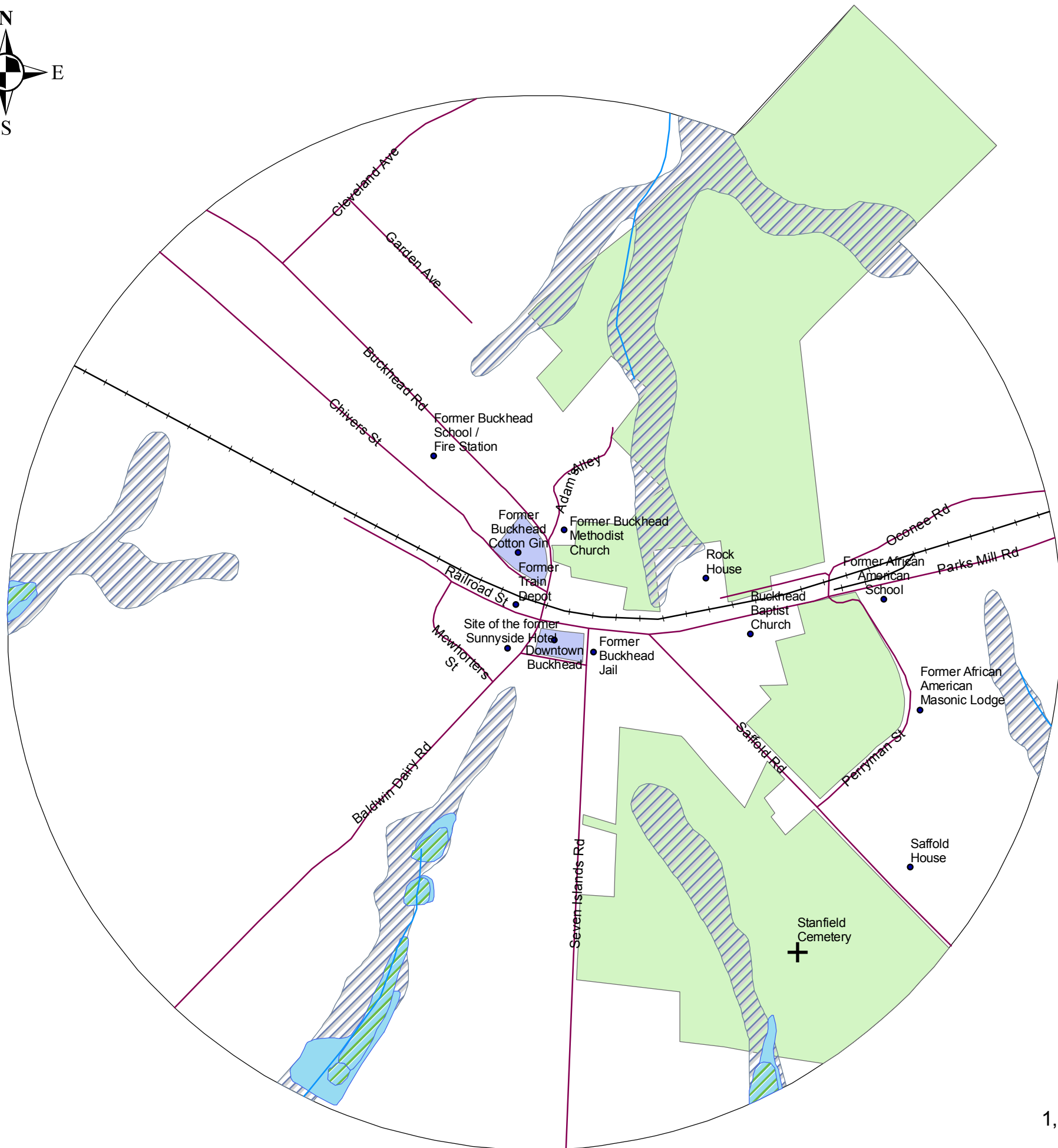
### **Infill Development Areas**

The Town of Buckhead has opportunities for infill development along existing residential streets. To date, there has been very little new residential construction inside the town limits.





# Areas Requiring Special Attention: Town of Buckhead



## Legend

- Historical and Cultural Resources
- + Cemeteries
- +— Railroad
- Roads
- Creeks
- National Wetlands Inventory
- Lakes and Ponds
- Areas of possible infill
- Areas of Disinvestment
- Buckhead Town Limits
- FEMA FIRM**
- A



## Issues and Opportunities

The following Issues and Opportunities were developed after consideration of several areas:

- Analysis by staff of the *Quality Community Objectives Local Assessment Tool* prepared as a part of this Partial Plan Update
- A Public Input workshop with the Mayor and Council of the Town of Buckhead held on October 20, 2008. This workshop was open to the public and citizen input on the various plan elements was encouraged and included in this Issues and Opportunities analysis.
- A review of the Partial Plan Update by the Morgan County Planning Commission, a joint planning advisory board with representatives from all four municipalities as well as unincorporated Morgan County.

This list serves as a compliment to the Joint Comprehensive Plan adopted in 2004 and it is focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include:

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination

These items are useful interim progress check in between Plan Updates, however they are not meant to supplant any other issues or opportunities identified the Joint Comprehensive Plan adopted in 2004.

**Economic Development.** Some small restaurant/ retail establishments have opened in Buckhead since 2004, but they have struggled for business, and the recent economic downturn has caused many to cut back on their hours, or close altogether. The economy of Buckhead is still largely driven by agriculture, particularly dairy operations. There is also an emerging equestrian presence in this community. A logical first step to promote economic development in the town is to work with property owners to renovate the downtown commercial buildings for new uses to stimulate renewed investment in the community. Concurrently, working with Morgan County Planning Staff and Tourism Professionals in Madison, a priority should be placed on developing the cultural resources of Buckhead and a marketing campaign to draw tourists visiting in Madison out into the countryside. An increased presence of tourists will also help support the emerging service economy that is slowly developing, and hopefully could be stimulated by redevelopment of the commercial core.

**Natural and Cultural Resources.** The Town of Buckhead should continue to work with local and regional partners, as well as its citizens, to document and preserve cultural and natural resources in the Town. Further research and development of the Saffold House complex could create a solid anchor for heritage tourism product in Buckhead. Too often historic preservation efforts are confined to high style architecture of wealthy merchants and industrialists. The Saffold House complex offers a rare glimpse of

the lifestyle of a well-to-do, rural family that depended on the agrarian economy for viability. The architectural integrity of the structure, the lack of modern improvements, and the functionality of adjacent outbuildings allow a view of a lifestyle that was far more common across the state of Georgia than the mansions of main street. Development of this historic resource, as well as others in the town such as the African-American resources on Perryman Street, provide a unique counterbalance to the type of heritage tourism that has made Madison so successful as a tourism destination. Similarly, consideration should be given to whether natural and geological resources, such as the ones that gave notoriety to the Amethyst Road, can be used to complement the development of a tourism product for the Town. Ultimately, there is potential to improve the overall heritage tourism and education experience of this county by diversifying the product that can be offered.

**Facilities and Services.** As a focus for economic development in Buckhead, the downtown commercial core of Buckhead should be a focus for short-term and long term streetscape improvements. Through the efforts of the Mayor and Council, and numerous citizens and volunteers in the community, the Town Park has become a focal point the community can be proud of. Recent improvements such as tennis courts, a basketball court, and public art in the park demonstrate the ability of this small community to find resources to accomplish its goals. The same focus needs to be applied to the downtown area to create an attractive, pedestrian friendly community and rejuvenate commercial investment. The Buckhead Tree Board has done an excellent job in preserving and planting street trees downtown, but consideration should be given to a streetscape plan for the downtown which addresses the need for better public safety features such as cross walks, sidewalks, and street lighting, as well as curb appeal such public furniture and ornamental landscape elements. Consideration should also be given to a plan to link the downtown area to the Town Park, which may help to stimulate underutilized areas around the old train depot and cotton gin. While planning for the future, the Town must also be sure to maintain their current levels of service to residents by continuing to monitor and make improvements to the public water system, and continue to provide for efficient solid waste collection.

