

**Franklin County
Joint Comprehensive Plan 2014-2030**

**Franklin County
City of Canon
City of Carnesville
City of Franklin Springs
City of Lavonia
City of Royston**

**October, 2014
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INTRODUCTION

PURPOSE

This document, the *Community Agenda of the Franklin County Joint Comprehensive Plan: 2014-2030*, represents the culmination of the efforts to plan for the future well-being for the county, its five municipalities, the residents and various stakeholders by identifying the critical, consensus issues and goals for the community. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future.

The Community Agenda, the last of three documents comprising a local comprehensive plan in Georgia, is the forward-looking element that outlines the community's goals and the actions needed to achieve those goals. It defines the general vision, objectives and strategies for a community for the next 20-25 years. The previous two elements, known as the Community Assessment and the Community Participation Program, provided the supplemental data and analysis necessary to identify the current trends, issues and opportunities confronting a community. That information was then used in public workshops and by stakeholders to support the development of the Community Agenda.

SCOPE

This plan is multi-jurisdictional and represents the land use and community development planning for Franklin County and the municipalities of Canon, Carnesville, Franklin Springs, Lavonia and Royston, to serve for the planning period 2009-2030.

PROFILE OF FRANKLIN COUNTY AND ITS MUNICIPALITIES

Franklin County lies in Georgia's northeastern corner along the I-85 corridor running between the metropolitan areas of Atlanta, GA and Greenville, SC, with a portion of the county along the Lake Hartwell border with South Carolina. With roughly 21,000 residents Franklin County remains relatively rural, but this location, coupled with investment from Franklin and surrounding counties, has seen some notable growth in industrial activity. Now the area is looking beyond the existing agricultural character towards a more dynamic future defined by this transportation corridor.

Franklin County features 5 municipalities: The county seat of Carnesville, located near the centre of the county, and the communities of Lavonia, Canon, Royston and Franklin Springs, which run north to south in that order along the State Route 17 corridor along Franklin County's eastern side. These communities harbor the bulk of the county's residents and non-agricultural activity. Lavonia and Royston provide the largest concentrated economic engines, buoyed by the I-85/ SR17 intersection and the Ty Cobb Memorial Hospital, respectively. Together these communities provide 5 individual small-town centers to both balance and foster the rural character of northeast Georgia and Franklin County in particular.

Public Involvement

The plan update process for 2014 involved a series of internal and external reviews, solicitation of comment from key stakeholders and opportunities for input from the general public. Due to the relative lack of change since the previous update of the Joint Comprehensive Plan (completed just ahead of the economic recession), early commentary shared among local officials suggested an intensive process may not be needed as “most of the issues, goals and objectives within the plan aren’t likely to change.” To this end the process was designed around using the existing document as near-complete draft, and the update would examine the need for any and all changes to that edition.

Local officials and government staff first reviewed the previous edition of the joint comprehensive plan and were instructed to highlight areas in need of update or amendment. Participants were to review the Plan’s list of identified issues and opportunities for assurances of validity going forward, and to consider the performances of regarding implementation of the previous work programs as to how anything should be reconsidered in looking forward another 5-20 years. These comments would be collected at each local government and eventually compiled into the updated document.

With some assistance from the Georgia Mountains Regional Commission (GMRC), select stakeholders from throughout the county and cities were directly invited to comment on the plan and the general issues and vision for their communities. Several business leaders, the local chambers of commerce and the Development Authority, representatives from the Ty Cobb Medical center and Emmanuel College were invited to provide comments and questions during the process.

General public input was invited through the general commission/council meetings held by each local government over September and October. This allowed each resident/stakeholder opportunities to participate via convenient locations and times. Copies of the documents, both the previous edition and the draft update, were available upon request through the local government offices or through the GMRC.

An additional public hearing opportunity was held in Royston on January 12, 2015, representative of all communities. This was to allow everyone the chance to review the full draft with revisions requested by DCA. *(Copies of meeting notice and sign-in sheet in Appendix)*

COMMUNITY VISION

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something “... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they’re to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

General Vision Statements

The visioning process included a series of public hearings to consider and discuss those principles and goals that were important for each community. Surveys and small group discussions were provided to meeting participants as one means of soliciting input and ideas, with the subsequent nominated themes discussed in larger group settings.

