

BUTTS COUNTY 2017 – 2037 COMPREHENSIVE PLAN



Prepared For:

**BUTTS COUNTY BOARD OF COMMISSIONERS
625 W. 3 rd STREET
JACKSON, GEORGIA 30233**

Revised, Updated and Technical Assistance by:

**THREE RIVERS REGIONAL COMMISSION
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A dream without a plan is a wish.

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December 15, 2016

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Butts County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Christy Lawson at 770-775-8210

Sincerely,



Keith Douglas, Chairman
Butts County Board of Commissioners

Enclosures

ACKNOWLEDGEMENTS

Originally prepared by:
Robert and Company
Engineers, Architects and Planners

&

Jerry Weitz & Associates, Inc
Planning & Development Consultants
December 2007

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Butts County Board of Commissioners

Honorable J. Keith Douglas, Chairman & District 4 Representative
Honorable G.S. "Gator" Hodges, Commissioner First District
Honorable Robert L. Henderson, Sr., Commissioner Second District
Honorable Joe Brown, Jr., Commissioner Third District
Honorable Roger D. McDaniel, Commissioner Fifth District
Honorable Ken Rivers, Commissioner – Elect, First District
Honorable Russ Crumbley, Commissioner – Elect, Fifth District

Steering Committee Members

Honorable Keith Douglas – Chairman Board of Commissioners – Elected Official
Honorable Joe Brown – Board of Commissioners – Elected Official
Christy Lawson – Butts County Zoning Administrator
Walter Mayfield – Business Owner and Planning & Zoning Board Member
Alton Stewart – Board of Appeals Board Member
Kim Freshwater – Realtor and Board of Appeals Board Member
Michael Brewer – Butts County Government Relations
Derrick Adams – Fire Fighter/Public Educator for Fire Department
Shannon Christian – Butts County Schools – Deputy Superintendent

County Staff

Dr. Keith Moffett, County Administrator
Christy Lawson – Butts County Zoning Administrator
Michael Brewer – Butts County Government Relations

"To accomplish great things, we must not only act, but also dream; not only plan, but also believe". ~Anatole France

INTRODUCTION

Why Comprehensive Planning? The Georgia General Assembly passed the Georgia Planning Act in 1989 (O.C.G.A. Sections 50-8), creating a coordinated planning program for the State of Georgia. The program enables local governments such as, Butts County, to effectively plan for its future and to improve communication with its neighboring communities. Butts County intends to use the comprehensive plan as a guide in the day-to-day decision-making. This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Plan.

On March 1, 2014, new rules went into effect for cities and counties within the State of Georgia. They are responsible for maintaining their plans, ensuring that they accurately reflect their current community conditions, the community's goals and priorities for the future. The maintenance of these plans includes amendments and regular updates. Butts County shall determine when such amendments are necessary that will address the changing circumstances that may have detracted from the usefulness of these plans as a guide to its local decision-making. In addition, at a minimum, the county must prepare and submit five-year updates to this comprehensive plan.

The Georgia Planning Act also requires the county to meet certain minimum criteria to maintain its Qualified Local Government (QLG) status, and be eligible to receive certain state funding. The Comprehensive Plan is a statement of the county's long-range (twenty-year) vision for development and redevelopment. By addressing the entire physical environment of the county and the multitude of functions, policies, and programs that comprise the day to day workings of the county, the plan seeks to guide the what, when, where, why, and how of future physical changes to the built environment.

Butts County officials expressed a desire to the consultants (Three Rivers Regional Commission) planning staff that they wish to maintain their current plan prepared by the original authors Robert and Company and Jerry Weitz & Associates, Inc. That plan was called "Butts County Community Agenda 2005 - 2030 with an updated date of December 2007.

Three Rivers Regional Commission planning staff is only providing technical assistance in the editing and adjustment to the plan in meeting the Georgia Department Community Affairs current requirements for updates. In an effort to accomplish that, staff has rearranged the document to fit within the new DCA formats and kept the essential information and data that are applicable to the current affairs and conditions in the communities today. In addition, staff looked at existing and current conditions as to develop the future 20-year horizon with a very diverse and dedicated steering committee that comprised a cross-sectional area of the communities in Butts County.

The stakeholders/steering committee was made up of elected officials, county officials, school system, staff and appointed officials from various boards of the county government (such as zoning, board of appeals, etc). There were realtors, business owners, the county government services relations, fire safety and education, and the county school system.

Butts County is an emerging rural county which abuts development from all directions. The county abuts Henry and Spalding Counties which are considered part of the Atlanta Regional Commission Metropolitan Transportation Organization. The county also abuts Monroe County which is in the Middle Georgia Regional Commission and both Newton and Jasper Counties which are in the Northeast Georgia Regional Commission.

THE PURPOSE: Butts County 2017-2037 Comprehensive Plan is intended to provide county elected and appointed officials, staff, community leaders, and residents of Butts County with a guide for the future growth and development of the county over the next 20-year horizon. The Plan was developed in cooperation and in accordance with the Minimum Planning-Standards and Procedures of the 1989 Georgia Planning Act. The Comprehensive Plan will serve as a guide for making everyday decisions, which are supportive of the community's stated vision for its future. It is intended that this plan should serve as the county's main tool in assessing development proposals, including rezoning applications and redevelopment plans. For the residents of Butts County, business owners, and members of the development community, this plan provides insight into what types of land uses and development are appropriate at various locations throughout Butts County. Through the process of evaluating various functions and services, this plan is a point of reference for Butts County's staff in preparing capital improvement programs and associated budgets.

The county's most recent full update of their Comprehensive Plan was completed in 2005. However, due to continued development pressures from ongoing metropolitan growth, the county opted to reassess its growth forecasts and growth management policies. While the 2005 comprehensive plan identified planning needs, it offered few concrete policies toward managing exurban growth pressures. Therefore, in a 2007 Comprehensive Plan Amendment was done to evaluate the suitability of various growth management techniques and develop policies for dealing with ongoing development pressures. The 2007 Amendment sort to reassess the adequacy of community facilities and services, given the accelerated pace of development that were currently being experienced at the time. In order to provide that linkage between community facilities and land use planning, the 2007 Amendment was conducted along with a Capital Improvements Element (CIE). The CIE provides a schedule for major investments in public facilities and serves as the basis for an impact fee program in the county.

Robert and Company (Engineers, Architects and Planners) and Dr. Jerry Weitz, Ph.D., AICP of Jerry Weitz & Associates, Inc (Planning & Development Consultants) completed Butts County's most recent comprehensive plan dated December 2007. The 2017-2037 stakeholders/steering committee members unanimously concurred with Butts County officials and expressed similar desire to the consultants (Three Rivers Regional Commission) planning staff that they wish to maintain their current plan prepared by the original authors Robert and Company and Jerry Weitz & Associates, Inc.

That plan was called “Butts County Community Agenda 2005 – 2030” with an updated date of December 2007.

The new standards for local plan preparation as promulgated by the Georgia Department of Community Affairs (DCA), have made the plans simpler, more flexible, customized, and provide for continuity. These standards went into effect as of March 1, 2014. The planning process sets the priorities for community goals, needs and opportunities and community work program. The community involvement a.k.a. public participation from the rules calls for each element of the comprehensive plan to be prepared with opportunity for involvement and input from the stakeholders and the general public, in order to ensure that the plan reflects the full range of the community needs and values. The consultants of this update to the document went above and beyond in achieving that goal. There are three basic steps in attaining such goal and they are:

- ✓ Identifying the stakeholders
- ✓ Identifying the Participation Techniques
- ✓ Conducting the Participation Program

The consultants have met all of the above basic requirements in completing this plan. Since the local government wished to maintain their current plan or the majority of that document, and in an effort to comply with the three required elements of the minimum standards for Local Comprehensive Planning which are:

- ✓ Community Goals
- ✓ Needs and Opportunities
- ✓ Community Work Program

Three Rivers Regional Commission planning staff did its best to maintain the integrity and full contents of the current plan. The authors through planning with the stakeholders and the communities general feedback and input, focused on providing technical assistance editing and adjusting the plan to meet the Georgia Department Community Affairs current requirements for updates.

The Capital Improvements Element (CIE) provides the county with a schedule for major investments in public facilities and serves as the basis for an impact fee program. The Georgia Department of Community Affairs (DCA) oversees and provides guidance for local comprehensive planning in Georgia. This plan is a full update and does include all of the basic elements of the new DCA standards.

Butts County 2017-2037 Comprehensive Plan is the product of a fast track accelerated process utilizing the framework as established by the Planning Act. Community goals were addressed through citizen and government official input, and a new community vision for Butts County was devised and amalgamated into the county’s vision statement. Building on currently defined maps of the county, a character area/future development map with an accompanying narrative was compiled using zoning and future land uses from the current plan with slight modifications delineated by the county’s stakeholders. The county chose to remain with character areas as opposed to zoning to meet the land use requirement.

In addition, needs and opportunities were also derived during this process. Finally, assessing the county's goals for future and current projects developed a community work program.

Another purpose of this plan is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning", as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of Comprehensive Plan in accordance with these standards is an essential requirement for Butts County status as a QLG "Qualified Local Government".

Future updates to the 2017-2037 Comprehensive Plan should occur at a minimum, every 5 years. Officials should determine at that time, if the Comprehensive Plan needs a major update based on the degree of changes in economic development and land use or not. However, if the officials deemed that little has changed, minor revisions to the plan may be sufficient in the form of plan amendments/updates. If major changes have occurred or if the data upon which the plan is based has become dated, a complete update of the Comprehensive Plan should be commissioned.

This plan is limited to only the unincorporated areas of Butts County. Butts County is primarily a rural county with three municipalities, Flovilla, Jenkinsburg and Jackson, the county seat. The County encompasses approximately 70,000 acres. The county's 2010 population, as reported by the U.S. Census was 23,655 and the 2015 population is estimated to have been 23,593.

PROCESS: The 2017-2037 Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, which was recently revised to improve the process of developing and adopting a Plan. By allowing local governments' greater flexibility in choosing their Plan's content, the resulting Plan is designed to be more relevant to the unique issues that each community faces, and more useful in supporting day-to-day decisions. Effective on March 1, 2014, the new rules require that plans include a minimum of these distinct components, which are: Community Goals (Vision Statement, Goals and Character area), Needs and Opportunities (i.e.: Community priorities) and Community Work Program (that is a five-year action plan with long term and ongoing activities). This component was formerly called "Short-Term Work Program".

REVIEW PROCESS: Butts County will transmit the plan to the Three Rivers Regional Commission (TRRC) for review. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the TRRC will forward the plan to the Georgia Department of Community Affairs (DCA) for their review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, Butts County Board of Commissioners must adopt the approved plan. Adoption must occur at least 60 days, but no more than one year, after submittal to the TRRC for review.