**Housing.** Consideration should be given to the existing character of the community when contemplating options for future housing developments. Many resources are available through local government regulation that effectively impose good design standards on undeveloped land, and the Town of Buckhead may want to proactively consider some of those options to mitigate the effects of large scale development. With good design comes the ability to diversify housing forms without compromising community character, and diversifying housing form may allow the town to more efficiently meet the various needs of citizens that result from age, restricted mobility or impairments, or income level. Consideration should also be given to the opportunity for infill development, particularly in areas of the historic core of the community.

**Land Use.** The Town of Buckhead should be cognitive of regional growth pressures from expanding development around Lake Oconee. Buckhead has an opportunity to use that development to enhance its redevelopment by embracing an identity as a gateway to the Lake Country in Morgan County. But in doing so, the existing character of the Town should serve as the template to guide design and development. In rapidly developing new communities, a sense of place can be lost. Buckhead has the opportunity to use its historic and natural resources, and its existing infrastructure, to its advantage by

creating that sense of place that those individuals moving into new residential subdivisions around Lake Oconee may desire. Buckhead must also remain mindful of its existing agricultural operations, and ensure that new development is not a threat to the agrarian roots of the community. But good forethought, planning and regulations can help to ease transitions between the two.

**Intergovernmental Coordination.** The Town of Buckhead and the governmental entities of Morgan County and other municipalities continue to enjoy a solid working relationship. Opportunities for effective long-range planning exist through continued participation with the Joint Morgan County Planning Commission, and the Morgan County Resource Preservation Advisory Board, which is established to assist in the identification, documentation and preservation of significant historic, cultural and natural resources throughout Morgan County and its municipalities. Other agencies outside of Morgan County, such as the Northeast Georgia RDC, the Georgia Department of Community Affairs, and the University of Georgia, may be able to provide technical advisory services to accomplish some of the goals identified in the Joint Comprehensive Plan and this Partial Plan Update. The current level of service to the citizens of Buckhead is sufficient under existing intergovernmental agreements, however, future issues associated with intergovernmental coordination may be evaluated at the time of the complete Comprehensive Plan Update in 2013.

## **Policies**

The policies identified in this section are focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include:

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination

They are intended to address the issues and opportunities presented in this Partial Update to the Comprehensive Plan.

### **Economic Development**

- Develop a long-term economic development plan for the Town of Buckhead that anticipates the transitional needs of an agricultural economy.
- Identify and encourage businesses that are compatible with, and to the extent possible, rely upon land extensive uses to facilitate the transitional needs of an agricultural economy.
- Encourage the redevelopment of vacant and underutilized structures as incubator space for small business entrepreneurs.
- Develop a heritage tourism program for the Town of Buckhead and partner with Morgan County, other municipalities, and the Chamber of Commerce to expand the heritage tourism product as an economic base for the community.
- Explore the possibilities for future exploration and development of mineral resources in the area.
- Consideration should be given to the potential for developments in the Town of Buckhead that would capitalize on the identity as the entrance to the Lake Country in Morgan County.

### **Natural and Cultural Resources**

- Continue to work with Morgan County to research and document the historic and cultural resources of the Town of Buckhead.
- Pursue opportunities and funding to work with members of the Saffold family to develop the Saffold House property as a preservation project. Identify local and regional agencies that may partner with the city to help facilitate this project. Initial consideration should be given to the immediate needs for stabilization of the structure and protection against invasive animals and insects, as well as protection from the encroachment of vegetation.
- Identify and preserve scenic viewsheds that define the character of the Town of Buckhead and contribute to the overall sense of place of the community.

- Continue to work toward the preservation of the Buckhead Town Hall (old jail) and find an adaptive reuse that is suited to the limitations of the site.
- Pursue opportunities and funding to work with the property owners of commercial structures in downtown to stabilize them in their current condition and develop a plan for adaptive reuse.
- Explore the possibilities for future exploration and development of mineral resources in the area, and give consideration to ways that the historic Amethyst Road may be used as a heritage tourism resource.

### **Facilities and Services**

- Prioritize the possibilities for infill development and redevelopment of existing structures and areas with existing infrastructure.
- Consider the need for a community sewer system against anticipated future patterns of development.
- Review and implement the recommendations of the East Georgia Multi-County Transportation Plan and Policy Guide, as deemed appropriate by the Mayor and City Council.
- Consideration should be given to the acquisition of additional park and recreational space to anticipate the needs of a growing community.
- Consideration should be given into forming a master plan for streetscape improvements between downtown Buckhead and the Town Park, including sidewalks, cross walks, landscape amenities, public furniture, decorative street lighting, etc. A design charette may be an option for helping to create this vision.
- Consideration should be given to the potential for developments in the Town of Buckhead that would capitalize on the identity as the entrance to the Lake Country in Morgan County.

### **Housing**

- Consider adopting design standards for new residential development projects to preserve the existing character of the Town of Buckhead.
- Consider revisions to existing regulations and ordinances that would allow for greater flexibility and diversity in residential building forms to accommodate the needs of a variety of citizens resulting from age, restricted mobility or impairments, or income level.
- Consider adopting a plan for infill development in appropriate areas in the Town of Buckhead.

### **Land Use**

- Balance the demand for growth from regional pressures with the existing character and pattern of land use of the Town of Buckhead.
- Consider revisions to existing ordinances and regulations that strengthen the protection of agricultural land and maintain the viability of agricultural activities.
- Target specific areas for the development or redevelopment of commercial and manufacturing uses.
- Consideration should be given to developing pedestrian infrastructure in conjunction with all new projects or development to provide safe routes for pedestrians and to provide alternatives

to the automobile for transportation. Buckhead has somewhat of a blank slate to begin from, and good forethought and planning for pedestrian options in the Town may enhance the development potential in the future.

#### **Intergovernmental Coordination**

- Continue to work with Morgan County, other municipalities and outside agencies to facilitate community services.
- Explore opportunities for expanded partnerships with Morgan County and other municipalities to better facilitate long-term planning goals.

### **Implementation Program**

The Short Term Work Program identifies specific implementation actions the Town intends to take during the 2009-2013 time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put into place to implement the plan.

Each project in the Short Term Work Program includes an initiation year and projected completion year, a responsible party and a cost estimate. Also, potential funding sources are identified for each project number. The Short Term Work Program for the Town of Buckhead, 2004 - 2008, with an update on the current status of each project if substantial progress has been made, is presented in Appendix II. The 2004-2008 STWP adopted by the Town was ambitious for such a small jurisdiction, and those items not yet accomplished have been moved to the 2009-2013 work program.



Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Economic Development 1 (also applies to Cultural Resources)	Work with property owners to encourage the redevelopment of vacant commercial spaces in downtown Buckhead.	2009	2013	Unknown	Planning Staff, Elected Officials, Citizens	Grants if available	
Economic Development 2	In conjunction with Morgan County and its municipalities, and the Madison-Morgan Chamber of Commerce, develop a strategic plan for implementing a heritage tourism program for the Town of Buckhead.	2009	2013	\$5,000	Planning Staff, Elected Officials, Chamber of Commerce	General Funds, Grants if available	
Economic Development 3 (also Community Facilities)	Work with Morgan County, homeowners on Lake Oconee, and others to identify ways in which the Town may enhance economic development opportunities by focusing on regional interests unique to the Lake Oconee area.	2009	2011	N/A	Planning Staff, Elected Officials, Citizens	N/A	
Natural & Cultural Resources 1	In conjunction with the county and other municipalities identify and pursue funding source for protection of green and open space, viewscapes, greenways/ corridors, and gateways.	2009	2013	Unlimited	County/ City Staff	Grants/ State Funds/ Donations	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 2	Continue to work with Morgan County and members of the Saffold family to develop the potential of the site as a cultural resource and heritage tourism destination; find and secure funding to restore the Saffold House for a museum of the old stagecoach which ran from Philadelphia to New Orleans.	2009	2013	\$100,000	Planning Staff, Elected Officials, Consultants, and RDC	Local Funds, Donation, Grants from DCA & DNR	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 3	Designate a local historic district in the Town of Buckhead and provide appropriate mechanism for design review for material changes to designated properties.	2009	2011	N/A	Planning Staff/ Elected Officials	N/A	
Natural & Cultural Resources 4	Explore the possibilities for future exploration and development of mineral resources in the area so long as the existing character and quality of life of the Town are not threatened.	2009	2013	\$5,000	Planning Staff/ Elected Officials/ Consultants	Grants if available	

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Natural & Cultural Resources 5	Research the ramifications of water importing for accelerating or limiting development within the Town.	2009	2013	n/a	Planning Staff	Local	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 6	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2009	2013	\$10,000	County/ Municipal Staff and/ or Consultant	General Funds, State Funds and Grants	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 7	Maintain Certified Local Government status	2009	2011	\$30,000	Planning Staff, Elected Officials	Local Funds	Carried over from the 2004-2008 STWP
Natural and Cultural Resources 8	Continue to research and document previously undocumented Natural and Cultural Resources in Buckhead.	2009	Ongoing	\$5,000	Planning Staff, Elected Officials	General Funds/ Grants if Available	
Community Facilities 1	Develop and implement a sidewalk improvement plan within the town limits of Buckhead; also develop a master plan for streetscape improvements between downtown Buckhead and the Town Park, including sidewalks, cross walks, landscape amenities, public furniture, street lighting, etc.	2009	2013	\$30,000	Buckhead Staff, Consultants, RDC and volunteers	Local Funds, SPLOST, Donations, Grants from DCA	Carried over from the 2004-2008 STWP
Community Facilities 2 (also applies to Natural Resources)	Participate with county in a study to determine the feasibility of establishing a County-wide Water System to gain economies of scale with cities and reduce operating costs	2009	2013	\$25,000	Consultant	SPLOST	Carried over from the 2004-2008 STWP
Community Facilities 3	Explore disposal options for municipal solid wastes other than landfills	2009	2013	n/a	County/ City Staff	n/a	Carried over from the 2004-2008 STWP
Community Facilities 4	Conduct a study of the current waste management in Morgan County to establish which activities are best handled by public or private entities and to evaluate the feasibility of a County-wide waste authority.	2009	2013	\$25,000	County/ Municipal Staff and/ or Consultant	General Funds	Carried over from the 2004-2008 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Housing 1 (also applies to Community Facilities)	Consider adopting design standards for new residential development projects to preserve the existing character of the Town of Buckhead.	2009	2010	N/A	Planning Staff/ Elected Officials	N/A	
Land Use 1 (also Housing)	In conjunction with the County and other municipalities, strengthen ordinances allowing for overlay districts for the development of mixed use villages and other mixed use developments	2009	2010	\$5,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 2 (also applies to Housing and Cultural Resources)	In conjunction with the County and other municipalities, review and where appropriate strengthen codes and ordinances related to construction and design (design guidelines) in order to preserve the high quality and integrity of the built environment.	2009	2010	\$10,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 3	Work together with the County and other municipalities to establish a permanent program for the perpetual management and protection of land set aside for conservation.	2009	2013	n/a	County and Municipal Staff and Local Environmental Organizations	n/a	Carried over from the 2004-2008 STWP
Land Use 4	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to make available and provide incentives for the use of innovative land management tools such as conservation subdivisions, conservation easements, purchase of development rights and transfer of development rights.	2009	2013	\$10,000	County and Municipal Staff and Consultant	General Funds, Grants if Available, and Donations	Carried over from the 2004-2008 STWP
Land Use 5 (also applies to Natural and Cultural Resources)	Formally designate important gateways and scenic roads in the City as identified in the GreenPrints Plan.	2009	2011	n/a	Municipal Staff	n/a	Carried over from the 2004-2008 STWP
Land Use 6 (also applies to Natural and Cultural Resources)	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to protect view sheds along important corridors and gateways to the city as identified in the GreenPrints Plan.	2009	2011	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Land Use 7	In conjunction with the County and other municipalities, develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways within the County and its cities ad identified in the GreenPrints Plan.	2009	2010	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP
Land Use 8	In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.	2009	2013	n/a	Municipal and County Staff, Morgan County Conservancy, and other Local Environmental Organizations	Grants and donations of funds are required for acquiring or developing lands for greenspace connections	Carried over from the 2004-2008 STWP
Land Use 9 (also applies to Community Facilities)	Develop pedestrian infrastructure in conjunction with all new projects or development to provide safe routes for pedestrians, recreational opportunities, and alternatives to the automobile for transportation.	2010	2012	\$10,000	Planning Staff, Elected Officials, Consultants	General Funds/ Grants if Available	

## **Appendix I: Quality Community Objectives Assessment**

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress toward sustainable livable communities.

This assessment is meant to give the community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may illuminate the need to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decided to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

This assessment was completed by Morgan County Planning and Development and the Mayor and City Council of the Town of Buckhead.

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Buckhead is a very small community, geographically speaking. Though the trend is toward mixed-use patterns of development, the current town boundary is too limited to support such a pattern of development.
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	The town has ample land zoned for sufficient diversity of uses that would not require a zoning hearing.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	The Town maintains its status as Tree City USA, and more stringent tree protection may need to be considered in the future.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		Buckhead has been designated as a Tree City USA community for six years. The Town Tree ordinances applies to trees on public right-of-ways.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		The Town of Buckhead is responsible for the regular maintenance of these areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		The Town has limited sidewalks, but consideration will be given to a master plan to expand existing sidewalks.
7. In some areas several errands can be made on foot, if so desired.	X		The Town has a very limited commercial sector due to the size of the community.
8. Some of our children can and do walk to school safely.		X	All schools have been consolidated into the City of Madison, a distance of some 7 miles. Walking would not be an option for children in Buckhead.
9. Some of our children can and do bike to school safely.		X	All schools have been consolidated into the City of Madison, a distance of some 7 miles. Biking would not be a safe option for children in Buckhead.
10. Schools are located in or near neighborhoods in our community.		X	All schools have been consolidated into the City of Madison, a distance of some 7 miles.

<b>Infill Development</b>			
<b>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</b>			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/ or infill development		X	The Town is aware of the need to address the preservation and adaptive re-use of existing vacant commercial structures.
2. Our community is actively working to promote brownfield redevelopment.		X	The Town has no identified brownfield areas.
3. Our community is actively working to promote greyfield redevelopment.		X	The Town is aware of the need to address the preservation and adaptive re-use of existing vacant commercial structures.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	Buckhead is a very small community, geographically speaking. Though the trend is toward mixed-use patterns of development, the current town boundary is too limited to support such a pattern of development. See Appendix III for maps of the community.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	Lack of sewer infrastructure prevents lot sizes from going below state health department minimums.
<b>Sense of Place</b>			
<b>Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.</b>			
Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		If an individual had been to Buckhead previously, they would recognize their present location.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Areas of Buckhead have been designated as National Historic Register Districts. Consideration is being given to local district designation.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Buckhead adopted a revised zoning ordinance in 2008 that includes minimum standards for the design of commercial buildings in the town.

4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Morgan County Rural Design Guidelines will have portions dedicated to small town development.
6. If applicable, our community has a plan to protect designated farmland.		X	Morgan County has been systematically working on efforts to protect our farm land and maintain it as agriculturally viable; the Town will be able to benefit from the work of the county.