ENVIRONMENTAL CRITERIA

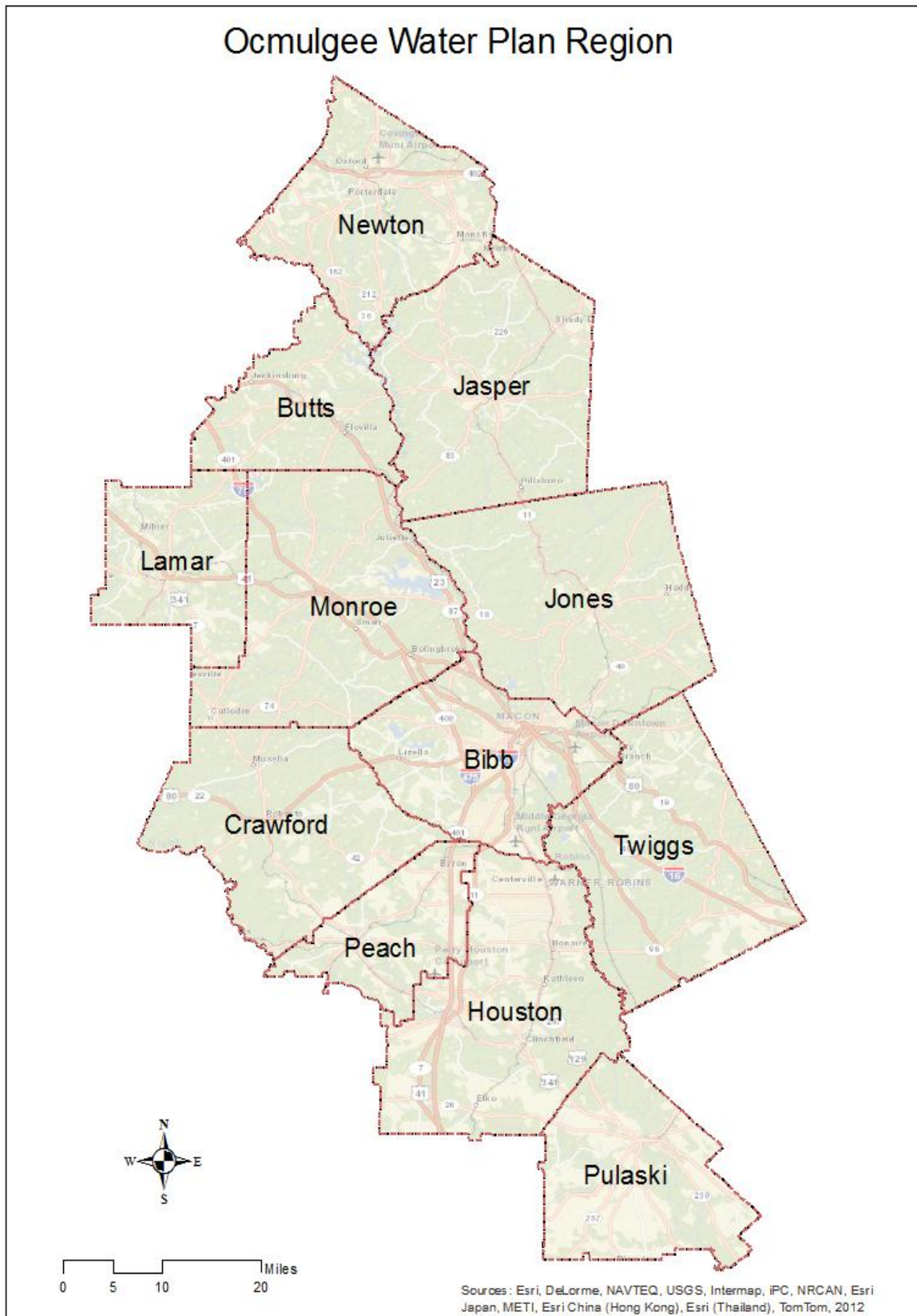


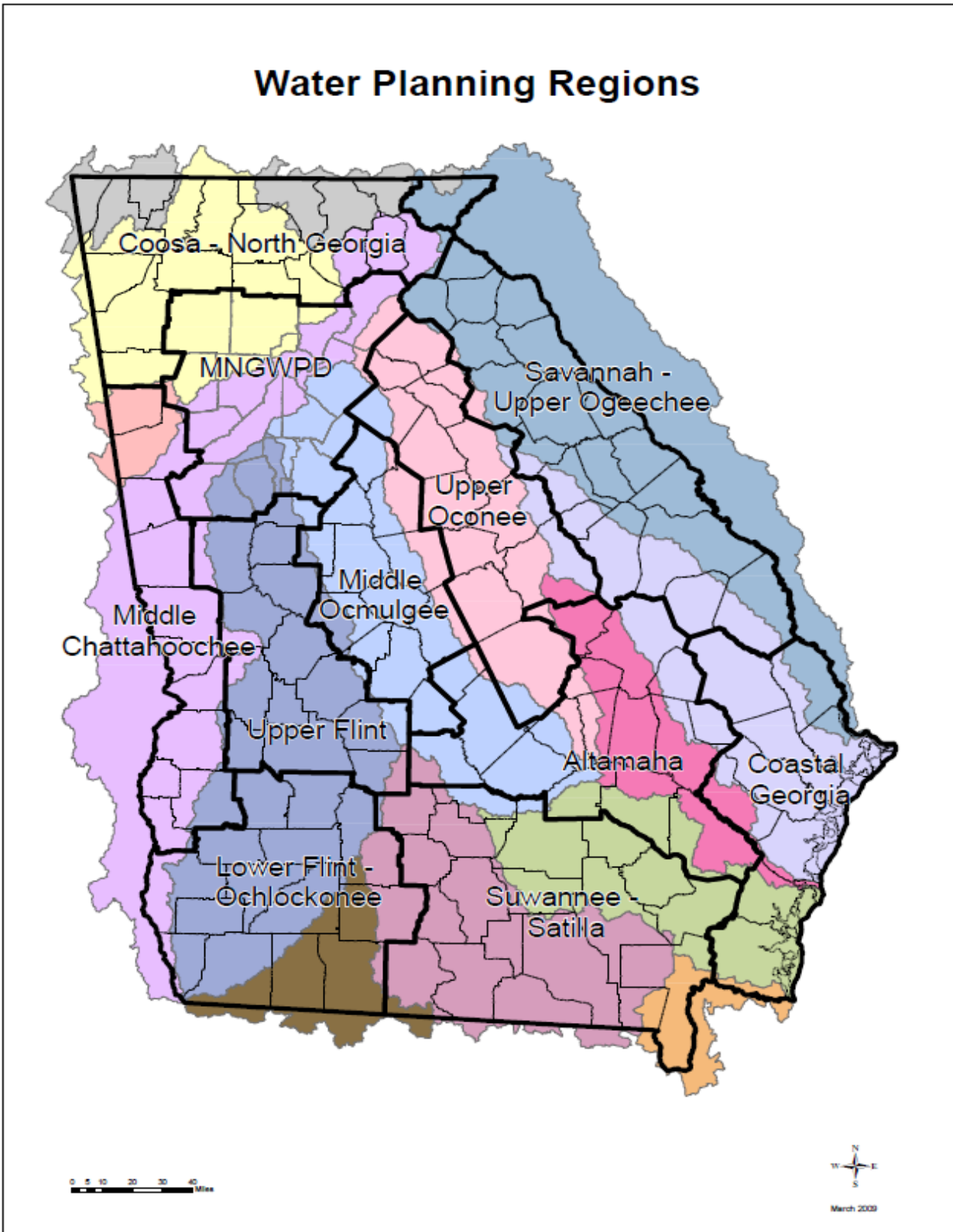
ENVIRONMENTAL CRITERIA

REGIONAL WATER PLAN: Environmental Criteria Chapter 391-3-16, Rules for Environmental Planning Criteria. The Environmental Planning Criteria that is part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act. The criteria require that local governments identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered such as existing land uses prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry or agricultural services. The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

Butts County has been identified in the Georgia's State Water Plan as being in the Middle Ocmulgee Region. That region consists of the following counties: Bibb, Butts, Crawford, Houston, Jasper, Jones, Lamar, Monroe, Newton, Peach, Pulaski and Twiggs. Butts county will continue to adhere to all the requirements and regulations governing thereof.







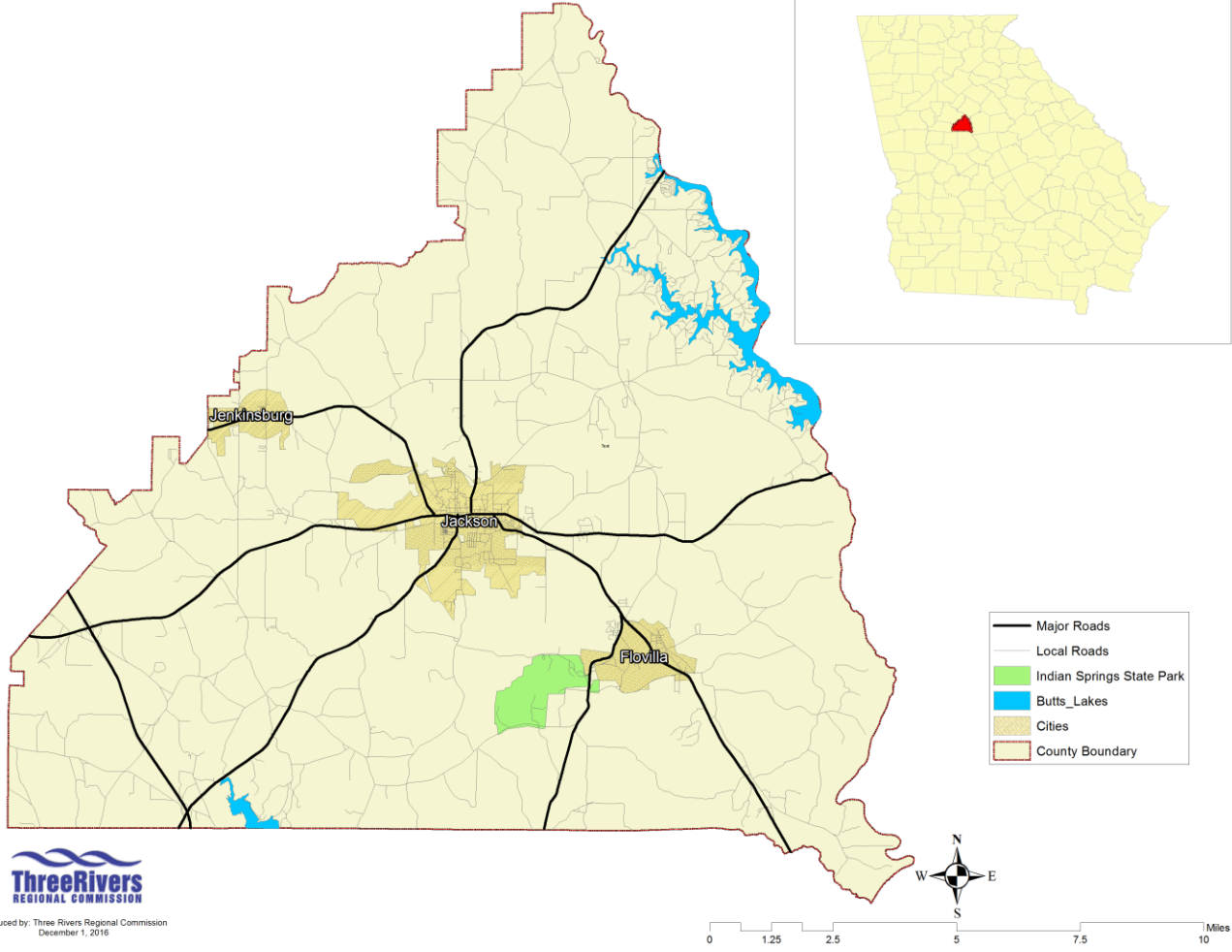
COMMUNITY PROFILE

Butts County, Georgia is located southeast of Atlanta, GA, and northwest of Macon, Georgia - approximately equidistant from both. Butts County was included in the Atlanta Metropolitan Statistical Area as of the 2010 Census. However, as part of the exurban/rural fringe of the metro region, Butts County is not included in the Atlanta Regional Commission 10-county planning area. Butts County shares its northeastern border with Henry County, currently the fastest growing county in the Atlanta region. The Atlanta Regional Commission has projected that Henry County will add an additional 250,000 residents by 2030. Some of this explosive growth is likely to spill over into neighboring Butts County.

Butts County is primarily a rural county, but has three municipalities: Flovilla, Jenkinsburg and Jackson, the county seat. The map on page 15 (Map CA 1) shows the location of these cities within the county, and shows Butts County's location in reference to the state.

Butts County encompasses approximately 70,000 acres. The county's 2010 population, as reported by the U.S. Census was 23,655 and the 2015 population is estimated to have been 23,593.

Map CA 1 - Location Map, Butts County Georgia



COMMUNITY PARTICIPATION



CITIZEN PARTICIPATION: Public participation was an integral part of the planning process. A public hearing was held on October 20, 2016 to inform the local citizens of preparation of the plan. The residents were also invited to public participation meetings on November 15, 2016 to have their input included in the community vision and future development. In addition, citizens also participated in online community surveys conducted by the consultants and hosted by Butts County on their website, Twitter, Face book, county marquee as well as paper surveys that were distributed at the Butt’s County Administration Building.

The Update of the Butts County’s Comprehensive Plan relied heavily on public input. Throughout the planning process a Committee of stakeholders that included community leaders, county staff, developers, real estate brokers, economic development professionals, and interested citizens met to discuss issues they felt were important to guiding Butts County into the future. This Committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served an integral role of guiding the update and the content of the resulting document.

The 2017-2037 stakeholders/steering committee members unanimously concurred with Butts County officials and expressed similar desire to the consultants (Three Rivers Regional Commission) planning staff that they wished to maintain their current plan prepared by the original authors Robert and Company and Jerry Weitz & Associates, Inc. That plan was called “Butts County Community Agenda 2005 - 2030 with an updated date of December 2007.

The new standards for local plan preparation as promulgated by the Georgia Department of Community Affairs (DCA), have made the plans simpler, more flexible, customizable, and provide for continuity. These standards went into effect as of March 1, 2014. The planning process set the priorities for community goals, needs and opportunities and community work program. The community involvement a.k.a. public participation from the rules calls for each element of the comprehensive plan must be prepared with opportunity for involvement and input from the stakeholders and the general public, in order to ensure that the plan reflects the full range of the community needs and values. The consultants of this update to the document went above and beyond in achieving that goal. There are three basic steps in attaining such goal and they are:

- ✓ Identifying the stakeholders
- ✓ Identifying the participation techniques
- ✓ Conducting the participation program

The consultants have met all of the above basic requirements in completing this plan. Since the local government wishes were to maintain their current plan or the majority of that document, in an effort that complies with the three required elements of the minimum standards for Local Comprehensive Planning which are:

- ✓ Community goals
- ✓ Needs and opportunities
- ✓ Community work program

Three Rivers Regional Commission planning staff did its best to maintain the integrity and full contents of the current plan. The authors through planning with the stakeholders and the communities general feedback and input, focused on providing technical assistance editing and adjusting the plan to meet the Georgia Department Community Affairs current requirements for updates. In doing so, the majority of the current plan is included in this plan as part of the appendixes for the County's elected/appointed officials and staff future reference guide.



**TABLE 1
PROJECT STAFF MEMBERS**

Name	Organization
James A. Abraham, Sr., Planner & Project Manager	Three Rivers Regional Commission, (Griffin Office)
Sam Mukoro, GIS Planner	Three Rivers Regional Commission, (Griffin Office)
Kimberly Dutton, Planner	Three Rivers Regional Commission, (Franklin Office)
Paul Jarrell, Planner	Three Rivers Regional Commission, (Franklin Office)

**TABLE 2
2017-2037 BUTTS COUNTY COMPREHENSIVE PLAN
STAKEHOLDERS STEERING COMMITTEE MEMBERS**

Butts County Steering Committee Members	Organization
Honorable Keith Douglas	Chairman of Commissioners - Elected official
Honorable Joe Brown	Board of Commissioners - Elected official
Christy Lawson	Butts County Zoning Administrator
Walter Mayfield	Business Owner and Planning & Zoning Board Member
Alton Stewart	Board of Appeals Board Member
Kim Freshwater	Realtor and Board of Appeals Board Member
Michael Brewer	Butts County Government Relations
Derrick Adams	Fire Fighter/Public Educator for the Fire Department
Shannon Christian	Butts County Schools - Deputy Superintendent

NEEDS AND OPPORTUNITIES

NEEDS AND OPPORTUNITIES

In order to be effective, the comprehensive plan must identify and provide workable strategies for addressing the needs and opportunities facing the community. Each issue and opportunity statement was reviewed and discussed in depth with a diverse steering committee of stakeholders. The needs and opportunities serve as the basis for the goals and policies included within the Comprehensive Plan.

The following list represents the final locally agreed upon list of Needs and opportunities the County intends to address during the 2017-2037 planning period. The following needs and opportunities list is organized according to various areas or “elements” identified within the comprehensive plan: population, economic development, natural and cultural resources, facilities and services, housing, land use, transportation, and intergovernmental coordination.

Population

Needs:

- Rapid population growth is expected in the next 20 years as exurban growth from the Atlanta Metropolitan Area spills over into Butts County from Henry County.
- The transition from rural to exurban fringe will alter the population demographics of Butts County.
- The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.
- Educational attainment for the community has significantly improved and is better than the state average.
- Population growth is stagnant due to the economic slowdown since 2008.

Opportunities:

- Continued metropolitan growth provides an opportunity for the County to attract affluent new residents
- Graduation rate is now higher than the State.
- The Butts County water system is prepared for growth and the county is hoping to attract a younger population.

Economic Development

Needs:

- There are not enough post-secondary education opportunities in Butts County.
- Our community’s economy is too dependent upon only a few industries or economic sectors (Services, Retail).
- Wages within the services sector are low as compared to State figures
- We lack sufficient jobs or economic opportunities for local residents.
- Need to improve the variation in skill sets available within the County, with particular focus on professional service skills.
- Broadband access is lacking especially in the rural parts of the County.
- There is a need for broadband in Butts County.
- There is a need to diversify the economy in Butts County.

Opportunities:

- The County has the opportunity to attract light industrial, distribution, and logistics industries because of its location between Atlanta and Macon.
- The County should focus on attracting growth industries and employers that provide high-paying jobs.
- Develop an organized approach to marketing Butts County; this should include local leadership training, involvement of web and high-tech media.
- Need to develop strategies for utilizing key growth areas of the County, such as the I-75 corridor.
- The regional airport in Spalding County could provide economic development benefits for Butts County.
- The Riverview Industrial Park could provide additional high-wage employment opportunities for County residents.
- Business tracking and retention programs to help the County maintain its current industries in the face of regional competition.
- A long-term infrastructure improvement plan can provide support, guide, and direct economic development activities.
- Innovative economic development tools such as tax abatement programs and business incubators could support and attract business.
- Continue to foster more employment opportunities within the County, and encourage businesses to hire County residents.
- Job-skills training programs in local schools need improved resources and linkage with modern industries.
- Regional College and Career Academy is available to assist local students.
- The County may be able to encourage growth in tourism through cross-promotion of historic, recreation and cultural resources.
- Water and sewer capacities allow room for future growth.
- Construction of a frontage road between Highway 16 and 36 for increased commercial development.
- Jackson Bypass to route major truck traffic around the City of Jackson.
- The County may be able to construct a frontage road along Highway 16 and Highway 36.
- The County may be able to construct a south bypass.

Natural and Cultural Resources

Needs:

- The Upper Ocmulgee basin contains numerous contaminant violations coming from Atlanta resulting from inappropriate development surrounding river corridors.
- Many of the pollution sources within the Ocmulgee basin and Lake Jackson are located upstream of Butts County.
- Increased regional cooperation is needed to address water quality needs
- Water quality violations have not been systematically mapped and cataloged.
- The County lacks a formal stormwater management plan
- Groundwater recharge areas are threatened by development
- Current development practices are not sensitive to natural resources.
- Prime agricultural lands have not been identified and targeted for preservation
- Farmland and rural scenery are disappearing.
- New development is locating in areas that should not be developed – such as rural farmland or environmentally sensitive areas.
- Greenspace and parkland can be increased.

- Local protection of historic and cultural resources is inadequate

Opportunities:

- There is a desire to preserve and revitalize Indian Springs State Park and Indian Springs Hotel.
- There is a desire to properly define and protect Butts County's rural character.
- Indian Springs State Park and Dauset Trails may provide the basis for additional trail linkages across the County.
- A trail committee has been established to increase and promote the development of trails within Butts County.
- Conservation easement programs may allow for increased greenspace preservation within the County.
- The County has increased the width of protective buffers along waterways beyond the state requirement.
- Environmental overlay zones may help protect sensitive natural resources
- Conservation subdivisions may allow for preservation of sensitive natural resources.
- SPLOST funds may be utilized to fund pathway improvements and greenspace acquisition.
- A parks foundation could help the county develop a coordinated greenspace and recreational facilities program.
- Giles Ferry road offers an opportunity for increased access to the Ocmulgee River for ecotourism.

Facilities and Services

Needs:

- The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial; residential).
- The future costs of providing services at anticipated growth rates have not been considered or compared to development alternatives.
- Some parts of community not served by public facilities and services, particularly sewer services and broadband.
- The Fire Department needs to continue to expand.
- There is a need to expand recreational opportunities throughout the County especially multi-use trails.
- There is a demand for building space for a gymnastics program.
- Sewer capacity needs improvements.

Opportunities:

- A capital improvement program for public facilities can form the basis of a growth management program and impact fees
- The provision of water and sewer facilities could help the County guide growth to appropriate areas.

Housing

Needs:

- There is insufficient mix of housing sizes, types, and income levels within (most) neighborhoods in our community.
- The County lacks diversity in its housing supply.
- The County does not have varied housing options available to meet residents' needs at all stages of life.
- The County needs more housing with high end features.

- Senior housing is needed in order to accommodate the rising proportion of elderly residents.
- There is a lack of special needs housing in our community (disabled, group homes, women’s shelters, etc.).
- There will be a growing market for rental housing as the population of the County increases and transitions from rural to suburban.
- Our community does not take measures to encourage infill and medium to high-density, multi-family residential development in appropriate locations
- Some neighborhoods are in need of revitalization or upgrade.
- Need to increase high quality apartment
- There is a need for senior housing.
- There is a need for high end apartments.

Opportunities:

- Homeowner programs such as maintenance, enhancement, and rehabilitation assistance may help stabilize declining neighborhoods
- Home buyer education programs may increase the rate of home ownership and inform the public about needs such as credit and maintenance

Land Use

Needs:

- The County is experiencing growth pressures along its western border spilling over from Henry County.
- Rapid development conflicts with the community’s stated desire to maintain a rural environment.
- We have too much unattractive signage and sprawl development along roadways.
- Industrial development along I-75 may create land use conflicts with parallel residential development.
- The proposed new quarry South of Jackson may create a nuisance land use conflict between adjacent residents and businesses
- Residents of the Lake Jackson area have expressed concerns about overcrowding and incompatible land uses
- There is little mix of uses (such as corner groceries or drugstores) within neighborhoods.
- Need increased and additional public spaces designed for gathering and social interaction.
- Our community is not relatively compact, but spread out and only accessible by car.
- Due to the rural nature of the county, there is a threat of inefficient land use as development occurs in isolated areas due to the availability of large tracts of inexpensive land (“Leapfrog development”).
- Development may occur in isolated areas that are not well served by community facilities and infrastructure

Opportunities:

- Well-planned, village-style nodes of development may allow for greater rural land preservation, while attracting high-end development.
- Design guidelines may ensure that new infill development is appropriate and compliments the established character of the community.
- Illustrated development regulations may provide builders with a readily-accessible guide to design guidelines.
- A checklist for site plan review of proposed developments has expedited the permitting process.
- Planning for controlled development.

Transportation

Needs:

- Transportation corridors are congested, specifically Highway 42 and Highway 36.
- Truck traffic and congestion are a problem in downtown Jackson
- The community is not pedestrian or bicycle friendly.
- Our community lacks a local trail network.
- Local trails are not linked with those of neighboring communities, the region and the state.
- There is considerable need for more sidewalks, pedestrian paths, and consideration for alternative modes of transit for Butts County residents.
- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Updated county-wide Transportation Plan.
- Future new development will decrease the capacity of service of existing roadways and necessitate infrastructure improvements.
- Citizens are experiencing increasing commute times and distances—more people driving longer distances in traffic to reach home, school, shopping, or work.
- Need a railroad overpass to blocked roads and avoid public safety inaccessibility.

Opportunities:

- Improved communications and planning between the Butts County Planning and Zoning Department, the Road Department, and the Georgia Department of Transportation
- Passenger rail programs may provide additional transportation options and spur redevelopment along rail corridors
- Nearby Express Busses and Bus Rapid Transit (BRT) systems may allow residents to quickly access employment centers without reliance on automobiles.
- A regional airport facility in Butts County could contribute to economic development opportunities in the County.
- Streetscape improvements and pedestrian amenities may increase safety.

Intergovernmental Coordination

Needs:

- There is no existing forum for land use planning and coordination between Butts County and its municipalities.
- Agreements with surrounding counties are important to Butts County in order to manage shared resources and the provision of services of the natural resources and infrastructure that cross county boundaries.

Opportunities:

- Increased planning forums between Butts County, Jackson, Jenkinsburg, and Flovilla may allow for greater planning coordination and cooperation.
- Increased discussion forums between Board of Education members and Planning and Zoning officials could help assure that new development does not overburden the County school system.
- Multi-county Industrial Development Authority (IDA) initiatives may provide opportunities for regional economic development projects.

COMMUNITY GOALS AND POLICIES



BUTTS COUNTY VISION STATEMENT

A unified diverse and progressive community fostering leadership, innovation, and good southern living.



Butts County has been very pro-active and its Board of Commissioners came up with a series of vision statements for each of its core areas of governmental services to serve its citizens and they are:

STRATEGIC PRIORITIES

We and our community partners will realize the vision by the focusing our time, energy and resources on the following:

ECONOMIC DEVELOPMENT

Economic Development is our highest priority and our economic development initiatives will be aggressive and proactive and our strategic marketing and branding will be exceptional. We will focus on recruitment of new business and industry and retaining our current partners.

INFRASTRUCTURE

Our transportation and water and sewer systems will be strategically planned and designed to fully address our current need and future growth patterns. Master plans will allow for coordinated systems design and construction to optimized industrial, commercial and residential development.

RESPONSIBLE GOVERNANCE

Our elected body and our staff will create an organizational culture of workforce enrichment, encouragement, teamwork, trust, respect, creativity and innovation. We will be leaders in innovation, fiscal responsibility, target financial resource planning and have a sustainable tax base.

HISTORIC AND NATURAL RESOURCES

Our historic heritage and natural resources will be well preserved, developed and marketed as part of Butts County's tourism initiatives to be a destination for visitors and a place of pride for our citizens. Sites will be further developed and expanded as part of our strategic plan.

SAFETY, HEALTH AND WELL-BEING

Butts County will be a safe and secure community with the best in public safety services. The well-being of our citizens is paramount as we give full support and encouragement to quality health care options and education excellence for the people of Butts County as our community.

LEISURE AND RECREATION

Our community's entertainment and recreational options will be second to none. Our open passive green spaces will be expansive, our active recreation parks will have unlimited options and there will be entertainment venues for all our citizens and visitors.

INTERGOVERNMENTAL AND COMMUNITY RELATIONSHIPS

Butts County's relationships with community leaders and citizens, local boards and authorities, municipalities, state agencies and citizens will be unmatched in the region. We all work in a spirit of unity and collaboration for the good of all citizens of our Butts County Community.

LIST OF COMMUNITY GOALS AND POLICIES

Housing

- Goal 1 Protect and preserve established residential neighborhoods.
- Policy 1.1 Ensure adequate buffering and screening in order to protect residential neighborhoods from negative impacts of adjacent development.
 - Policy 1.2 Maintain a strict code inspection and compliance program to promote the maintenance and preservation of existing housing.
 - Policy 1.3 Target dilapidated or substandard housing for code enforcement efforts and redevelopment planning
 - Policy 1.4 Ensure that established residential neighborhoods are not encroached upon by inappropriate commercial uses and disruptive home businesses. (See DCA Model Code 3-3 for a sample regulation of home businesses.)
- Goal 2 Provide for a range of housing options to meet the needs of Butts County’s diverse population.
- Policy 2.1 Encourage the construction of affordable senior housing in order to accommodate the growing senior population.
 - Policy 2.2 Provide housing opportunities for young families as well as “empty nester” households.
 - Policy 2.3 Provide housing opportunities for special needs populations such as the disabled.
 - Policy 2.4 Provide opportunities for mixed-use, live/work housing.
 - Policy 2.5 Work with nonprofit housing agencies to ensure an adequate supply of affordable housing.
 - Policy 2.6 Support equal housing opportunities for all persons.
 - Policy 2.7 Provide opportunities for attached housing types, such as duplexes, townhomes, condominiums, and apartments, in areas of the County that can support increased density.
 - Policy 2.8 Provide opportunities for master planned residential communities.
 - Policy 2.9 Encourage interactive, interconnected neighborhood communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation.
 - Policy 2.10 Encourage common greenspace, walking paths, and bicycle lanes within residential subdivisions.
- Goal 3 Encourage home ownership and neighborhood stability in Butts County
- Policy 3.1 Provide home buyer education programs in order to inform the public about financing, credit, and maintenance needs.

- Policy 3.2 Create a program to encourage maintenance and upkeep of mobile home communities throughout Butts County.
- Policy 3.3 Encourage mixed-income housing as a means of providing stable affordable housing within predominantly market-rate residential developments.
- Policy 3.4 Provide opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Economic Development

- Goal 4 Encourage transportation, distribution, and logistics industries in Butts County in order to take advantage of the County's location between Atlanta and Macon.
 - Policy 4.1 Continue to actively recruit light industrial, distribution/logistics industries to locate near the I-75 corridor.
 - Policy 4.2 Continue to support the Industrial Development Authority in marketing and developing commercial business and industry.
 - Policy 4.3 Continue to actively work with neighboring Counties on cooperative economic development initiatives.
 - Policy 4.4 Seek grant which promotes and expands economic development throughout the County.
 - Policy 4.5 Support the development of a regional airport in Butts County

- Goal 5 Attract and retain a diverse variety of businesses in order to provide quality employment opportunities for residents and maintain a healthy tax base.
 - Policy 5.1 Continue to work with the Butts County Chamber of Commerce to conduct business recruitment and retention programs.
 - Policy 5.2 Pursue growth industries such as education, health care, and transportation to locate within the County.
 - Policy 5.3 Provide economic incentives in order to attract businesses to Butts County and create employment opportunities.
 - Policy 5.4 Develop a mechanism to market the County and its assets. Network and coordinate with agencies which compile data and carry out promotional and marketing efforts, to assist in stimulating business location and development that serves the region.
 - Policy 5.5 Recruit a regional retail center in order to provide shopping opportunities for residents of Butts County and surrounding areas.
 - Policy 5.6 Survey local businesses in order to gather information on local economic conditions and business needs.
 - Policy 5.7 Inventory and track the needs of existing businesses and industries in Butts County in order to retain those industries already present in Butts County

- Goal 6 Provide opportunities for higher education and job training in Butts County supportive of the needs of a modern workforce.
 - Policy 6.1 Work with local secondary schools and other institutions to provide job training opportunities at their new satellite campus in Butts County.
 - Policy 6.2 Promote internship programs and partnerships with ACCG in order to provide work experience for residents.

- Goal 7 Promote heritage tourism in historic sites in Butts County.
 - Policy 7.1 Market and promote heritage tourism and recreational opportunities in and around Indian Springs State Park.
 - Policy 7.2 Create design guidelines/overlay zoning in order to ensure that infill development is compatible with surrounding historic areas.
 - Policy 7.3 Work with the Butts County Historical Society to inventory and protect historic resources in Butts County.
 - Policy 7.4 Seek regional assistance and public/private partnership for large-scale tourism related developments through the Georgia DCA Regional Economic Assistance Projects (REAP) program.

- Goal 8 Coordinate infrastructure expansion plans with economic development initiatives.
 - Policy 8.1 Create a Capital Improvements Program, in order to provide an orderly framework of infrastructure improvements.
 - Policy 8.2 Provide for the expansion of sewer and road infrastructure along the I-75 corridor in order to support industrial development along the highway
 - Policy 8.3 Explore innovative funding mechanisms for infrastructure improvements, such as Tax Allocation Districts, Business Improvement Districts.
 - Policy 8.4 Continue to support the Development Authority's program of providing infrastructure for industrial and commercial development.

Natural and Cultural Resources

- Goal 9 Protect ground and surface water sources and water supply intakes to ensure adequate supply of potable water.
 - Policy 9.1 Support watershed planning and regional water quality initiatives, such as the Georgia Comprehensive Water Management Plan and associated basin advisory committees.
 - Policy 9.2 Protect sensitive waterways, wetlands, and floodplains from development which could negatively impact water quality and natural habitats.
 - Policy 9.3 Enforce the locally expanded buffer restrictions along sensitive waterways such as the Ocmulgee River.
 - Policy 9.4 Require regular inspection and maintenance of septic systems in order to ensure that failing tanks to not contribute to water pollution.

- Policy 9.5 Identify Total Maximum Daily Loads (TMDL) of pollution which can be safely absorbed to waterways and discourage development which would exceed this threshold capacity.
 - Policy 9.6 Enforce adopted erosion, sedimentation, and floodplain protection ordinances required as part of the Georgia Part V environmental planning criteria.
 - Policy 9.7 Discourage development within state designated significant groundwater recharge areas.
 - Policy 9.8 Study the feasibility of a formal stormwater management plan.
 - Policy 9.9 Participate in the continued planning efforts for the Middle Ocmulgee Region Water Plan and utilize it when making policy decisions which may be environmentally sensitive.
 - Policy 9.10 Encourage increased environmental stewardship such as the establishment of Adopt-A-Stream groups.
- Goal 10 Promote the protection and maintenance of trees, greenspace, and sensitive environmental features in all new development.
- Policy 10.1 Promote Conservation Subdivisions in order to protect environmental features within development areas.
 - Policy 10.2 Promote Master Planned Communities which provide common open space and recreational amenities within new developments.
- Goal 11 Provide “active” recreational opportunities as well as “passive” parks and trails for residents of Butts County.
- Policy 11.1 Establish a per-capita minimum standard for parks and recreational facilities in order to ensure that the County’s level of service for recreational facilities does not decline as the population grows.
 - Policy 11.2 Utilize impact fees in order to fund the purchase of greenspace, park land, and trails throughout the County.
 - Policy 11.3 Work with the Path Foundation to create a trails system in Butts County in order to provide linkages between neighborhoods, conservation areas, and existing recreational facilities, such as Dausett Trails.
 - Policy 11.4 Encourage new development to set aside land for greenspace and multi-use trails.
 - Policy 11.5 Encourage developers to link their greenspace and trails into a publicly-accessible network of greenspace and trails.
 - Policy 11.6 Promote and utilize the Ocmulgee River as a “blueway” trail, increased ecotourism and consider expanding the Ocmulgee River Trail to Butts County.