**Transportation Alternatives**

**Alternatives to Transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**

Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Morgan County served by 5311 Program through NEGRDC.
2. We require that new development connect with existing development through a street network, not a single entry/ exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	A sidewalk improvement program has been identified as a need for the Town.
4. We have a sidewalk ordinance in our community that requires all new developments to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		Refer to East Georgia Multi-County Transportation Plan, 2007
7. We allow commercial and retail development to share parking areas wherever possible.	X		

**Regional Identity**

**Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.**

Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		



2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	The Town currently has limited business, but a small grocery has recently opened that may provide locally grown produce.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc).		X	The Town currently has limited business.
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X	It has been identified that the Town needs to take advantage of the potential to develop heritage tourism resources in conjunction with Morgan County and the Madison-Morgan Chamber of Commerce.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		It has been identified that the Town needs to take advantage of the potential to develop heritage tourism resources in conjunction with Morgan County and the Madison-Morgan Chamber of Commerce.
6. Our community contributes to the region and draws from the region, as a source of local culture, commerce, entertainment and education.		X	It has been identified that the Town needs to give consideration to the advantages that may come from the increased development of Lake Oconee.

**Resource Conservation**

**Heritage Preservation**

**The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.**

Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		Areas of Buckhead have been designated as National Historic Register Districts.
2. We have an active historic preservation commission.	X		Buckhead has adopted enabling legislation that allows the Morgan County Resource Preservation Advisory Board to function as an HPC for the Town.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		Basic ordinances exist and work is underway to revise those.

<b>Open Space Preservation</b>			
<b>Ne development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/ wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</b>			
Statement	Yes	No	Comments
1. Our community has a greenspace plan.	X		Refer to GreenPrint Plan.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	Morgan County is giving consideration to these types of programs, and the Town could benefit from the work of the County.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		There has been little residential development in Buckhead in the last 20+ years.
<b>Environmental Protection</b>			
<b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b>			
Statement	Yes	No	Comments
1. Our community has a comprehensive natural resource inventory.	X		Data in regard to environmentally sensitive areas has been compiled as a part of the Morgan County GIS database.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		Permits for development are reviewed and issued by the Morgan County Planning and Development Department and environmentally sensitive areas are considered before the issuance of any permit.
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.	X		Applies to trees on public right-of-ways.
6. Our community has a tree-replanting ordinance for new development.		X	Consideration may need to be given to the development of such an ordinance in the future.
7. We are using stormwater best management practices for all new development.	X		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc).	X		
<b><i>Social and Economic Development</i></b>			
<b>Growth Preparedness</b>			
<b>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training for the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b>			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		Buckhead adopted a revised zoning ordinance in 2008 and revised development regulations in 2005.
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		Between 2005-2008 Morgan County, Buckhead, Bostwick, and Rutledge have all adopted the same basic Development Regulations to better facilitate enforcement and compliance.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	In general, the citizens of Buckhead have a high degree of access to their elected officials, given the limited population.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	In general, the citizens of Buckhead have a high degree of access to their elected officials, given the limited population.
10. We have a public-awareness element in our comprehensive planning process.	X		

<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</b>			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	Buckhead does not currently have an economic development organization, given its limited development and limited geographic boundaries.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/ or industries that will be compatible.		X	Buckhead does not currently have an economic development organization, given its limited development and limited geographic boundaries.
3. We recruit firms that provide or create sustainable products.		X	Buckhead does not currently have an economic development organization, given its limited development and limited geographic boundaries.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	The Madison-Morgan Chamber of Commerce provides such services, and residents of the Buckhead community may take advantage of these programs.
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.		X	
<b>Housing Choices</b>			
<b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market demands.</b>			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live in our community.	X		

3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	These are patterns of development that are either non-existent in the Town or would be incongruous in regard to the existing patterns of development.
6. We have vacant and developable land available for multi-family housing.	X		Given the small size of Buckhead, multi-family housing can be developed with a conditional use permit in the residential zoning district.
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.		X	There has not been a demand for this in Buckhead due to the fact that the limited housing stock is priced within a range that would be affordable to most people.
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	Lack of sewer infrastructure prevents lot sizes from going below state health department minimums.

**Education Opportunities**

**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

Statement	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	Most of these programs are provided by Morgan County or the Madison-Morgan Chamber of Commerce, and Buckhead residents are welcome to participate.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
<b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>			
Statement	Yes	No	Comments
1. We participate in regional economic development organizations.		X	Economic Development for Morgan County is largely provided by the work of the Chamber of Commerce.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
<b>Regional Cooperation</b>			
<b>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</b>			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of general concern.	X		

**Appendix II: List of Accomplishments, 2004-2008**

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Economic Development 1	Work together with the County and other municipalities to develop a County-wide transportation plan.	2004	2005 and ongoing	\$75,000	Municipal and County Staff/ Consultant	General Funds and Grants if Available	COMPLETED: The Transportation Plan was completed in 2007
Natural & Cultural Resources 1	In conjunction with the county and other municipalities identify and pursue funding source for protection of green and open space, viewscapes, greenways/ corridors, and gateways.	2004	Ongoing	Unlimited	County/ City Staff	Grants/ State Funds/ Donations	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 2	Work with the County and other local governments to protect and increase the level of tree cover in Morgan County through continuation of tree planting programs and the development of appropriate ordinances.	2004	Ongoing	\$2,000 +/- for ordinance	Municipal and County Staff, Individual Citizens, Morgan County Conservancy Consultant	Local Funds, State Funds, Grants	COMPLETED: Buckhead has been maintained its Tree City USA status and Morgan County adopted a county-wide Tree Protection Ordinance in 2005.
Natural & Cultural Resources 3	Research the ramifications of water importing for accelerating or limiting development within the Town.	2005	2006	n/a	Municipal Staff	Local	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 4	Continue participation in the Federal Flood Insurance Program.	1999	Ongoing	n/a	Municipal Staff	n/a	COMPLETED: Buckhead adopted an updated Flood Protection ordinance when they approved the revised Development Regulations in 2005.
Natural & Cultural Resources 5	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2004	2005	\$10,000	County/ Municipal Staff and/ or Consultant	General Funds, State Funds and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 6	In conjunction with the County and other municipalities review regulations and ordinances pertaining to performance standards for nuisance industries and air quality.	2004	2005	\$2,000	City Staff/ County Planning Department/ Consultant	General Funds and Grants	COMPLETED: Buckhead adopted an ordinance to regulate off-site impacts, including noise and pollution, when they approved their new zoning ordinance in 2008.
Natural & Cultural Resources 7	Develop an ordinance to restrict unnecessary idling of diesel tractor rigs at truck stops and other locations within the town of Buckhead	2005	2005	\$2,000	Municipal Staff, County Planning Department, Consultant	General Funds and Grants	COMPLETED: Buckhead adopted an ordinance to regulate off-site impacts, including noise and pollution, when they approved their new zoning ordinance in 2008.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 8	Develop and adopt outdoor lighting regulations for Town of Buckhead	2005	2008	\$2,000	Municipal Staff, County Planning Department, Consultant	General Funds and Grants	COMPLETED: Buckhead adopted an ordinance to regulate off-site impacts, including light pollution, when they approved their new zoning ordinance in 2008.
Natural & Cultural Resources 9	Work with the County and other municipalities to continue to identify and document previously undocumented historic resources.	2004	Ongoing	Unknown	City/ County Staff, Individual Citizens, Historical Society, Landmark Society, Consultant	General Funds/ Grants if available/ Donated Time and Labor	COMPLETED: A thorough survey of historic resources in Buckhead was undertaken by interns working for the Morgan County Planning and Development Department in 2008. Additionally, Historic Structure Reports have been completed for the Saffold House and the Buckhead Town Hall (old jail).
Natural & Cultural Resources 10	Maintain Certified Local Government status	2004	2008	\$30,000	Buckhead Staff	Local Funds	POSTPONED: Buckhead has not been designated as a CLG, but they adopted legislation in 2008 that would enable them to apply for designation if they so choose.
Natural & Cultural Resources 11	Work with the county and other municipalities to explore the development of incentive programs for preservation of historic resources in the unincorporated and incorporated areas of Morgan County.	2004	2005	n/a	County and Municipal Staff	n/a	COMPLETED: The Resource Conservation ordinance adopted as a part of the 2008 Zoning Ordinance allows for properties to be designated as landmark structures which may allow them to claim a property tax abatement.
Natural & Cultural Resources 12	Rehabilitate the Buckhead Town Hall for public use.	2006	2008	\$50,000	Buckhead Staff and Contractors	Local Funds, Donations, Grants from DCA & DNR	COMPLETED: A historic structure report was completed 2007-08 and it was determined that the structure was sound. The chief problem remains the inability to connect the structure to sanitary sewer and stormwater run-off from the road. These issues may need to be addressed in the future, however a small gift shop currently occupies the building.
Natural & Cultural Resources 13	Find and secure funding to restore the Saffold House for a museum of the old stagecoach which ran from Philadelphia to New Orleans.	2005	2008	\$100,000	Buckhead Staff, Consultants, and RDC	Local Funds, Donation, Grants from DCA & DNR	UNDERWAY: A historic structure report was completed in 2007 and Saffold family members have acknowledged their willingness to open the house to the public. Several private groups, including the UGA MHP program, Morgan County Landmarks Society, and Vernacular Georgia, have had the opportunity to tour the structure and provide feedback on its potential rehabilitation. This item will be moved to the 2009-2017 STWP for further consideration.