- Goal 12 Continue to work towards the state goal of permanently preserving 20% of the County's land area as conservation and greenspace.
- Policy 12.1 Work with the Georgia Land Conservation Partnership to secure any available state funding for the acquisition of greenspace in Butts County.
 - Policy 12.2 Partner with non-profit land preservation organizations, such as the Georgia Conservancy and the Trust for Public Land, to create a program of conservation easements and purchase of development rights in Butts County.
 - Policy 12.3 Study the possibility of implementing market-based conservation tools, such as a transfer of development rights (TDR) program.
- Goal 13 Encourage the preservation of Butts County's rural heritage and provide opportunity of agricultural and forestry activities to remain a vital part of the community.
- Policy 13.1 Discourage growth in areas that do not have the infrastructure necessary to support development. Provide an orderly plan for infrastructure phasing that clearly delineates growth areas based on planned expansion of services.
 - Policy 13.2 Protect agricultural operations from the encroachment of suburban residential subdivisions.
 - Policy 13.3 Continue the use of large-lot agricultural zoning as a means of protecting farmland and preserving low-density rural character.
- Goal 14 Encourage the protection, maintenance, restoration, and appropriate adaptive reuse of significant historic and cultural resources within Butts County.
- Policy 14.1 Continue partnership with the Butts County Historical Society in order to inventory and protect historic structures and sites in the County.
 - Policy 14.2 Encourage national register designation status for all significant historic structures and sites identified in Butts County
 - Policy 14.3 Explore the feasibility of a local historic preservation ordinance in order to provide a means of protecting locally significant historic resources. (See Georgia Historic Preservation Division model ordinance.)
 - Policy 14.4 Adopt regulations to ensure that infill development in historic areas is compatible with surroundings. (See DCA Model Code 3-10 for residential infill development standards for historic districts.)

Community Facilities and Services

- Goal 15 Provide for the necessary infrastructure, public facilities, and services to support new and existing development; such as roads, schools, public safety, and wastewater treatment.
- Policy 15.1 Develop a long range capital improvements program for key infrastructure and community facilities that is consistent with the Future Development Map and growth management strategies.
 - Policy 15.2 Establish a desired level of service for public facilities and services.

- Policy 15.3 Ensure that new development does not cause a decline in the level of service to existing residents.
- Policy 15.4 Consider the fiscal impacts of new development in order to ensure that the County has an adequate tax base.
- Policy 15.5 Promote cooperation between the County Planning Department and local school boards in order to ensure that school location and development permitting decisions are supportive of overall growth and facility expansion plans.
- Policy 15.6 Seek opportunities to expand broadband services throughout the County

Goal 16 Maximize the use of existing public facilities and infrastructure.

- Policy 16.1 Encourage new development to locate in areas with existing infrastructure capacity in order to avoid costly extension of services.
- Policy 16.2 Limit development within Butts County to areas that can be reasonably served by public infrastructure.
- Policy 16.3 Promote a compact, efficient pattern of development; and discourage “leapfrog” development.

Goal 17 Coordinate the timing, location, and capacity of community facilities with desirable patterns of land use and development.

- Policy 17.1 Coordinate infrastructure expansion plans with adjacent local governments, such as the Cities of Jackson, Jenkinsburg, and Flovilla.
- Policy 17.2 Establish a schedule for capital improvements and delineate infrastructure expansion areas consistent with the Future Development Map and growth management strategies.
- Policy 17.3 Encourage new growth to locate in areas contiguous to existing development with a utility extension policy that is sequential and phased.
- Policy 17.4 Extend public facilities and services to new development that is located within designated infrastructure expansion areas.
- Policy 17.5 Establish coordination between the issuance of utility permits and building permits.

Land Use

Goal 18 Provide for an efficient, equitable, and compatible distribution of land uses.

- Policy 18.1 Provide for a reasonable accommodation of a broad range of land uses within the County.
- Policy 18.2 Encourage an appropriate buffer between established neighborhoods and activity centers.
- Policy 18.3 Promote a balance between available housing and employment opportunities in the County.

- Policy 18.4 Designate areas for industrial, warehousing, distribution, and transportation uses with direct access to major transportation systems.
- Policy 18.4 Protect established single-family residential neighborhoods from the encroachment of unwanted land uses.
- Policy 18.5 Coordinate land use planning with transportation improvement programs.
- Policy 18.6 Create illustrated development regulations in order to provide developers with a readily-accessible guide to design standards.
- Policy 18.7 Utilize established checklist for site plan review of proposed developments in order to expedite the permitting process.

Goal 19 Promote a visually attractive environment and a “sense of place” within Butts County

- Policy 19.1 Utilize gateway signage and landscaping at key entry points into the County in order to foster a sense of place and create a positive first impression.
- Policy 19.3 Enact community design standards or guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the existing character of the County, is built to a high standard, and has an attractive appearance.
- Policy 19.4 Enforce the regulations regarding the screening of service yards and other places that tend to be unsightly should be encouraged by the use of walls, fencing, planting, or combinations of these. Screening should be equally effective year round.
- Policy 19.5 Newly installed utility services, and service revisions necessitated by exterior alterations should be placed under ground, where economically feasible.
- Policy 19.6 Enforce the landscape ordinance to discourage clear-cutting, encourage the preservation of specimen trees, and require re-planting of trees removed as the result of new development.
- Policy 19.7 Monotony of design in single or multiple building projects should be avoided. Variations in detail, form, and siting should be used to promote visual interest. Harmony in texture, lines, and mass is encouraged.

Goal 20 Promote the development of clustered commercial activity centers and discourage continuous, scattered commercial development along major corridors.

- Policy 20.1 Encourage the development of compact commercial nodes at designated rural activity centers.
- Policy 20.2 Discourage the continuous strip commercial zoning along major corridors.

Goal 21 Promote attractive, well-designed, pedestrian-oriented development that includes a mix of uses.

- Policy 21.1 Provide incentives for mixed use development, such as density bonuses.
- Policy 21.2 Create and adopt a planned-residential ordinance in order to provide a mechanism for development review of master planned communities.

- Policy 21.3 Encourage commercial buildings to be oriented towards the street with parking located on the side or rear of the building.
 - Policy 21.4 Encourage pedestrian-oriented residential design that applies Traditional Neighborhood Development principles.
- Goal 22 Prevent the encroachment of suburban development from neighboring counties into areas of Butts County that are designated for rural preservation.
- Policy 22.1 Discourage development served by septic tanks in watershed protection areas that are within 7 miles upstream of water intake points.
 - Policy 22.2 Work with the neighboring counties of Henry, Spalding, Newton, Jasper, Monroe, and Lamar to ensure that land use plans are consistent across adjacent jurisdictions.
- Goal 23 Preserve the rural character of the County and provide opportunities for agricultural and forestry uses to remain a vital part of the community.
- Policy 23.1 Preserve the southeastern portion of the County adjacent to the Ocmulgee River for agricultural and forestry uses.
 - Policy 23.2 Enforce state and local protected river guidelines and riparian buffers for applicable areas adjacent to the Ocumugee River.
 - Policy 23.3 Adopt DCA Model Code 4-1, encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural uses.
 - Policy 23.4 Adopt DCA Model Code 4-3, requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between land uses.
 - Policy 23.5 Study the possibility of implementing a Transfer of Development Rights (TDR) program as a market-based mechanism for the preservation of scenic areas, open space, and agricultural land.
- Goal 24 Provide opportunities for the development of light industrial, office, warehousing, logistics and commercial development as a means of providing jobs and creating a balanced tax base.
- Policy 24.1 Encourage light industrial, office, and commercial development in designated areas along the I-75 corridor in order to take advantage of expressway access and the County's location between Atlanta and Macon.
 - Policy 24.2 Provide opportunities for industrial development in locations that can be served by city and county services, and the regional transportation network.
 - Policy 24.3 Prioritize sewer service expansion in the unincorporated County to designated future employment centers.
 - Policy 24.4 Explore the possibility of rail spurs to service and expand industry.

- Goal 25 Preserve the historic Indian Springs Community and Indian Springs State Park, with the possibility of expanding/resurrecting the area as a tourist attraction.
- Policy 25.1 Conduct a historic resources inventory of important structures in the Indian Springs/Flovilla area.
 - Policy 25.2 Apply for designation on the Georgia and National Register of Historic Places those structures identified in the historic resources inventory.
 - Policy 25.3 Create and adopt architectural standards or guidelines for the Indian Springs area in order to ensure that new development is compatible with the historic nature of the area. Consider the Georgia Historic Preservation Division’s model design standards for infill and material changes to historic properties as well as the Georgia DCA’s new heritage tourism district model code.
 - Policy 25.4 Encourage linkages between multi-use trails, recreational facilities, and greenspace in proposed master-planned communities near Indian Springs and Flovilla.
- Goal 26 Promote infill development and redevelopment over “green field” or “leapfrog” development.
- Policy 26.1 Promote reuse, rehabilitation, and redevelopment of existing vacant, declining, and underutilized properties.
 - Policy 26.2 Create an inventory of vacant, declining, and underutilized properties which can be provided to potential developers.
 - Policy 26.3 Encourage new development to locate in areas contiguous to existing development where there is adequate infrastructure capacity and community facilities.

Transportation

- Goal 27 Strive to achieve a minimum roadway Level of Service (LOS) of D, which reflects conditions where roadways are functioning within their design capacity, for all roadway classifications.
- Policy 27.1 Explore the feasibility of a Traffic Analysis Plan ordinance that sets forth procedures for the County to review the potential traffic impacts related to proposed developments, assign appropriate mitigation requirements as a condition of development approval, and promote opportunities for multimodal travel.
 - Policy 27.2 Any development that generates more than 500 PM peak hour trips should prepare a traffic impact study and define how they plan to mitigate their impacts.
 - Policy 27.3 Developments that generate more than 100 PM peak hour trips and have direct access to a roadway that currently operate at Level of Service (LOS) E or F, which reflects conditions where a roadway is operating at or above its design capacity, should prepare a traffic impact study and define actions to mitigate their impacts.

Policy 27.4 Develop a new county-wide transportation plan.

Goal 28 Provide for safe, efficient freight movement through the County while ensuring that truck traffic does not conflict with established residential neighborhoods.

Policy 28.1 Enforce designated freight routes throughout the County

Policy 28.2 Consider additional transportation improvements linking GA-36, GA-16, and GA-42 in order to reduce truck traffic through the City of Jackson.

Policy 28.3 Participate in regional freight mobility studies in order to come up with innovative solutions to freight traffic needs.

Policy 28.4 Adopt an access management plan for roadways that serve commercial areas and industrial parks by controlling site design and frequency of access points.

Goal 29 Create an integrated system of sidewalks, multi-use trails, and bicycle routes throughout the County.

Policy 29.1 Encourage linkages between multi-use trails, recreational facilities, and greenspace in proposed master-planned communities near Indian Springs and Flovilla.

Policy 29.2 Create designated bicycle routes throughout the County based on DOT bicycle suitability criteria.

Policy 29.3 Ensure that pedestrian routes to schools and public facilities are safe and easily accessible.

Policy 29.4 Identify applicable State and Federal funding mechanisms that are compatible with the pedestrian projects that the County intends to pursue, including Scenic Byways, Safe Routes to School, and the Recreational Trails Fund.

Policy 29.5 Apply for grants from the state which promotes the use of alternative transportation methods, including bicycle and pedestrian-related projects. The Federal Safe Routes to School Program (SRTS) (administered by GDOT) makes funding available for a variety of programs and projects to encourage children and their parents to walk and bicycle safely to school.

Goal 30 Encourage innovative multi-modal solutions to the County's transportation needs that balance automobile travel with alternative modes of transportation.

Policy 30.1 Promote transportation alternatives such as transit, bicycle facilities, pedestrian infrastructure, car pooling, and other forms of alternative modes of travel.

Policy 30.2 Coordinate transit planning and potential transit services with regional transit agencies.

Goal 31 Protect pastoral views along scenic corridors

Policy 31.1 Identify and designate potential scenic corridors within the Comprehensive Plan.

- Policy 31.2 Support the establishment of the McIntosh Trail Scenic Byway because of its historic significance and opportunities for increased heritage tourism.
- Policy 31.3 Conduct an inventory of scenic, historic, and recreational assets along potential scenic corridors.
- Policy 31.4 Create a corridor management plan for potential scenic corridors.
- Policy 31.5 Apply for scenic byway designation under the Georgia or National Scenic Byways Programs.
- Policy 31.6 Promote Butts County as part of the March to the Sea Trail.

Intergovernmental Coordination

- Goal 32 Establish mechanisms for the coordination of public services between different governmental entities.
 - Policy 32.1 Provide communication mechanisms that facilitate the exchange of information and ideas between Butts County and adjacent local governments.
 - Policy 32.2 Continue to work with the Cities of Jackson, Jenkinsburg, and Flovilla in providing vital emergency services such as fire protection and emergency medical service.
 - Policy 32.3 Maintain required Service Delivery Strategy document that formalizes intergovernmental service provision agreements.
 - Policy 32.4 Work collaboratively with local school boards to provide quality educational opportunities in Butts County.

- Goal 33 Coordinate the County's planning efforts with surrounding jurisdictions.
 - Policy 33.1 Ensure that land use plans are consistent with surrounding jurisdictions and regional goals.
 - Policy 33.2 Foster strong relationships with surrounding counties and regional agencies to ensure that infrastructure improvements within Butts County and surrounding areas are supportive of local needs and compatible with future development plans.
 - Policy 33.3 Pursue joint processes for collaborative planning and decision-making.
 - Policy 33.4 Provide County representation on Regional task forces or committees and maintain close staff relationships with the Three Rivers Regional Commission and Georgia DCA in efforts to address regional needs.

LAND USE AND CHARACTER AREA

LAND USE AND CHARACTER AREAS NARRATIVE

The Character Area Narrative begins with a conceptual view of the county's major corridors and key activity centers (See Figure A1). This map is intended to establish the unique character and function of major corridors passing through Butts County. This transportation framework will provide the basis for overlay zoning regulating development along each distinct corridor. The corridor concept map also includes a generalized view of key activity centers. Many of these key activity centers are located at important crossroad intersections that have been identified as potential centers for nodal development. This approach is intended to discourage sprawling strip development along major corridors and encourage compact development nodes. The corridor concept map also identifies potential gateways that lead into the county. Gateways provide an opportunity for specialized signage and aesthetic controls that provide a positive first impression of Butts County as well as a unique sense of place.

Next, the Character Area Narrative provides a vision for development patterns and land use throughout the county's distinct character areas. The narrative provides a detailed description of each development category found on the Character Area Map (See Figure A1). Character Area areas represent distinct neighborhoods and activity centers. These areas each contain a distinct combination of appropriate land uses.