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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Community Facilities 1	Develop and implement a sidewalk improvement plan within the town limits of Buckhead.	2004	2008	\$30,000	Buckhead Staff, Consultants, RDC and volunteers	Local Funds, Donations, Grants from DCA	UNDERWAY: The Transportation Plan addresses bicycle and pedestrian transportation needs, but a specific plan will be developed in the course of the 2009-2013 STWP.
Community Facilities 2	Continue to make improvements to the Buckhead park including expansion of the picnic shelter.	2004	Ongoing	\$15,000	Buckhead Staff	Local Funds and Donations	COMPLETED: The picnic shelter is complete and in 2007 a mural of the Town was installed in the park as well as a historical marker commemorating the communities of Morgan County in the event of its Bicentennial Celebration.
Community Facilities 3	Extend/ Improve water service in County and municipalities to ensure fire flows of 550 gpm to meet fire fighting needs.	2004	Ongoing	Unknown	Municipal and County Staff	SPLOST	COMPLETED: Current infrastructure meets this standard.
Community Facilities 4	Amend water line extension plans to reflect development recommendations in the future land use plan.	2004	2004	n/a	Municipal and County Staff	n/a	COMPLETED: Current infrastructure meets the demands of the Comprehensive Plan, but it is always under review.
Community Facilities 5	Participate with county in a study to determine the feasibility of establishing a County-wide Water System to gain economies of scale with cities and reduce operating costs	2004	2005	\$25,000	Consultant	SPLOST	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Community Facilities 6	Explore disposal options for municipal solid wastes other than landfills	2005	2006	n/a	County/ City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Community Facilities 7	Conduct a study of the current waste management in Morgan County to establish which activities are best handled by public or private entities and to evaluate the feasibility of a County-wide waste authority.	2006	2007	\$25,000	County/ Municipal Staff and/ or Consultant	General Funds	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Housing 1	Encourage the development of high quality, affordable housing for households of all income brackets and ages, and those with special needs.	2004	Ongoing	n/a	Municipal Staff	n/a	POSTPONED: Morgan County adopted enabling legislation for affordable housing in 2005. The Town of Buckhead may use this as a model, should they so choose, however, most of the current housing stock in Buckhead would meet the definition of affordable housing. This may be an issue that needs to be revisited in the future.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Housing 2	Research and if possible secure available government funding for the construction and renovation of identified low and moderate income housing projects such as Community Development Block Grants. If necessary establish a new authority to administer housing program or hire additional county/ city staff for administration of program.	2006	Ongoing	n/a	Municipal Staff/ Private Developers/ County Housing Authority (if established)	CDBG Funds/ Private Funds	POSTPONED: Morgan County adopted enabling legislation for affordable housing in 2005. The Town of Buckhead may use this as a model, should they so choose, however, most of the current housing stock in Buckhead would meet the definition of affordable housing. This may be an issue that needs to be revisited in the future.
Housing 3	Amend ordinances and regulations to require an affordable housing component in all new developments where infrastructure exists.	2004	Ongoing	\$2,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds	POSTPONED: Morgan County adopted enabling legislation for affordable housing in 2005. The Town of Buckhead may use this as a model, should they so choose, however, most of the current housing stock in Buckhead would meet the definition of affordable housing. This may be an issue that needs to be revisited in the future.
Land Use 1	In conjunction with the County and other municipalities, explore and adopt if appropriate ordinances allowing cluster type development.	2005	2006	\$5,000	County Planning Staff, Municipal Staff, and Consultants	General Funds	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 2	In conjunction with the County and other municipalities, strengthen ordinances allowing for overlay districts for the development of mixed use villages and other mixed use developments	2005	2006	\$5,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	UNDERWAY: Areas in need of the additional protection provided by overlay zoning have been identified an appropriate regulations will be developed in conjunction with the Comprehensive Plan Update. Expected Year of Completion: 2009
Land Use 3	In conjunction with the County and other municipalities, explore and adopt if appropriate, ordinances allowing for flexible zoning for density.	2005	2006	\$5,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 4	Develop appropriate ordinances requiring aggregation of individual contiguous parcels developed by the same developer so that new development is not able to bypass land use and zoning regulations by separating out smaller parcels exempt from specific regulations.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 5	In conjunction with the County and other municipalities, review and amend as necessary ordinances restricting development and/or requiring the submission of resource protection/management plans before the undertaking of development activities that will significantly disturb areas designated as environmentally sensitive such as flood prone areas.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 6	In conjunction with the County and other municipalities, review and amend as necessary ordinances to prevent the filling, obstruction or destruction of natural drainage areas.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 7	In conjunction with the County and other municipalities, review and amend as necessary ordinances allowing for the development of mixed-use developments implementing traditional neighborhood design within areas of the County designated for growth or "new towns" on the Future Land Use Map.	2005	2006	\$10,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 8	Review and amend as appropriate zoning ordinances to provide for transitional land uses and buffer areas to separate incompatible land uses.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 9	In conjunction with the County and other municipalities, review and where appropriate strengthen codes and ordinances related to construction and design (design guidelines) in order to preserve the high quality and integrity of the built environment.	2005	2006	\$10,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	UNDERWAY: The Morgan County Rural Design Guidelines will have information in regard to standards for small town development. It is projected that these guidelines will be completed in 2009.
Land Use 10	In conjunction with the County and other municipalities, review and amend as necessary ordinances related to manufactured housing to ensure the compatibility of this land use with surrounding land uses.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.

2009 Partial Update to the Comprehensive Plan  
Town of Buckhead, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 11	In conjunction with the County and other municipalities, establish regulations and ordinances that require new development to either be located where required infrastructure is in place or bear the costs of providing any additional infrastructure needed to service the development.	2005	2006	\$10,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 12	In conjunction with the County and other municipalities, develop or revise existing ordinances to require direct pedestrian and where appropriate vehicular access between new adjacent residential, institutional, office/ professional, and commercial developments.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 13	In conjunction with the County and other municipalities, develop and institute regulations to mitigate the effects of empty "big box" commercial buildings.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	POSTPONED: Morgan County adopted enabling legislation for big box regulations in 2005. The Town of Buckhead may use this as a model, should they so choose.
Land Use 14	In conjunction with the County and other municipalities, revise existing ordinances and regulations to restrict industrial and commercial uses with nuisance characteristics to those areas where effects can be mitigated.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 15	In conjunction with the County and other municipalities, develop or revise existing ordinances to require buffering or transitional spaces between adjacent higher and lower intensity land uses.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 16	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require when appropriate that all new developments tie into existing adjacent public roadways and be designed to provide access points to all planned public roadways.	2005	2006	\$2,000	County Planning Staff, Municipal Staff, Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.

2009 Partial Update to the Comprehensive Plan  
Town of Buckhead, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 17	In conjunction with the County and other municipalities develop or revise existing regulations and ordinances to limit the number of access points and curb cuts on major thoroughfares, arterials, and major collection roads by requiring new developments provide for shared driveways, larger frontages, frontage roads or other appropriate means in order to maintain efficient traffic flow on the roadways.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 18	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to set consistent standards for the width of landscaping and sidewalks.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 19	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish parking design standards and appropriate limits on the number of spaces.	2005	2006	\$2,000	County Planning Staff, Municipal Staff and Consultants	General Funds and Grants	COMPLETED: The revised zoning ordinance adopted in 2008 addresses this issue.
Land Use 20	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish appropriate setback requirements for new development along roadways that have a high potential of being widened in the future.	2005	2006	\$1,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 21	In conjunction with the County and other municipalities, amend and/ or revise existing regulations and ordinances to establish limits on the type and degree of development allowable in groundwater recharge areas.	2005	2006	\$2,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The Town of Buckhead does not have any land that is identified as a Groundwater Recharge Area on the Groundwater Pollution Susceptibility Map of Georgia, Hydrologic Atlas #20.
Land Use 22	Develop or revise existing regulations and ordinances to require proof of adequate water supply prior to issuance of building permits in areas of the County and municipalities that have been designated as water short.	2005	2006	\$1,000	County and Municipal and Consultants	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.

2009 Partial Update to the Comprehensive Plan  
Town of Buckhead, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 23	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments be engineered so that they hold the first inch of rainfall on site and that storm water run off at build-out is not greater than that experienced prior to development.	2005	2006	\$2,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 24	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish limits on the intensity and types of development in areas where run off and/or emissions have the potential to adversely affect surface or groundwater.	2005	2006	\$2,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 address this issue in regard to surface water pollution; The Town of Buckhead does not have any land that is identified as a Groundwater Recharge Areas on the Groundwater Pollution Susceptibility Map of Georgia, Hydrologic Atlas #20.
Land Use 25	In conjunction with the County and other municipalities develop or revise existing regulations and ordinances to require that all new developments manage stormwater run off so that contaminants are not introduced into the County's water bodies	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Land Use 26	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to implement a policy of zero wetlands loss in all new developments, except in cases where the development is necessary for the health, safety, or welfare of the citizens and alternative sites are not available.	2005	2006	\$1,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 address this issue.
Land use 27	In conjunction with the County and other municipalities, review and refine the maps used to define areas considered at risk for flooding and used in the Federal Flood Insurance Program to insure that development requirements in those areas are appropriate to the possible hazards.	2005	2006	\$3,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	UNDERWAY: Morgan County GIS department is working with FEMA to revise F.I.R.M. data. Expected completion date is at least 2011 as a result of the training requirements with FEMA for the GIS department.
Land Use 28	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to prevent water withdrawals related to a development on one site from adversely affecting water availability on adjacent sites.	2005	2006	\$1,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 address this issue.

2009 Partial Update to the Comprehensive Plan  
Town of Buckhead, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 29	Develop or revise existing regulations and ordinances to target at least 10% of the land designated for higher density growth as areas to be set aside for permanently protected green or open space.	2005	2006	\$1,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 address this issue.
Land Use 30	Together with the County and other municipalities work to implement the Green Print Plan as a guide for a countywide environmental protection program, in the development of and changes to the Land Use Plan and as a factor in analyzing environmental impacts.	2005	2006	n/a	County Staff, Municipal Staff, and Elected Officials	n/a	COMPLETED: The Green Print Plan is considered in every zoning request heard by the Morgan County Planning Commission and Town Council of Buckhead.
Land Use 31	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments contribute to the permanent protection of greenspace and conservation of open space in a n appropriate manner such as on-site provision, purchase of development rights and payments to a greenspace fund. Also require that when appropriate land conserved on-site should be available for public use.	2005	2006	\$2,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	ABANDONED: There is not support for a requirement for the permanent protection of greenspace, but it is optional at this time.
Land Use 32	In conjunction with the County and other municipalities, establish regulations and ordinances requiring conservation subdivision design for all new subdivisions.	2005	2006	\$2,000	Municipal Staff/ County Planning Staff/ Consultant	General Funds and Grants	ABANDONED: There is not support of the requirement that all subdivision implement conservation design, but it is optional at this time.
Land Use 33	Work together with the County and other municipalities to establish a permanent program for the perpetual management and protection of land set aside for conservation.	2005	2006	n/a	County and Municipal Staff and Local Environmental Organizations	n/a	POSTPONED: Move to the 2009-2013 STWP.
Land Use 34	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to make available and provide incentives for the use of innovative land management tools such as conservation subdivisions, conservation easements, purchase of development rights and transfer of development rights.	2005	2006	\$10,000	County and Municipal Staff and Consultant	General Funds, Grants if Available, and Donations	POSTPONED: Move to the 2009-2013 STWP.

2009 Partial Update to the Comprehensive Plan  
Town of Buckhead, Georgia

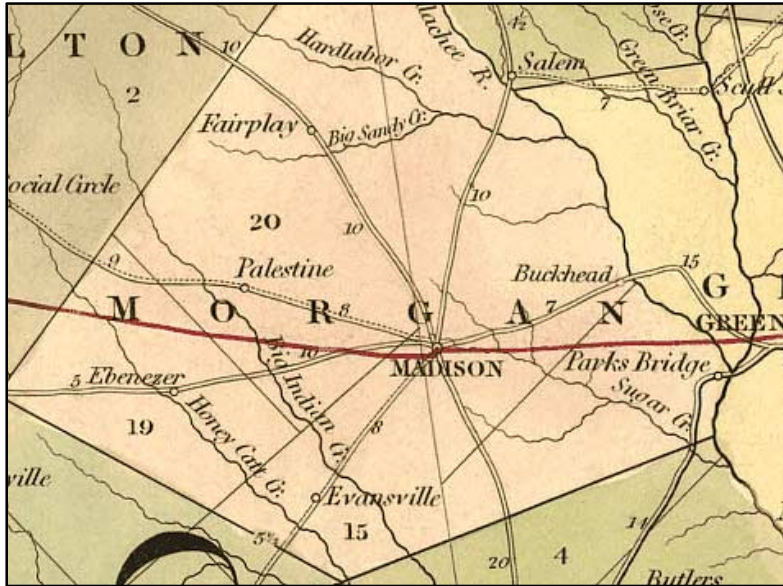
Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 35	Together with the County and other municipalities work with the local legislative delegation to improve State legislation allowing for the use of transfer of development rights in Morgan County.	2005	2006	n/a	County and Municipal Staff	n/a	ABANDONED: There is not support for this program at this time.
Land Use 36	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to ensure that new development adjacent to agricultural land does not impinge on the right and ability to continue agricultural activities so long as best management practices are employed.	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	COMPLETED: the revised zoning ordinance adopted by Morgan County in 2005 addresses this issue by enacting an agricultural use notice and waiver.
Land Use 37	Formally designate important gateways and scenic roads in the City as identified in the GreenPrints Plan.	2005	2006	n/a	Municipal Staff	n/a	UNDERWAY: The Resource Conservation Ordinance adopted as a part of the 2008 Zoning Ordinance provides the mechanism to do this. Analysis will be undertaken of potential resources. Expected date of completion 2010.
Land Use 38	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to protect view sheds along important corridors and gateways to the city as identified in the GreenPrints Plan.	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	UNDERWAY: The Resource Conservation Ordinance adopted as a part of the 2008 Zoning Ordinance provides the mechanism to do this. Analysis will be undertaken of potential resources. Expected date of completion 2010.
Land Use 39	In conjunction with the County and other municipalities, develop incentives to encourage those who wish to permanently protect viewsheds along scenic roads.	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	COMPLETED: The Resource Conservation ordinance adopted as a part of the 2008 Zoning Ordinance allows for properties to be designated as a part of scenic viewshed historic districts.
Land Use 40	Work to acquire fee simple title or development rights to key gateways into the city as a means of protecting viewsheds.	2005	2006	Unknown	Municipal Staff and Local Environmental Organizations	General Funds and Grants	ABANDONED: There is not support for this program at this time.
Land Use 41	In conjunction with the County and other municipalities, develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways within the County and its cities as identified in the GreenPrints Plan.	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	POSTPONED: Moved to the 2009-2013 STWP