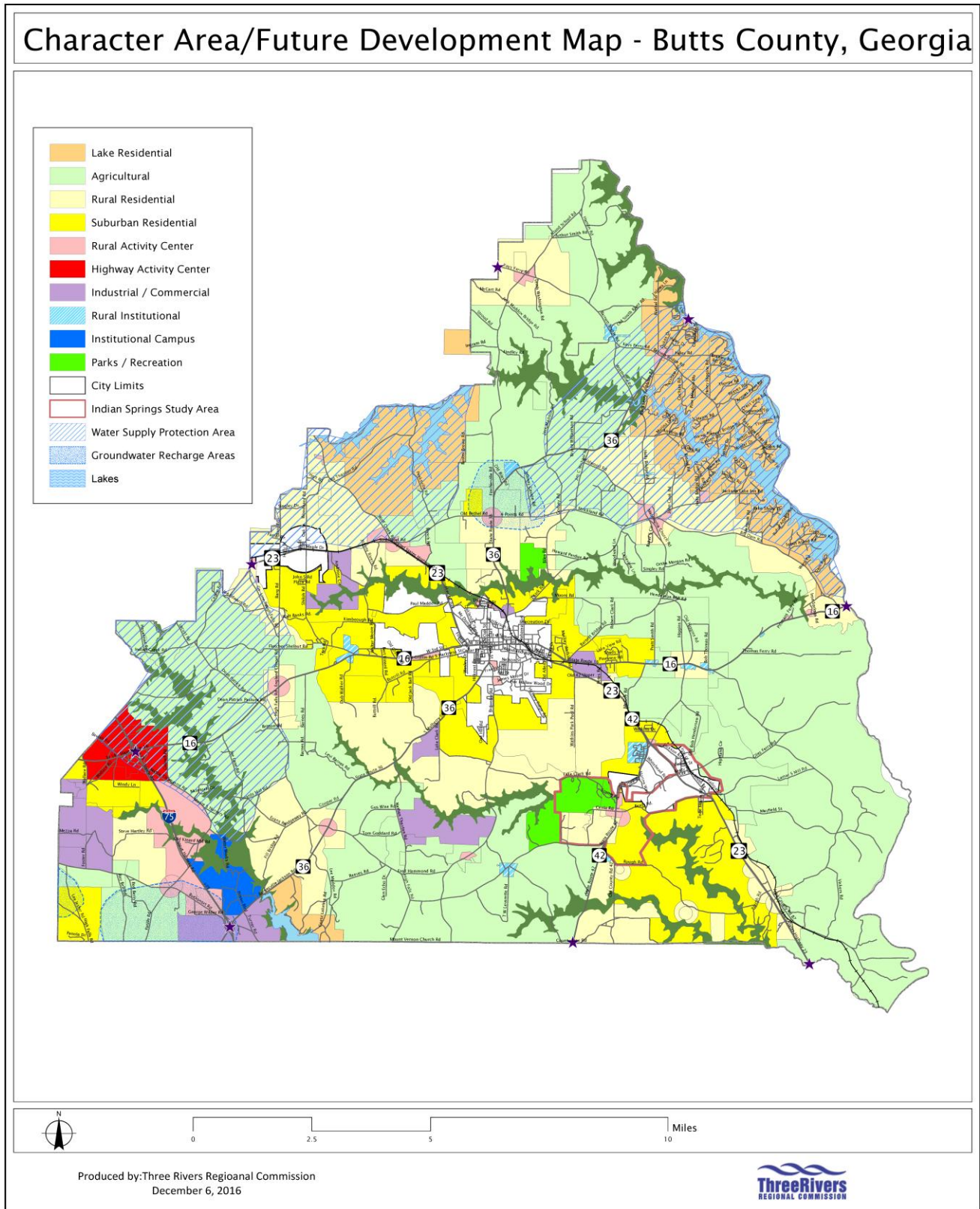
The Character Area Narrative provides a description of the general vision and intent of each Character Area. In addition, the Character Area Narrative includes pictures to provide a readily-accessible visual representation of desired types of Character Area. While these pictures are not intended to represent specific developments, each picture serves as an example of preferred land use patterns.

Potential land uses are listed for each Character Area. These uses represent the range of possible activities that are compatible with the intent of each area. The primary uses of each district are listed as permitted by right; while secondary potential uses are listed as conditional. The Butts County Community Development Department will review development applications for conditional uses against the intended character of each Character Area. County staff and elected officials have the authority to permit the least intensive uses listed within each area as deemed appropriate on a case-by-case basis.

Next, the Character Area Narrative contains a review of Georgia's Quality Community Objectives. Each Character Area discussion includes a listing of those Quality Community Objectives addressed within the area.

Finally, the Character Area Narrative includes recommended implementation measures which can be applied in order to achieve the desired vision for each area. As with the recommended land uses, implementation policies listed for each Character Area represent a toolbox of possible strategies.

Figure A1 - Character Area / Future Development Map - Butts County, GA



CHARACTER AREA CATEGORIES

Agricultural

Agricultural areas include farmlands, woodlands, and sparsely settled areas in Butts County that should be maintained in their rural or cultivated state. A variety of formal and informal economic activities that sustain a rural way of life, such as timber harvesting and roadside produce stands, may also be supported in these areas. Existing farming operations and agricultural businesses should be enhanced to ensure their viability, and new farms and agri-business should be encouraged. Additional protection for farmers, such as Right-to-Farm Laws, should be considered.

Butts County is currently experiencing the conversion of rural land into exurban and suburban development. While the county is becoming more integrated with the Atlanta Metro region; it remains important to retain the rural agricultural nature of designated areas of Butts County.

Permitted Uses

- Pasture Lands
- Farming and Livestock
- Forestry

Conditional Uses

- Rural Residential
- Mobile Home Residential
- Roadside Produce Stands
- Greenhouses



Row Crops



Forestry



Pasture Land

Quality Community Objectives
Addressed

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Solutions

Implementation Measures

- Zoning to Enhance Agricultural Viability
- Agricultural Tax Policy
- Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)
- Agri-tourism Promotion
- Conservation and Development Plans / Open Space and Recreation Planning
- Agricultural Land Mitigation Ordinances
- Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR)
- Natural Resource Inventory / Natural Resource Protection
- Agricultural Zoning
- Rural Cluster Zoning
- Right to Farm-Laws (See DCA's Model Code's Alternatives to Conventional Zoning)
- Forest Land Tax Policy to Reduce Tax Burden on Forest Land Owners in Butts County
- Tree Harvesting Ordinance Requiring Management and Regeneration Plan and Best Management Practices from Loggers
- Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)

Parks / Recreation / Conservation

Parks, Recreational Facilities, and Conservation lands represent a key quality of life amenity for residents of Butts County. In order to meet the goal of encouraging more recreational tourism, the county must continue to invest in facilities that have a regional draw. Likewise, the county must provide linkages to existing facilities and activity centers through a network of trails and bicycle routes. Investments in parkland may be facilitated through the county's impact fee program as a means of ensuring that new development contributes to recreational needs.

At the same time, the county must continue to protect its natural resources through the conservation of sensitive environmental habitats. For example, floodplains and wetlands should be protected from development, particularly along the Ocmulgee River in the southeast corner of Butts County. Likewise, water resources must be protected by discouraging development within water supply watersheds and groundwater recharge areas.

Permitted Uses

- Parks and Recreational Facilities
- Bicycle / Pedestrian Greenways
- Conservation Areas

Conditional Uses

- Agriculture
- Forestry



Parks and Wilderness Preserves



Conservation Areas: Floodplains and Wetlands



Recreation Areas



Multi-Use Bicycle/Pedestrian Trail

Quality Community Objectives
Addressed

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation Measures

- Impact Fees for Parks and Greenspace
- Greenspace Requirements for Large New Developments
- Incentive Zoning / Density Bonuses for Added Greenspace Amenities
- Conservation Subdivisions
- Greenspace Master Plan
- Multi-Use Trail System with Linkages to Existing Facilities
- Implement trail system connecting the City of Jackson to Dauset Trails and Indian Springs State Park
- Bicycle/Pedestrian Master Plan
- Recreational Tourism
- Water Supply Watershed Protection
- Conservation Easement Program
- Financial Incentives for Donating to Conservation Easements
- Natural Resource Inventory / Natural Resource Protection
- Critical Habitat Protection
- Transfer of Development Rights (TDR)

Rural Residential

Rural Residential Character Area Areas are those parts of Butts County that wish to maintain their rural atmosphere, while still accommodating some low density residential development. Housing types within this Character Area Area include both single-family detached residential and mobile home residential. Due to the rural character of these areas, recognizable by the abundant open space, pastoral views, and large lot sizes, development design that is compatible with the existing environment is desirable. This includes promoting rural cluster zoning, conservation subdivisions, and large lots sizes as the prototypes for new development.

Rural Residential areas in Butts County are transitional areas between Agricultural areas and slightly more dense development, such as Suburban Residential neighborhoods. Character Areas should be typified by architecture that is compatible in nature with the rural character of the community, with abundant open space and large lot sizes.

Permitted Uses

- Low Density Single Family Detached Residential
- Parks / Recreation / Greenspace

Conditional Uses

- Mobile Home Residential
- Civic / Public / Church



Single-Family Detached Residential



Rural Estate Residential



Manufactured Housing Residential

Quality Community Objectives
Addressed

- Regional Identity
- Heritage Preservation
- Open Space
- Environmental Protection

Implementation Measures

- Rural Subdivision-type Development, such as Rural Cluster Zoning.
- Individual Site Plan Review to Govern Development of Individual Parcels of Land.
- Subdivision Review to Ensure Streets, Lots, Infrastructure, and Open Space are Properly and Safely Designed.
- Architectural Design Control to Ensure Design and Character of the Built Environment is Compatible with the Natural Environment.
- Scenic Viewshed Protection for Designated Areas via Adopted Ordinances and Working with Landowners and Developers to Design to Minimize Impact to Significant Viewsheds.
- Mobile Home Maintenance and Improvement Program.

Suburban Residential

Suburban Residential neighborhoods provide for detached single-family residential development at a greater density than Rural Residential areas. Land uses within Suburban Residential areas are almost exclusively residential, with occasional churches and civic buildings. Suburban neighborhoods are characterized by cul-de-sacs and curvilinear street patterns designed to discourage cut-through traffic.

Although this type of development is characterized by cul-de-sac development and automobile-oriented design, pedestrian accessibility and streetscape amenities such as sidewalks should be encouraged. Likewise, neighborhood connectivity should be provided by requiring multiple access points to each development. Plans for new Suburban Residential communities should allow for a healthy balance of nearby amenities, such as parks, schools, recreational facilities, and appropriate retail opportunities.

Suburban Residential should be encouraged in locations that have existing infrastructure capacity capable of accommodating new development. These growth target areas should be located adjacent to existing developed areas in order to encourage a compact, efficient pattern of development.

Permitted Uses

- Single-Family Detached Residential
- Parks / Recreation / Greenspace

Conditional Uses

- Mobile Home Residential
- Civic / Public / Church



Single-Family Home



Suburban Cul-de-sac Neighborhood



New Suburban Residential with Traditional Architecture and Pedestrian Amenities

Quality Community Objectives

- Sense of Place
- Infill Development
- Growth Preparedness
- Housing Choices
- Open Space Preservation
- Environmental Protection

Implementation Measures

- Growth Management and Infrastructure Phasing Program
- Screening and Buffering Requirements Between Neighborhoods and Surrounding Commercial/ Industrial Uses
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling
- Sidewalks and Pedestrian Linkages
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods
- Traffic Calming
- Neighborhood Connectivity
- Multi-Use Trail Systems with Linkages between Residential Neighborhoods, Commercial Nodes and other Community Facilities

Lake Residential

Lake Residential areas represent residential communities that are similar in land use pattern to Suburban Neighborhoods and Rural Residential areas. They consist of almost exclusively single-family residential development with occasional churches and civic buildings. The primary distinguishing feature of these neighborhoods is their recreational orientation toward vacation homes. As the name implies, Lake Residential Areas are found adjacent to major water bodies such as Lake Jackson, High Falls Lake, and the Henry County Reservoir. Because of this orientation toward outdoor recreation, boat ramps and marinas may be appropriate uses within these neighborhoods.

However, their proximity to water resources also requires special provisions in order to protect the quality of public drinking water supplies. For example, new developments on septic systems should be discouraged within water supply watersheds. Likewise, intergovernmental coordination will be required in order to ensure that water quality issues are addressed across neighboring jurisdictions. This is particularly important as development pressure grows in Butts County along the new Henry County Reservoir.



Lake Residential



Single-Family Home

Permitted Uses

- Single-Family Detached Residential
- Parks / Recreation / Greenspace

Conditional Uses

- Mobile Home Residential
- Civic / Public / Church
- Marinas
- Boat Ramps

Quality Community Objectives

- Sense of Place
- Infill Development
- Growth Preparedness
- Housing Choices
- Open Space Preservation
- Environmental Protection
- Regional Cooperation

Implementation Measures

- Limit and Regulate Development on Septic Systems within Water Supply Watersheds.
- Lake and Riparian Buffers
- Growth Management and Infrastructure Phasing Program
- Adequate Public Facilities Ordinance
- Screening and Buffering Requirements Between Neighborhoods and Surrounding Commercial/ Industrial Uses
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling

Rural Activity Center

Rural Activity Centers are neighborhood focal points with a concentration of small commercial, civic, and public activities. This type of small, node-like commercial development is intended to be local-serving. Retail and services within these areas are encouraged to be pedestrian-oriented and compatible with surrounding residential areas. Some attached housing may be an appropriate land use for within these areas. An example of a rural activity center in Butts County is the Indian Springs Village.

Rural Activity Centers are typically situated at the intersection of two streets or highways, which helps to minimize traffic on local streets. Commercial buildings should be oriented toward streets that are easily accessible from surrounding neighborhoods. Buildings should have minimal front setbacks, and building entrances should be oriented toward streets. Developments should include sidewalks and pedestrian amenities where possible. Surface parking should be located behind or to the side of buildings; parking and vehicle drives should be located away from building entrance—not between building entrances and the street. Landscape buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential uses where possible.

In order to ensure that these areas do not negatively impact nearby uses, and are compatible with the character of the area, these areas should be limited in scale with a maximum height of two (2) stories and with small-scale establishments that are each less than 5,000 square feet in size.



Rural Crossroads Commercial



Neighborhood Shopping with Building Oriented towards the Street and Side Parking



Low-Rise Office Adapted from Historic Home

Permitted Uses

- Crossroads Commercial
- Low Rise Office/Professional
- Civic / Public / Church
- Parks / Recreation / Greenspace
- Single Family Residential

Conditional Uses

- Townhomes
- Condominiums
- Apartments

Quality Community Objectives

- Appropriate Business
- Employment Options
- Infill Development
- Heritage Preservation
- Regional Identity
- Housing Options

Implementation Measures

- Mixed-Use Zoning
- PUD Zoning
- Lower Minimum Setback Requirements
- Parking in Rear or on Side of Building
- Buildings Oriented Toward Street
- Implement the Flovilla and Indian Springs Master Plan



Rural Commercial

Highway Activity Center

The Highway Activity Centers in Butts County are located primarily at the exits leading off Interstate 75. These areas function as regional focal points, designed to accommodate commercial uses that serve multiple neighborhoods, as well as the greater regional area. These Highway Commercial Centers should contain a mix of commercial, professional, civic, public uses, and light industrial and should be easily accessed via major arterial roadways and at key intersections where development nodes can be supported by the regional transportation network. Although these developments are essentially automobile-oriented, pedestrian safety and basic pedestrian access between developments is of primary concern.

The Highway Commercial Character Area Areas should focus on improving the aesthetics of the retail centers through architectural guidelines, corridor overlays, and selective redevelopment. This is particularly true at the intersection of I-75 and GA-16, which has been identified as a key gateway into the county.

Permitted Uses

- Highway Commercial
- Office Park
- Civic / Public / Church
- Logistics / Distribution Center
- Warehousing
- Light Industrial

Conditional Uses

- Townhomes
- Condominiums
- Apartments



Highway Commercial



Strip Commercial with Pedestrian Amenities



Auto-oriented Strip Commercial Shopping Center



Office Park/Distribution Center

Quality Community Objectives
Addressed

- Appropriate Business
- Employment Options
- Regional Cooperation
- Regional Solutions
- Infill Development
- Housing Choices

Implementation Measures

- Encourage Alternatives to or Reuse
of Big Box Retail Development
- Corridor Design Guidelines
- Corridor Overlay Zoning
- Landscaping Requirements
- Architectural Standards
- Buffering between Commercial Uses
and Surrounding Neighborhoods
- Access Management / Interparcel
Connectivity
- Signage Regulations
- Parking Standards
- Pedestrian Safety Improvements
- Mixed Use Zoning
- Growth Management / Infrastructure
Phasing Program

Industrial Compatible Area

The Industrial Compatible Areas in Butts County include areas with a concentration of industrial parks, warehousing, distribution, manufacturing, and mining. It is important to plan for the development of industrial properties in order to provide job opportunities for residents, create a balanced economy, and maintain a healthy tax base.