2009 Partial Update to the Comprehensive Plan  
Town of Buckhead, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 42	In conjunction with the County and other municipalities, work to establish links between the important greenspaces in the County.	2005	2006	n/a	Municipal and County Staff, Morgan County Conservancy, and other Local Environmental Organizations	Grants and donations of funds are required for acquiring or developing lands for greenspace connections	POSTPONED: Moved to the 2009-2013 STWP
Land Use 43	In conjunction with the County and other municipalities, develop or revise existing ordinances and regulations to prevent clear-cutting prior to development and require the retention of certain types and/or quantities of trees and specify appropriate canopy levels of either existing or planned trees at the completion of the project.	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	COMPLETED: Morgan County adopted a county-wide tree ordinance in 2005 that provides a mechanism for this type of protection. The Town of Buckhead may choose to adopt a similar provision.
Land Use 44	In conjunction with the County and other municipalities, develop or revise existing ordinances and regulations to ensure that whenever reasonably possible developments link their conservation lands to those protected green or open spaces adjacent to the development.	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 address this issue.
Land Use 45	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to allow or require as appropriate new developments to developed with distributed road networks (grid patterned).	2005	2006	\$2,000	County and Municipal Staff and Consultant	General Funds and Grants	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.

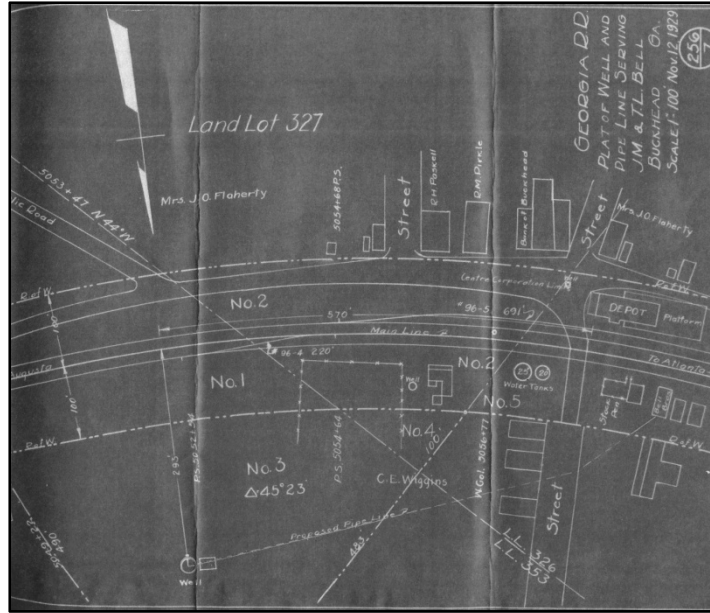
**Appendix III: Resource Materials**



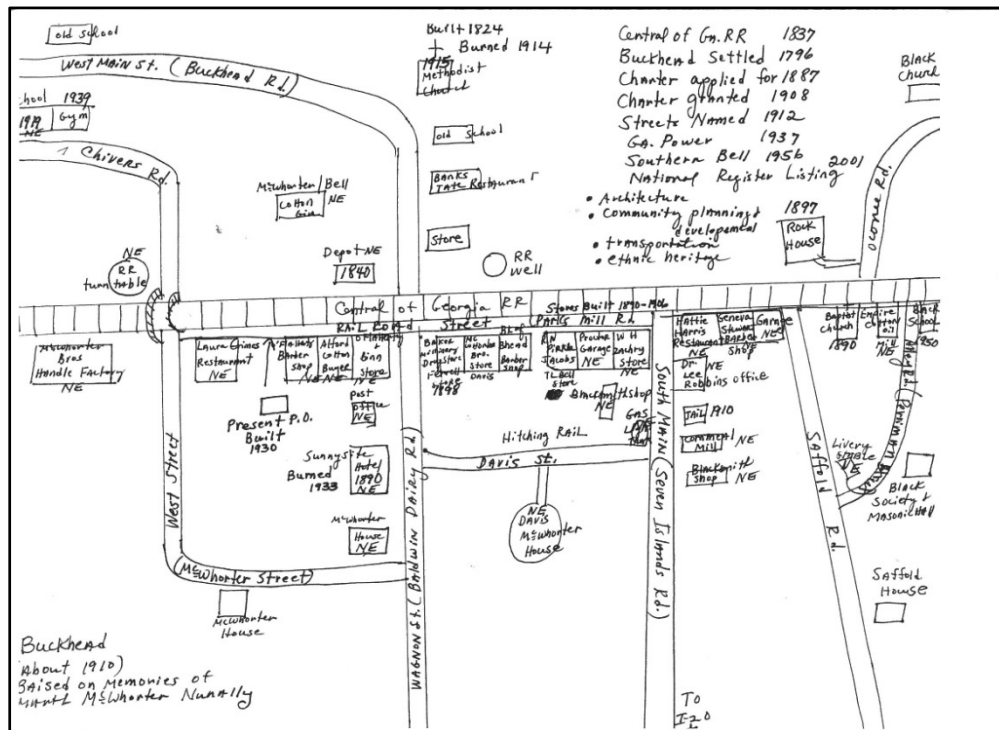
**Figure 1 Map of Morgan County, 1839.** From the “Map of Georgia & Alabama exhibiting the post offices, post roads, canals, rail roads, &c. By David H. Burr. (Late topographer to the Post Office.) Geographer to the House of Representatives of the U.S.” taken from the Historical Atlas of Georgia’s Counties published at the website for the Carl Vinson Institute of Government at the University of Georgia ([www.cviog.uga.edu](http://www.cviog.uga.edu)). This is the earliest map that identifies the Town of Buckhead.



**Figure 2 Aerial Photograph of Buckhead, 1938.** Courtesy of the University of Georgia Map Library from their collection of aerial photographs of Morgan County, 1938, taken by the U.S. Soil Conservation Service. Close inspection of this photograph reveals many elements of Buckhead including road and railroad corridors, building footprints and landscape features that are extant in 2008. This photograph also helps provide historical documentation for the Town which could be used in the implementation of a plan to preserve natural and cultural resources in the Town.



**Figure 3 Plat of Well and Pipe Line Serving J.M. and T.L. Bell, 1929.** Collection of Morgan County Archives. This plat was drawn to represent a utility easement agreement between the Georgia Railroad and the Bell family. It reveals a number of things about the original building footprints and spatial arrangements of buildings in downtown Buckhead. Particularly, it shows the location of the municipal well, the train depot and platform, commercial buildings, and the stock pens adjacent to the railroad line.



**Figure 4 Buckhead (about 1910) based on the memories of Martha McWhorter Nunally.** Collection of Morgan County Archives. Mrs. Nunally was a long-time resident of Buckhead who drew this map of the layout of the town from her memories of growing up there. It is a useful resource for tracing the historical development of the Town.



Figure 5 View of Downtown Buckhead with the Sunnyside Hotel, c.1890. Collection of Morgan County Archives.