Butts County should make sure to locate industrial development in areas that do not conflict with residential neighborhoods. Industrial uses such as warehousing, logistics, and distribution are particularly suitable in areas with access to major transportation facilities such as I-75 and railway corridors. The County has the potential for such industrial development due to its favorable location between Atlanta and Macon. The intersection of I-75 and GA-36 represents a key Industrial Compatible Area because of the County's investment in sewer facilities and the Industrial Development Authority's Riverview Business Park.

Permitted Uses

- Light Industrial
- Transportation / Distribution Center
- Warehousing
- Highway Commercial
- Office Park
- Civic / Public / Church

Conditional Uses

- Heavy Industrial



Transportation / Distribution



Warehousing/Distribution Center



Light Industrial

Quality Community Objectives Addressed

- Appropriate Business
- Employment Options
- Regional Solutions

Implementation Measures

- Marketing Strategy
- Business Incentives for Clean Industry
- Level of Service Standards for Development Permitting
- Buffering and Screening between Industrial Uses and Surrounding Neighborhoods
- Tax Allocation Districts (TAD)
- Enforce Designated Freight Routes



Heavy Industrial

Rural Institutional

Rural Institutional Character Area Areas often serve as an anchor for surrounding neighborhoods and activity centers. This category often includes small rural churches, schools, and community centers. Rural Institutional nodes are similar to Rural Activity Centers in that they serve as a community anchor and are often located at rural crossroads intersections. While Rural Institutional nodes serve as community gathering places, commercial uses are not always appropriate. Residential zoning may be appropriate in order to ensure that public buildings are not converted into commercial uses. When feasible, pedestrian-oriented design should be encouraged in order to reinforce the connection of public facilities to their surrounding neighborhoods.



Rural Church



Schools

Permitted Uses

- Small Civic / Public / Church
- Parks / Recreation / Greenspace
- Schools

Conditional Uses

- Low-Rise Office
- Crossroads Commercial

Quality Community Objectives

- Heritage Preservation
- Regional Identity
- Infill Development

Implementation Measures

- Pedestrian-Oriented Design
- Buffering and Screening between Institutional Uses and Surrounding Neighborhoods
- Residential Zoning

Office / Institutional Campus

Office / Institutional Campus areas consist of significant government, public, medical, and educational campuses and complexes that serve a regional community. This Character Area includes public buildings, colleges, technical schools, public schools, hospitals, and churches. The largest such area within Butts County is the Georgia Diagnostic and Classification Prison, in the southwest corner of the County at I-75 and GA-36. While there is currently limited office development within Butts County, the Office/Institutional Campus category is intended to facilitate professional employment opportunities. Some commercial development may be appropriate within these districts in order to provide for the retail and service needs that support professional employment centers.

Office/Institutional Campuses are often single-function land use districts where public access is controlled or limited. The large scale and regional service area of these facilities often lends itself to automobile-oriented land use patterns. While automobile access is necessary to sustain such regional facilities, pedestrian linkages and amenities should be provided.

Permitted Uses

- Office / Professional
- Large Churches
- Schools
- Government Facilities
- Community Centers
- Parks / Recreation / Greenspace

Conditional Uses

- Neighborhood Commercial
- Highway Commercial



Georgia Diagnostic and Classification Prison



Office Park



Office park with pedestrian enhancements and commercial component



Public Buildings: Church

Quality Community Objectives Addressed

- Educational Opportunities
- Employment Options
- Regional Cooperation
- Regional Solutions
- Regional Identity
- Sense of Place

Implementation Measures

- Design Guidelines / Signage
- Marketing Publication, Promoting Educational / Learning Opportunities
- Business Incentives
- Parking Standards
- Access Management
- Sidewalk and Pedestrian Network Design
- Overlay Zoning Buffering and Screening Between Campus uses and Surrounding Neighborhoods



Public Buildings: Butts County Courthouse

Comparison of Character Area Areas and Zoning

A comparison of Butts County's Zoning Categories and the Character Area Areas described in the preceding Character Area Narrative is provided in Table A1 and A2. This comparison includes both the County's existing zoning categories as well as the new proposed Planned-Residential category that is currently being developed along with the Comprehensive Plan. Consistent with the Character Area Narrative, possible zoning categories are grouped as permitted and conditional uses.

Table A1 – Character Area and Zoning Comparison

Character Area	Zoning	
	Permitted	Conditional
Agricultural	A-R	
Parks / Recreation / Conservation	A-R, Environmental Overlay	
Rural Residential	A-R, R-1	R-5
Suburban Residential	A-R, R-1, R-2, R-3	R-5
Lake Residential	A-R, R-1, R-2, R-3	R-5
Village Center Residential	A-R, R-1, R-2, R-3	R-4, R-5, R-MF, C-1
Rural Activity Center	C-1, O-I, A-R, R-1, R-2, R-3, R-5	R-4, R-5, R-MF, P-M
Highway Activity Center	C-1, C-2, O-I	M-1, M-2, R-4, R-5, R-MF, P-M
Industrial Compatible Area	C-1, C-2, O-I, M-1, M-2	M-3
Rural Institutional	A-R, R-1, R-2, R-3	O-I, C-1
Institutional Campus	O-I	C-1, C-2

Table A2 – Zoning Codes

Zoning Category	Code
Agricultural-Residential	A-R
Single-Family Residential - Low Density	R-1
Single-Family Residential - Medium Density	R-2
Single-Family Residential - High Density	R-3
General Residential	R-4
Nonstandard Residential	R-5
Multi-Family Residential	R-MF
Planned Development - Mixed Use	P-M
Planned Development - Residential	P-R
Office Residential	O-I
Neighborhood Commercial	C-1
Commercial - General/Highway	C-2
Manufacturing - Light	M-1
Manufacturing - General	M-2
Manufacturing - Heavy	M-3

COMMUNITY WORK PROGRAM

Butts County, Georgia


TRANSMITTAL RESOLUTION

WHEREAS, the Butts County Board of Commissioners has prepared an annual update to the Short Term Work Program (STWP) Elements of the Butts County Comprehensive Plan; and

WHEREAS, the annual update of the Short Term Work Program (STWP) Elements was prepared in accordance the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and the Butts County Planning Commission held a Public Hearing on December 15, 2016 and the Butts County Board of Commissioners held a Public Hearing on December 15, 2016 at the Butts County Administration Facility in the C. Wayne King Auditorium.

BE IT THEREFORE RESOLVED, that the Butts County Board of Commissioners does hereby submit the annual update of the Short Term Work Program (STWP) Elements of the Butts County Comprehensive Plan covering the five-year period 2016-2020 to the Three Rivers Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 15th day of December, 2016



Keith Douglas, Chairman

ATTEST


County Clerk

COMMUNITY WORK PROGRAM 2017- 2022

Project or Activity	2017-2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Growth Management								
Revise park and recreation master plan	x					Director of Parks and Recreation	\$25,000	General fund
Complete subarea study/plan for I-75 focused on economic development and infrastructure.	x		x			Department of Community Services, Planning Commission	\$60,000	General fund; Chamber of Commerce; Development Authority
Update regional transportation master plan	x	x	x			Department of Community Services, Public Works; Butts County Transportation Board	\$50,000	General fund
Annually update capital improvement program, including the capital improvement element (CIE) required for impact fee programs	x	x	x	x	x	Capital Improvement Program Coordinator	Primarily a staff function	General
Reevaluate and if appropriate modify capital recovery fees			x			Butts County Water and Sewer Authority	Staff function	BCWSA
Prepare a road impact fee program			x			Department of Community Services, Planning Commission, Consultant	\$40,000	General fund
Revise and adopt planned development ordinance						Department of Community Services, Planning Commission, Consultant	Funded w/this plan update	General fund

COMMUNITY WORK PROGRAM 2017- 2022

Project or Activity	2017-2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Growth Management								
Adopt ordinance providing for voluntary development agreements, or use conditional zoning to serve as a de-facto development agreement	x					Department of Community Services	Staff function	General fund
Amend the Service Delivery Strategy to coincide with implied changes to service boundaries as a result of the annexation plan for municipalities in Butts County	x					County Administrator	Staff function	General fund
Adopt a scenic corridor overlay district ordinance for the SR 16 corridor or portions thereof.	x					Department of Community Services	Staff function	General fund, use DCA models if applicable
Extend scenic corridor overlay district provisions to other local roads in the county		x				Department of Community Services	Staff function	General fund, use DCA models if applicable
Expand Ocmulgee Water Treatment Plant from 4 to 8 MGD			x	x	x	Butts County Water and Sewer Authority	\$12,000.000	Butts County Water and Sewer Authority & Water CRF
Materials for up to 20 miles water main extensions on existing county	x	x	x	x	x	Butts County Water and Sewer Authority	\$1,500,000	Butts County Water and Sewer Authority

COMMUNITY WORK PROGRAM 2017- 2022

Project or Activity	2017-2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Growth Management								
Shop/Office at Bucksnot Ranch	x					Butts County Water and Sewer Authority	\$100,000	Butts County Water and Sewer Authority
Complete Sewer on Highway 16 so at all 4 sections of interchange; to complete as development dictates	x	x	x	x	x	Butts County Water and Sewer Authority	\$2,500,000	2013 - 2018 SPLOST/SEWER CRF & GRANTS
Complete Sewer on Highway 36 so at all 4 sections of interchange	x	x	x	x		Butts County Water and Sewer Authority	\$2,000,000	2013 - 2018 SPLOST/SEWER CRF & GRANTS
Possible add second aeration systems in finished water storage tanks	x					Butts County Water and Sewer Authority	\$750,000	Butts County Water and Sewer Authority
Install enhanced drinking water treatment process			x			Butts County Water and Sewer Authority	\$1,000,000	Butts County Water and Sewer Authority
Community Facilities - Leisure Services								
Develop 25 acres for active recreation (multi-purpose fields, recreation center, playground, walking path, parking, etc)	x					Butts County Leisure Services Department	\$3,106,500	72% impact fee eligible (\$2,236,680) 28% General fund (\$869,820)

COMMUNITY WORK PROGRAM 2017- 2022

Project or Activity	2017-2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Community Facilities - Leisure Services								
Planning, Architecture and Engineering, Contingency (@ 15% of development costs)	x					Butts County Leisure Services Department	\$465,975	72% impact fee eligible (\$335,502) 28% General fund (\$130,473)
Remedial projects at Daughtry Park	x	x	x	x	x	Butts County Leisure Services Department	\$995,525	General fund
Construct 3.2 mile "Pathway to Learning" pedestrian trail	x					Butts County Leisure Services Department	\$125,000	General fund
Purchase two new fire engines	x					Butts County Fire Department	\$250,000	Impact Fees
Fire Station #6: Reconditioning inside and exterior painting	x					Butts County Fire Department	\$100,000	Capital Improvement Budget and/or SPLOST
Develop Training Center	x					Butts County Fire Department	\$80,000	Capital Improvement Budget and/or SPLOST
Construct 5,067 square foot addition to public safety facilities @ \$175 per square feet		x				Butts County Sheriff's Department	\$886,725	Impact Fees

REPORT OF ACCOMPLISHMENT

Butts County - Community Work Program 2012-2017 Report of Plan Accomplishments		
Activity	Status	Explanation
Adopt and implement a formal, comprehensive local impact assessment procedure to accompany the state and region's DRI review of developments	Dropped	Not a priority
Revise park and recreation master plan	Postponed	Lack of funding
Update/revise the general 50-year master plan for water and sewer to be consistent with growth management recommendations	Dropped	Not a priority
Complete and then update regional transportation master plan	Underway	-----
Complete Indian Springs State Park area subarea plan, focused on streetscapes and recreational tourism	Completed	-----
Complete subarea study/plan for I-75 focused on economic development and infrastructure	Postponed	Lack of funding
Complete subarea study/plan for Lake Jackson area focused on watershed protection and best practices for lakefront and residential infill development	Completed	-----
Annually update capital improvement program, including the capital improvements element (CIE) required for impact fee programs	Underway	-----
Reevaluate and if appropriate increase capital recovery fees	Completed	-----
Prepare a road impact fee program following completion of transportation master plan	Postponed	Postponed until master transportation plan is completed
Revise and adopt planned development ordinance	Completed	
Prepare and adopt a school concurrency program, in coordination with the Butts County Board of Education	Dropped	Not a priority
Incorporate the "traffic shed" approach into the update of the transportation master plan. Upon completion, incorporate into impact fee program and development agreement ordinance	Dropped	Not a priority
Monitor implementation of the growth phasing program	Dropped	Not enough staff to perform this function
Adopt ordinance providing for voluntary development agreements, or use conditional zoning to serve as a de-facto development agreement	Postponed	Postponed to determine if county needs to do this
Negotiate annexation plans (ultimate city limits) for municipalities in Butts County. Adopt the boundaries in the comprehensive plan of Butts County and each municipality	Dropped	Not a priority
Amend the Service Delivery Strategy to coincide with implied changes to service boundaries as a result of the annexation plan for municipalities in Butts County	Completed	-----
Prepare historic resources survey of unincorporated areas	Dropped	Lack of funding
Designate historic districts or landmarks by adopting a historic preservation ordinance	Dropped	Lack of funding
Adopt a scenic corridor overlay district ordinance for the SR 16 corridor or portions thereof	Postponed	Not enough staff to perform this function

Extend scenic corridor overlay district provisions to other local roads in the county	Postponed	Postponed until County can do SR16 Scenic Corridor Overlay
Prepare conservation subdivisions ordinance or integrate by-right opportunities for them in the zoning ordinance	Completed	
Designate potential greenbelts on land use plan and begin to implement acquisition strategies or conservation easements	Dropped	Not a priority
Amend the zoning map to require a larger than three-acre minimum lot size for agricultural zoning districts (at least five acres and up to ten acres is recommended), and pre-zone areas within the first tier of the Growth Phasing Map for suburban residential development	Dropped	Not a priority
Purchase land for library (1 acre @\$40,000 per acre)	Dropped	Lack of funding
Planning, Architecture and Engineering, Contingency (@15% of development costs) library	Dropped	Lack of funding
Construct 5,000 square foot library branch (@\$175 per square foot)	Dropped	Lack of funding
Purchase land (50 acres @\$35,000 per acre)	Dropped	Lack of funding
Develop 25 acres of 50-acre site for active recreation (ball fields, community center, playground, walking path, parking, etc)	Postponed	Postponed until funding is available
Planning, Architecture and Engineering Contingency (@15% of development costs) recreation	Postponed	Postponed until funding is available
Remedial projects at Daughtry Park	Underway	-----
Construct 3.2 mile "Pathway to Learning" pedestrian trail	Underway	-----
Site preparation, architecture and engineering, Fire Station #8 (@15% of building costs)	Completed	-----
Build new 3,000 square foot Fire Station #8	Completed	-----
Purchase Fire Engine for Fire Station #8	Underway	-----
Acquire site for Fire Station #9	Dropped	Lack of funding
Site preparation, architecture and engineering, Fire Station #9	Dropped	Lack of funding
Build new 3,000 square foot Fire Station #9	Dropped	Lack of funding
Purchase Fire Engine for new Fire Station	Underway	-----
Fire Station #6: Reconditioning inside and exterior painting	Postponed	Postponed until funding is available
Refurbish Station #9	Dropped	Not a priority
Purchase 1 acre of land for relocated Fire Station #3	Dropped	Not a priority
Site preparation, architecture and engineering, relocated Fire Station #3	Dropped	Not a priority
Build new Fire Station #3 (3,000 square feet) replacement	Dropped	Not a priority
Purchase 2 acres for New Fire Station #1 and Training Center	Postponed	Postponed until location is determined
Construct 5,067 square foot addition to public safety facilities	Postponed	Postponed until funding is available
North Butts Elevated Tank	Completed	
Old Bethel Booster Pump	Dropped	No longer a priority
12" main in Jenkinsburg to support elevated tank	Dropped	No longer needed

Materials for up to 20 miles water main extensions on existing county roads	Underway	-----
Expand Ocmulgee Water Treatment Plant from 4 to 8 MGD	Postponed	Postponed until 2020
Change all system meters to automated reading system	Completed	-----
Expand Bucksnot Land Application Wastewater Treatment System from .550 to .800 MGD by adding 5 fields	Postponed	Postponed until 2017
Shop/office at Bucksnot Ranch	Postponed	Postponed until 2018
Complete Sewer on Highway 16 at all 4 sections of interchange	Underway	
Complete Sewer on Highway 36 at all 4 sections of interchange	Postponed	Postponed until 2018
City of Flovilla/Butts County Water Improvements	Dropped	Lack of funding
Develop Sanitary Sewer System for City of Flovilla	Dropped	Not a priority

RECOMMENDATION

The following are recommendations made by the consultants and authors of this document based on the planning process of projects and/or policy decisions that the County and elected officials may want to consider as these are results from the surveys, participation and interactions by all stakeholders and citizens of Butts County. The consultants cannot dictate to the county what can and cannot be entered as projects in their Community Work Program and these are merely recommendations for consideration.

On March 1, 2014, new rules took effect that cities and counties within the State of Georgia are responsible for maintaining their plans and ensuring that they accurately reflect their current community conditions and the community's goals and priorities for the future. The maintenance of these plans includes amendments and regular updates. Butts County will determine when such amendments are necessary that will address the changing circumstances that may have detracted from the usefulness of these plans as a guide to its local decision-making. In addition, the county must prepare and submit five-year updates to this comprehensive plan.

TOPICS	RECOMMNDATIONS
ECONOMIC DEVELOPMENT	<ol style="list-style-type: none"> 1. PROJECT THAT WILL IMPROVE AESTHETICS AT GATEWAYS AND UPGRADING OF VISUAL AND MORE ATTRACTIVE SIGNAGE INTO THE COUNTY. 2. A COMPREHENSIVE REVIEW, AMENDMENTS WHERE NECESSARY AND ADOPTIONS AND FULL ENFORCEMENT OF DESIGN EXPECTATIONS, DEVELOPMENT REGULATIONS AND STRICT CODE ENFORCEMENT 3. EXPLORE THE POSSIBILITY OF THE FILM INDUSTRY
COMMUNITY FACILITIES AND SERVICES	<ol style="list-style-type: none"> 1. IMPLEMENT TRAIL SYSTEM CONNECTING THE CITY OF JACKSON TO DAUSET TRAILS AND INDIAN SPRINGS STATE PARK. 2. MULTI-USE TRAILS SYSTEMS WITH LINKAGES BETWEEN RESIDENTIAL NEIGHBORHOODS, COMMERCIAL NODES AND OTHER COMMUNITY FACILITIES. 3. IMPLEMENT THE FLOVILLA AND INDIAN SPRINGS MASTER PLAN. 4. CONTINUE TO INVEST IN QUALITY OF LIFE ENHANCEMENTS FOR THE CITIZENS WHICH INCLUDE, BUT NOT LIMITED TO: MULTI-USE TRAILS, PARKS AND OTHER COMMUNITY GATHERING. 5. CONTINUED TO INVEST INTO THE COUNTY'S INFRASTRUCTURE (WATER, SEWER, ROADS, OPEN SPACE, TRAILS, GREENWAYS AND HISTORICAL, CULTURAL AND ENVIRONMENTAL PRESERVATIONS.
TRANSPORTATION	<ol style="list-style-type: none"> 1. REVIEW THE POSSIBILITY OF COMMISSIONING A TRANSPORTATION STUDY COUNTYWIDE.

Recommendation:

1. The citizens and stakeholders believe that the community should include tourism promotion projects in the work program.
2. The citizens and stakeholders believe that the community should include projects to improve local aesthetics in the work program.
3. Provide more protection of historic resources.
4. Encouragement of sidewalk connectivity that will be incorporated into the multi-use paths connecting all parks and recreational areas.
5. The consultant/authors highly recommend that the county and appointed officials do take into consideration the results and suggestions from the surveys and questionnaires derived from this planning process in their future development, and use and other decision-making as they advance the county.

APPENDIX A
ADOPTION RESOLUTION

ADOPTING RESOLUTION

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

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

NOW THEREFORE, BE IT RESOLVED by Butts County Board of Commissioners that the Comprehensive Plan Update for Butts County, Georgia dated 2017, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Three Rivers Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this ____day of _____, 2017

Butts County Board of Commissioners

J. Keith Douglas, Chairman of the Board of Commissioners

County Clerk

APPENDIX B

COMMUNITY PARTICIPATION & INVOLVEMENT



Butts County Public Visioning Meeting

Nov 1, 2016 |

Butts County is updating its comprehensive plan. A public meeting will be held to gather citizens input and to discuss the future vision of the county for the next 20 years. Please plan to attend and give us your thoughts on the future of Butts County!

Date & Time: Tuesday, November 15, 2016 6pm-8pm
Location: Butts County Administration Facility, 625 W. Third St, Jackson, GA 30233

SHARE:

SEARCH ...

RECENT NEWS

Butts County Public Visioning Meeting
Nov 1, 2016

Transportation Board Meeting
Cancelled
Oct 25, 2016

Annual Butts County 4-H Poinsettia
Sale
Oct 13, 2016

Central GA EMC Foundation Donates
to Butts County Dept. of Leisure
Services
Oct 12, 2016

Board of Commissioners' Meeting
Rescheduled to October 17th
Oct 12, 2016

QUICK LINKS

2016 Elections & Voter Calendar

Agendas and Minutes

Building Permit Information

RELATED POSTS



Butts County Comprehensive Plan Update 2017-2037

Public Information Open House Events

6:00 PM to 8:00 PM

Butts County Government Complex, 625 West 3rd Street, Jackson, Georgia

30233 – November 15, 2016

We Want Your Input



Butts County SWOT Analysis
(Strengths, Weaknesses, Opportunities, Threats)

Strengths: _____

Weaknesses: _____

Opportunities: _____

Threats: _____



Welcome!

Butts County Comprehensive Plan Update 2017-2037

Public Information Open House Event
6:00 PM to 8:00 PM

Butts County Government Complex,
625 West 3rd Street, Jackson, Georgia 30233
November 15, 2016

We want your input to strengthen our community and to guide the future of Butts County for the next 20 years!

The Basics

Community Planning is:

A strategy for providing citizens with cost effective public services that takes into account forecasted population growth and changing demographic needs over a period of time. In Georgia the planning period is twenty years.

*Butts County Local Government provides many services.
The following areas are key to long range planning toward a thriving community:*

Land Use

(Orderly arrangement of the built environment,
Community Development, Residential & Business Services, Building Permits)

Transportation

(Roads, Public Works, Transit, Bicycle and Pedestrian)

Community Facilities

(Emergency Services, Government Relations, Leisure Services, Sewer and Water,
Erosion & Sedimentation Control, School System, Parks and Recreation)

Economic Development

(Job Creation, Industrial Support, Tourism, Business expansion)

The Community Plan Update will develop goals and objectives designed to efficiently meet service needs of the 2037 population by building upon the existing and using input from the public about how community planning can improve the quality of life in Butts County.

Thank you for contributing to Butts County 2017-2037 Comprehensive Plan Update!

Read the current Vision Statement.

The following Vision Statement was developed as part of the recently updated Butts County Strategic Plan.

“A unified diverse and progressive community fostering leadership, innovation, and good southern living.”

Does it cover the important things?

What are challenges that must be addressed to achieve the Vision?

What are physical obstacles that could prevent the county from achieving the Vision?

What specific services are not available or not adequately available to support the future Vision?

What types of facilities or establishments are not available in Butts County that could work against achieving the vision?

A G E N D A

**Butts County Comprehensive Plan Update 2017 - 2037
Stakeholder's Steering Committee Meeting**

Thursday, October 20, 2016
3:00 p.m. – 5:00 p.m.

1. WELCOME
 - ✓ Introduction of staff
 - ✓ Stakeholders Committee members
2. OVERVIEW
 - ✓ The purpose of the Comprehensive Plan and planning process (PowerPoint presentation)
3. DISCUSSION
 - ✓ Project schedule and planning process
 - ✓ Set dates for meetings and Open House/Public Meeting for the citizens of Butts County.
4. QUESTIONS & ANSWERS
5. ADJOURNMENT

A G E N D A

**Butts County Comprehensive Plan Update 2017 - 2037
Stakeholder's Steering Committee Meeting**

Thursday, October 27, 2016
2:00 p.m. – 5:00 p.m.

1. WELCOME
2. VISIONING SESSION
3. GOALS AND POLICIES REVIEW
4. REVIEW OF NEEDS AND OPPORTUNITIES
5. ADJOURNMENT

A G E N D A

**Butts County Comprehensive Plan Update 2017 - 2037
Stakeholder's Steering Committee Meeting**

Thursday, October 20, 2016
2:00 p.m. – 5:00 p.m.

1. WELCOME
2. LAND USE & CHARACTER AREAS
3. DISCUSS OPEN HOUSE & FORMAT (November 15, 2016)
4. QUESTIONS & ANSWERS
5. ADJOURNMENT

A G E N D A

**Butts County Comprehensive Plan Update 2017 - 2037
Stakeholder's Steering Committee Meeting**

Tuesday, November 8, 2016
2:00 p.m. – 5:00 p.m.

1. WELCOME
2. HOUSING
3. ADJOURNMENT

A G E N D A

**Butts County Comprehensive Plan Update 2017 - 2037
Stakeholder's Steering Committee Meeting**

Tuesday, November 29, 2016 @ 2:00 p.m.

1. WELCOME – James Abraham, Three Rivers RC
2. DISCUSIION OF COUMMUNITY OPEN HOUSE – James Abraham, Three Rivers RC
3. DISCUSIION OF COUMMUNITY SURVEY – James Abraham, Three Rivers RC
4. PRELIMIARY DRAFT REVIEW – James Abraham, Paul Jarrell & Kim Dutton, Three Rivers RC
5. ADJOURNMENT

**BUTTS COUNTY COMPREHENSIVE PLAN UPDATE
MEETING
SIGN IN SHEET
OCTOBER 27, 2016**




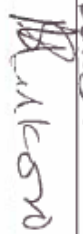





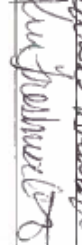

NAME	EMAIL	PHONE
James Abrahamson, Sr.	j.abrahamson@theo-riverside.com	678-699-0510
Paul J. Paul	p.j.paul@theo-riverside.com	770-254-4508
Kim Freshwater	freshwaterkim@gmail.com	770-680-8394
Kimberly Duff	ksdutton@theo-riverside.com	770-854-6026
Christy Lawson	clawsonelbuttscounty.org	770-775-8200
Shannon Christian	christians@bcssk12.org	(404) 925-4512
Walter Mayfield	w.walter@central-solutions.com	404-925-1856
Keith Moffett	kmoffett@buttscounty.org	770-775-8200
Derrick B. Adams	d.adams@buttscounty.org	678-333-4781

Butts County Comprehensive Plan 2017
Steering Committee meeting
November 3, 2016
Sign In sheet

Name	Address	Phone	Email
Kim Duth	TRC	770-854-6026	ksdutton@threeivers.com
Kim Freshwater	105 Glenwood Dr Jackson, GA	770-630-8394	freshwater.kim@gmail.com
Michael Brewer	625 W. 3rd St Jackson	770-775-8200	jmbrewer@buttscounty.org
Derrick Adams	129 Villa Dr Jenkinsville, GA 30221	678-233-1781	chewy335@gmail.com
Christy Lawson	Butts Co. 181 N. Mulberry St.	770-775-8200	clawson.e@buttscounty.org
Shannon Christian	Jackson, GA 30223	770-504-2300	christians@bcssk12.org
Walter Mayfield	124 W. 2nd St Jackson	404-925-1856	walter.mayfield@bcssk12.org
Paul Jamell	TRC	770-254-4506	

Comprehensive Plan Update
Butts County Comprehensive Plan Update 2017-2037
 November 8, 2016
 2:00 pm to 4:00 pm
 Butts County Government Complex
 Three Rivers Regional Commission Facilitating

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Paul Jarrell	Three Rivers Regional Commission	piarrell@threeriversrc.com	770-254-4506	
Kim Dutton	Three Rivers Regional Commission	ksdutton@threeriversrc.com	770-254-4508	
Sam Mukoro	Three Rivers Regional Commission	smukoro@threeriversrc.com	678-692-0510	
Keith Douglas	Chairman Board of Commissioners			
Joe Brown	Board of Commissioners			
Christy Lawson	Buts County Zoning Administrator			
Walter Mayfield	Business Owner and Planning & Zoning Board Member	waltermayfield@csolutions.org	404-925-1856	
Alton Stewart	Board of Appeals Board Member			
Kim Freshwater	Realtor and Board of Appeals Board Member	freshwaterkim@gmail.com	770-630-8394	
Michael Brewer	Butts County Government Relations			
Derrick Adams	Firefighter/Public Educator For Fire Department			
Shannon Christian	Butts County Schools - Deputy Superintendent	christians@bcssk12.org	404-925-4572	

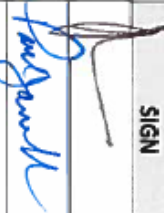
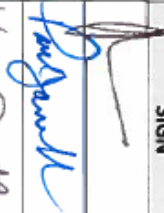




Assistant

Comprehensive Plan Update
 Butts County Comprehensive Plan Update 2017-2037
 Public Information Open House Event
 Tuesday, November 15, 2016
 6:00 pm to 8:00 pm
 Butts County Government Complex
 Three Rivers Regional Commission Facilitating


Sign-In Sheet	
NAME	NAME
Paul Gammell, TRPC	James Abraham, TRPC
Kimberly Duth TRPC	Walter Mayfield
William E. Mullis: WEN. MULLIS@GMAIL.COM	
Ken Rivers	
Sam Mulkern (TRPC)	
Robert Costley	
Kim Freshwater	

Comprehensive Plan Update
 Butts County Comprehensive Plan Update 2017-2037
 Tuesday, November 29, 2016
 2:00 pm to 4:00 pm
 Butts County Government Complex
 Three Rivers Regional Commission Facilitating

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Paul Jarrell	Three Rivers Regional Commission	plarrell@threeriversrc.com	770-254-4506	
Kim Dutton	Three Rivers Regional Commission	kdutton@threeriversrc.com	770-254-4508	
Keith Douglas	Chairman Board of Commissioners			
Joe Brown	Board of Commissioners			
Christy Lawson	Butts County Zoning Administrator			
Walter Mayfield	Business Owner and Planning & Zoning Board Member			
Alton Stewart	Board of Appeals Board Member			
Kim Freshwater	Realtor and Board of Appeals Board Member			
Michael Brewer	Butts County Government Relations			
Derrick Adams	Firefighter/Public Educator For Fire Department	<i>Chewy335@gmail.com</i>	<i>678-233-4781</i>	
Shannon Christian	Butts County Schools - Deputy Superintendent			


The image is a screenshot of a tweet from the account @ButtsCountyGa. The tweet text asks about the importance of bike trails and walking paths in Butts County for a 2017 survey. It includes a poll with four options: 'Extremely' (24%), 'Very' (45%), 'Slight to Moderate' (0%), and 'Not Important' (31%). The tweet also shows it has 29 votes and was posted on 11/1/16 at 11:38 AM from Jackson, GA. At the bottom, there is a button to 'VIEW TWEET ACTIVITY'.