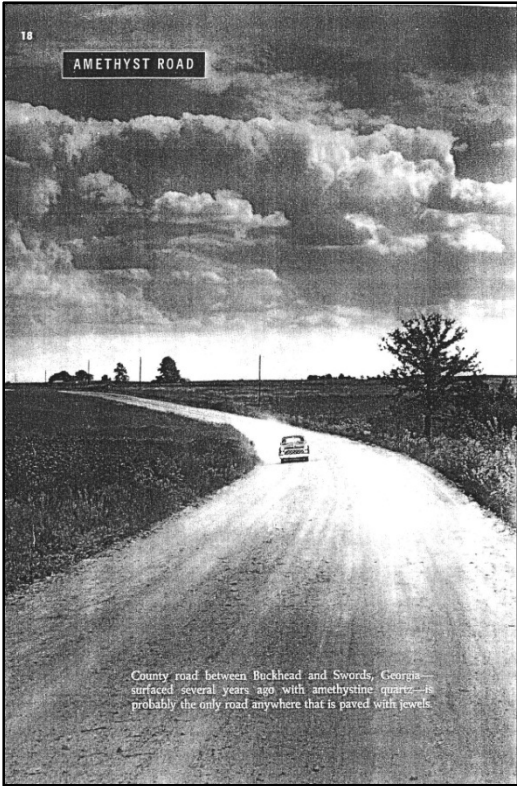
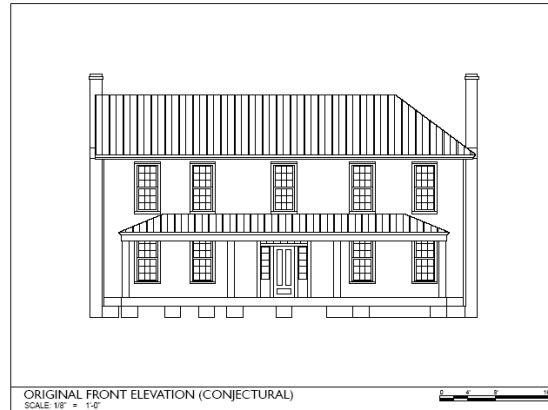
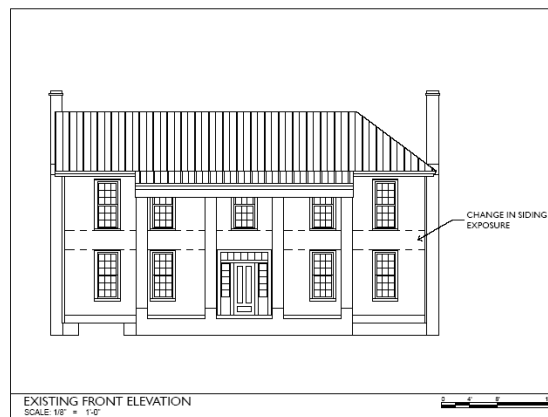


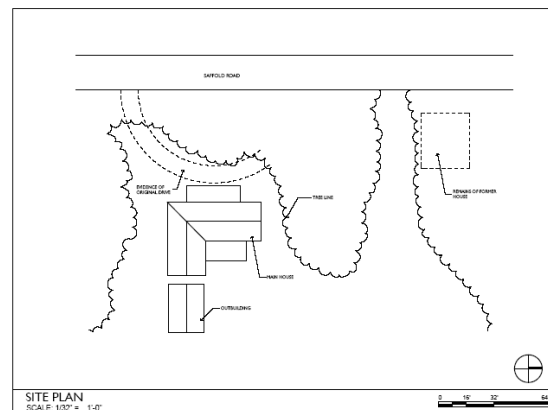
Figure 6 Undated article about the Amethyst Road. Collection of Morgan County Archives. The caption on this cover page reads, “County road between Buckhead and Swords, Georgia – surfaced several years ago with amethystine quartz – is probably the only road anywhere that is paved with jewels.” This road is the present day Parks Mill Road.



**Figure 7 Original façade of historic Saffold House (c. 1840), Buckhead, Georgia.** Documentation completed by graduate students in Historic Preservation, University of Georgia, 2007 and published in an historic structure report submitted to Morgan County Planning and Development.



**Figure 8 Present-day façade of historic Saffold House (2007), Buckhead, Georgia.** Documentation completed by graduate students in Historic Preservation, University of Georgia, 2007 and published in an historic structure report submitted to Morgan County Planning and Development.



**Figure 9 Present-day site layout of historic Saffold House (2007), Buckhead, Georgia.** Documentation completed by graduate students in Historic Preservation, University of Georgia, 2007 and published in an historic structure report submitted to Morgan County Planning and Development.

**RESOLUTION**  
**Joint Comprehensive Plan**  
**Partial Plan Update**

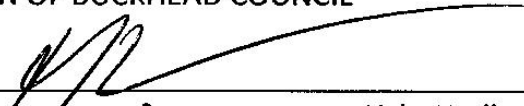
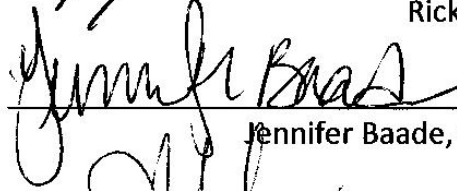
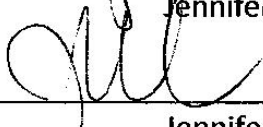

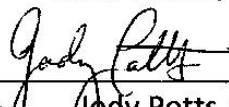
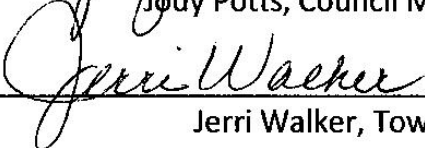
**Whereas**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local Governments to prepare a Comprehensive Plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

**Whereas**, the Comprehensive Plan for Morgan County, Bostwick, Buckhead, Madison, and Rutledge Georgia, adopted September 14, 2004 was prepared in accordance with the Minimum Planning Standards and Procedures; and

**Whereas**, the Partial Plan Update for the Comprehensive Plan is due to be submitted and approved by the Northeast Georgia Regional Development Center and the Georgia Department of Community Affairs no later than June 2009; and

**Now, therefore be it resolved** by the Town Council of Buckhead that the 2009 Partial Plan Update to the Comprehensive Plan: Town of Buckhead, dated November 2008, shall be transmitted to the Northeast Georgia Regional Development Center to facilitate the process of Completeness Check, Notification of Interested Parties, Regional Hearing, Review by the Regional Development Center and Review by the Department of Community Affairs in accordance with the standards adopted by the Department of Community Affairs in their Requirements for a Partial Update to the Local Government Comprehensive Plan (March 2007).

Approved by the Town of Buckhead, this 17<sup>th</sup> day of November, 2008.

<b>TOWN OF BUCKHEAD COUNCIL</b>	
By: _____	
	Ricky Walker, Mayor
_____	
	Jennifer Baade, Council Member
_____	
	Jennifer Doran, Council Member
_____	
	Gene Porter, Council Member
_____	
	Jody Potts, Council Member
Attest: _____	
	Jerri Walker, Town Clerk

**RESOLUTION**


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

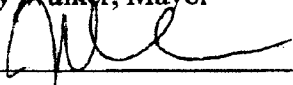
WHEREAS, the Partial Plan Update for the Morgan County's Comprehensive Plan for the Town of Buckhead, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Town of Buckhead that the Partial Plan Update for the Morgan County Comprehensive Plan for the Town of Buckhead, Georgia dated December 2008, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.


Adopted this 18<sup>th</sup> day of May, 2009.

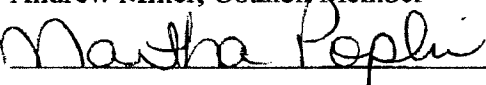
Town of Buckhead

  
\_\_\_\_\_  
Ricky Walker, Mayor

  
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Jennifer Doran, Council Member

  
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Jennifer Baade, Council Member

  
\_\_\_\_\_  
Jody Potts, Council Member

\_\_\_\_\_  
Andrew Miller, Council Member  
  
\_\_\_\_\_  
Martha Poplin, Town Clerk