 @ButtsCountyGa

County Survey 1: How important are bike trails/walking paths in Butts County to you? 2017
[#ComprehensivePlan](#) Please Retweet

<input checked="" type="checkbox"/> Extremely	24%
<input checked="" type="checkbox"/> Very	45%
<input checked="" type="checkbox"/> Slight to Moderate	0%
<input checked="" type="checkbox"/> Not Important	31%

29 votes • Final results
11/1/16, 11:38 AM from [Jackson, GA](#)

 VIEW TWEET ACTIVITY



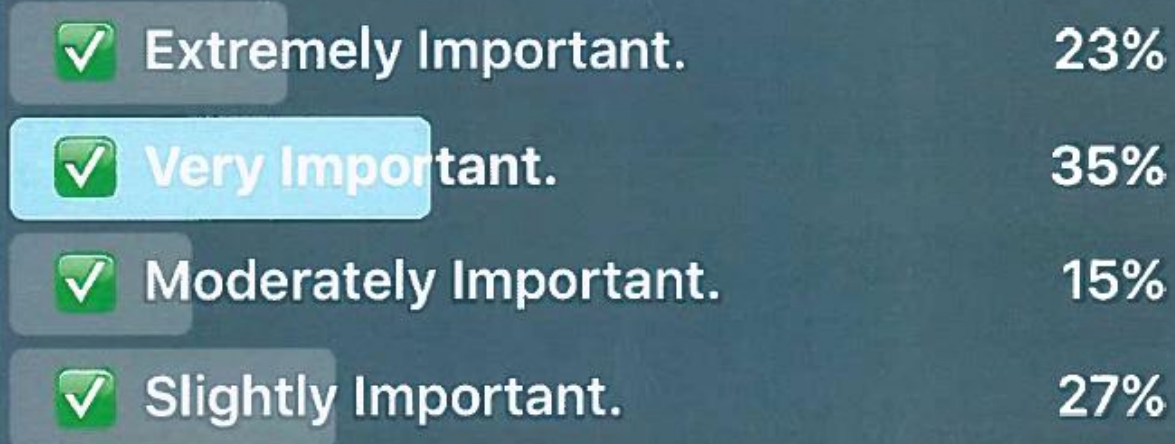
Butts County Georgia

@ButtsCountyGa



County Survey 2: How important is improving transportation in Butts County to you? 2017

[#ComprehensivePlan](#) Please Retweet



26 votes • Final results

11/2/16, 8:04 AM from [Jackson, GA](#)



@ButtsCountyGa

County Survey 3: How important is preserving the history of Butts County to you? 2017

#ComprehensivePlan Please Retweet

1	Extremely Important	43%
2	Very Important	23%
3	Moderately Important	25%
4	Slightly Important	9%

44 votes • Final results

11/2/16, 1:56 PM

VIEW TWEET ACTIVITY

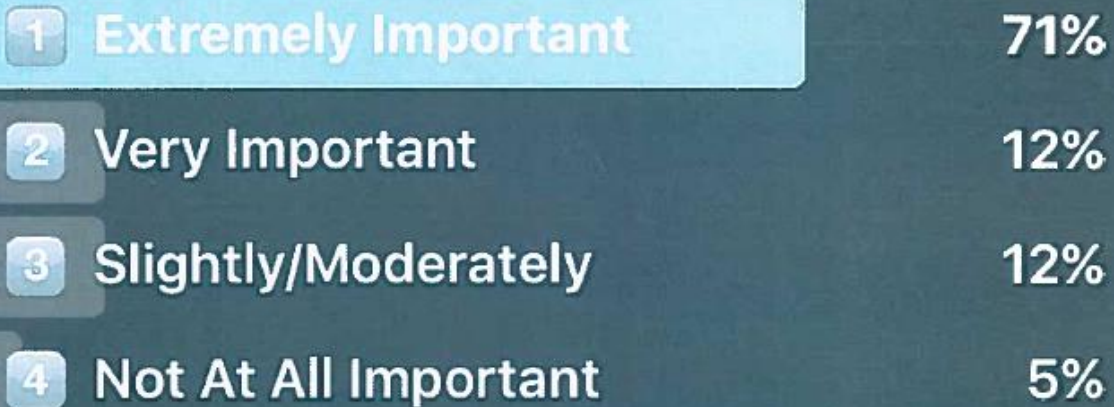


Butts County Georgia

@ButtsCountyGa



County Survey 4: How important is Industrial Growth to Butts County?
2017 #ComprehensivePlan Please Vote and Retweet



17 votes • Final results

11/3/16, 8:02 AM from [Jackson, GA](#)

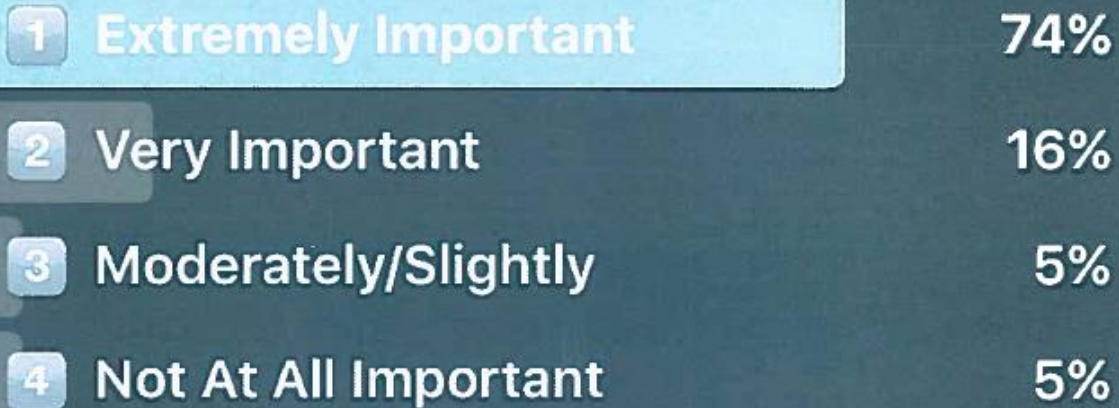
VIEW TWEET ACTIVITY



@ButtsCountyGa

County Survey 5: How important is investing in our local workforce to Butts County? 2017

[#ComprehensivePlan](#) Please Vote and Retweet



19 votes • Final results

11/3/16, 4:16 PM from [Jackson, GA](#)

VIEW TWEET ACTIVITY



Butts County Georgia
@ButtsCountyGa



County Survey 6: How important is the library system to Butts County?
2017 [#ComprehensivePlan](#) Please Vote and Retweet!

1	Extremely Important	25%
2	Very Important	25%
3	Slightly to Moderate	40%
4	Not At All Important	10%

20 votes • Final results

11/4/16, 8:47 AM from [Jackson, GA](#)

VIEW TWEET ACTIVITY



@ButtsCountyGa

County Survey 7: How important is commercial/business growth for Butts County? 2017

[#ComprehensivePlan](#) Please Vote and Retweet!

1	Extremely Important	64%
2	Very Important	21%
3	Moderately/Slightly	7%
4	Not At All Important	8%

14 votes • Final results

11/4/16, 1:48 PM from [Jackson, GA](#)

VIEW TWEET ACTIVITY



Butts County Georgia
@ButtsCountyGa



County Survey 8: How important is promoting tourism to Butts County?
2017 [#ComprehensivePlan](#) Please Vote and Retweet!

1	Extremely Important	48%
2	Very Important	14%
3	Moderately/Slightly	21%
4	Not At All Important	17%

42 votes • Final results

11/7/16, 8:15 AM from [Jackson, GA](#)

VIEW TWEET ACTIVITY



Butts County Georgia

@ButtsCountyGa




County Survey 9: How important is expanding county water & sewerage in Butts County? 2017

[#ComprehensivePlan](#) Please Vote and Retweet!

1	Extremely Important	23%
2	Very Important	38%
3	Moderately Important	31%
4	Not At All Important	8%

26 votes • Final results

11/8/16, 8:28 AM from [Jackson, GA](#)

 @ButtsCountyGa

County Survey 10 (Final) How important is promoting redevelopment of vacant/abandoned properties to Butts County? 2017
Please Vote & Retweet

1	Extremely Important	35%
2	Very Important	25%
3	Moderately Important	25%
4	Not Important At All	15%

20 votes • Final results
11/8/16, 11:21 AM

2 RETWEETS 1 LIKE

APPENDIX C

CAPITAL IMPROVEMENTS ELEMENT

Butts County, Georgia

TRANSMITTAL RESOLUTION

WHEREAS, the Butts County Board of Commissioners has prepared an annual update to a Capital Improvements Element Program; and

WHEREAS, the annual update of the Capital Improvements Element Program was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and the Butts County Planning Commission held a Public Hearing on December 15, 2016 and the Butts County Board of Commissioners held a Public Hearing on December 15, 2016 at the Butts County Administration Facility in the C. Wayne King Auditorium.

BE IT THEREFORE RESOLVED, that the Butts County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element Program covering the five-year period 2017-2021 to the Three Rivers Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 15th day of December, 2016.



Keith Douglas, Chairman

ATTEST


County Clerk *Pro Tempore*

Butts County							Annual Impact Fee Financial Report - FY 2015-2016						
Public Facility	Library	Parks & Recreation	Public Safety	Roads	Admin Fee	Total							
Service Area	County-wide	County-wide	Unincorporated Butts County	By District	County-wide								
Ending Impact Fund Balance as of 6-30-15	\$2,313.51	\$10,359.54	\$20,858.96	\$29,952.42	\$1,843.98	\$65,328.41							
Impact Fees Collected In													
2015-2016	\$2,100.00	\$10,080.00	\$19,578.24	\$36,097.77	\$2,034.99	\$69,891.00							
Interest Income	\$1.46	\$5.98	\$13.13	\$20.48	\$1.11	\$42.16							
Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Expenditures	\$0.00	\$4,895.00	\$922.50	\$1,281.25	\$1,123.42	\$8,222.17							
Beginning Impact Fund Balance as of 6-30-15	\$4,414.97	\$15,550.52	\$39,527.83	\$64,789.42	\$2,756.66	\$127,039.40							
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							

Dated: December 12, 2016

BUTTS COUNTY, GEORGIA
 CAPITAL IMPROVEMENTS ELEMENT PROJECTS UPDATE (2017-2021)

Public Facility: Fire/EMS		Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Responsible Party	Status/Remarks
Service Area:							
Project Description							
Purchase two new fire engines		2017	2018	\$250,000	100% impact fee eligible	Fire Department	

BUTTS COUNTY, GEORGIA
 CAPITAL IMPROVEMENTS ELEMENT PROJECTS UPDATE (2017-2021)

Public Facility: Parks & Recreation		Service Area:					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Responsible Party	Status/Remarks	
Develop 25 acre site for active recreation (ball fields, community center, playground, walking path, parking, etc.) Planning, Architecture and Engineering, Contingency (@15% of development costs)	2017	2018	\$3,106,500	72% impact fee eligible (\$2,236,680); 28% other sources (\$869,820)	Parks & Recreation Department		
	2017	2018	\$465,975	72% impact fee eligible (\$335,502); 28% other sources (\$130,473)	Parks & Recreation Department		

BUTTS COUNTY, GEORGIA
 CAPITAL IMPROVEMENTS ELEMENT PROJECTS UPDATE (2017-2021)

Public Facility: Public Safety Facility		Service Area:	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Responsible Party	Status/Remarks
Construct 5,067 square foot addition to public safety facilities @ \$175 per square foot			2018	2019	\$886,725 (eligible)	Impact fee (future) (100%)	Sheriff's Department	

BUTTS COUNTY, GEORGIA
CAPITAL IMPROVEMENTS ELEMENT PROJECTS UPDATE (2017-2021)

Public Facility: Road						
Service Area:						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Responsible Party	Status/Remarks
State Route 36 Passing Lanes(6.2 miles)	2016	2017	\$724,620	Impact Fee (future) (100% eligible)	Public Works Dept	DOT Roundtable Project
State Route 16 Widening(5.4 miles)	2016	2017	\$701,070	Impact Fee (future) (100% eligible)	Public Works Dept	DOT Roundtable Project 3.6 Miles Completed 2009, Monroe County side #2 on LMIG 2016 Resurfacing Priority List
High Falls Road Resurfacing(8.7 miles)	2016	2017	\$488,682	Impact Fee (future) (100% eligible)	Public Works Dept	HWY 42 TO Fawn Road - #5 on LMIG 2017 Resurfacing Priority List
Mount Vernon Church Road Resurfacing(2.1 miles)	2018	2019	\$255,264	Impact Fee (future) (100% eligible)	Public Works Dept	#5 on LMIG 2017 Resurfacing Priority List
Shiloh Road (Design, Engineering & Construction)	2016	2017	\$304,000	Impact Fee (future) (100% eligible)	Public Works Dept	DOT Roundtable Project
IDA Entranceway (Construction)	2017	2018	\$250,000	Impact Fee (future) (100% eligible)	Public Works Dept	Grading complete
Bucksnot Road & Interchange (New Road/Interchange)	2016	2017	\$187,000	Impact Fee (future) (100% eligible)	Public Works Dept	clearing and grading to begin 2016
Riley Road (Triple-Surface Treatment)	2016	2017	\$360,022	Impact Fee (future) (100% eligible)	Public Works Dept	#5 on LMIG Paving Priority List, ROW in progress, 50% Aug 2012
Rebon Maddox Road	2020	2021	\$215,161	Impact Fee (future) (100% eligible)	Public Works Dept	#1 on LMIG 2017 resurfacing Priority List
County Line Road	2017	2018	\$275,886	Impact Fee (future) (100% eligible)	Public Works Dept	#2 on LMIG Paving Priority List, ROW in progress, 75% Aug 2012
Levl Barnes Road	2017	2018	\$127,949	Impact Fee (future) (100% eligible)	Public Works Dept	#4 on LMIG Paving Priority List, ROW in progress, 50% Aug 2012
Fairfield Church Road	2019	2020	\$181,084	Impact Fee (future) (100% eligible)	Public Works Dept	

BUTTS COUNTY, GEORGIA
CAPITAL IMPROVEMENTS ELEMENT PROJECTS UPDATE (2017-2021)

Bob Thomas Road	2018	2019	\$450,000 (100% eligible)	Impact Fee (future) (100% eligible)	Public Works Dept	#3 on LMIIG 2017 Paving Priority List, ROW in progress, 50%
Barnetts Bridge Road	2016	2017	\$358,000 (100% eligible)	Impact Fee (future) (100% eligible)	Public Works Dept	#1 on LMIIG 2016 Resurfacing Priority List

RESOLUTION

**BUTTS COUNTY
STATE OF GEORGIA**


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

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

NOW, THEREFORE BE IT RESOLVED by Butts County Board of Commissioners that the Comprehensive Plan Update for Butts County, Georgia dated 2017, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Three Rivers Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 13th day of February, 2017

Butts County Board of Commissioners


Robert L. Henderson, Sr., Chairman

ATTEST:


County Clerk