While the resulting vision statements may be regarded as general, this has been done on purpose for several reasons. First and foremost, the communities and the region in general are involved in a state of flux. A global recession has evolved during this planning process, putting several local developments on hold and stagnating economic recruitment. Northeast Georgia is also waiting to see the results of recent court decisions that have heightened the pressure on metro Atlanta governments to secure public water resources. It is expected that in 3-5 years’ time these matters will have resolved themselves such that Franklin County and its municipalities will have greater clarity in near and long-term opportunities, at which time they will review and update their visions and the comprehensive plan as needed.

An overwhelming objective shared by stakeholders from all communities was the desire to continue the general growth of Franklin County. Much of this stemmed from the desire to spur further economic development, bringing jobs to the area and diversifying the economy. Discussion also revealed a strong sense of cooperation among the communities, recognizing the need to work together to maximize the use of utilities and infrastructure in luring new industry to Franklin County and that everyone would benefit under this scenario.

The second most prominent theme echoed throughout the process was the desire to retain the appeal of each community as a home town. While there were minor variations within this overarching theme, each community recognized that current residents greatly appreciated the general scale and character of each town. Most appreciated what they called the sense of small town charm represented by the modest size, quiet nature and

easy accessibility of their community. For Lavonia and Royston there was a growing urbanity but with that also a better appreciation of the traditional neighborhood forms that existed around the downtowns.

An additional note: As part of this process is that the individual vision statements for each community are to be considered within the framework of the vision statement for Franklin County itself, which is a description not just for the unincorporated county but for the entire 6 communities combined. This is the result not only of a joint planning process but also representative of the cooperative spirit recognized by all the participants, that these communities will achieve greater prosperity through working with one another.

Franklin County

“Franklin County will be a progressive community, serving as a prosperous and safe destination for both businesses and families, providing quality services for all citizens, preserving our natural resources and a leading force in shaping the future of northeast Georgia.”

This vision statement for Franklin County (and its municipalities) was derived as a representation of the following key values:

“...will be a progressive community,”

The leaders in all communities wanted to emphasize their desire to remain proactive in addressing change and encouraging economic growth.

“...serving as a prosperous and safe destination for both businesses and families,”

The growth desired is both economic, in the form of new industry and commerce, as well as new residents to sustain a larger economy.

“...providing quality services for all citizens,”

Included to show recognition of the primary role for local government in satisfying the existing residents.

“...preserving our natural resources,”

Illustrates the County’s commitment to protecting key environmental areas and conditions, which is more critical in the effort to maximize water resources.

“...a leading force in shaping the future of northeast Georgia.”

Affirms the desire to be not only active participants in regional and state-level community development, but to be a truly proactive and driving force in helping the area prosper.

In addition to the comprehensive vision statement shown above, each of the municipalities developed their own to emphasize additional local priorities.

The City of Canon

“The City of Canon will be an attractive home for families and businesses, providing quality service to its citizens, embodying the spirit and charm of classic, rural small-towns while also contributing to the continued growth and development of Franklin County.”

The smallest of the municipalities and with fewer resources to inspire strong growth, Canon is focusing on enhancing its character as a vintage small-town. There is room and opportunity for new business and an enhanced role within Franklin County, but as a community its principal aim is to provide more and better amenities and developing its commercial core, thus fostering more of a unique identity for residents and visitors alike. Regardless of standing in comparison with larger communities like Lavonia and Royston, the vision for Canon is to refine and fulfill its role as a rural, small town center.

The City of Carnesville

“The City of Carnesville will be a safe and growing community, working to attract and retain families and businesses, providing a healthy economy and quality, affordable public services, and providing a strong civic and cultural center for all of Franklin County.”

Proximity to the interstate is viewed as Carnesville’s opportunity to grow economically and evolve beyond small city status into a larger and more dynamic community. The character elements most cherished by residents and stakeholders were less physical and more emotional, oriented around providing current and future generations with economic prosperity.

The City of Franklin Springs

“The City of Franklin Springs will be a successful hometown, striving for economic and residential growth, providing efficient public services and building upon a small-town character to create a safe, attractive place to live, work and visit.”

The residents and stakeholders for Franklin Springs were proud of recent efforts to enhance the Main Street corridor and wish to use this as a resource for further defining and expanding their individual city character. Further economic development is needed to accomplish this, and to relieve the community’s reliance on the college and neighboring Royston for commerce and social activity.

The City of Lavonia

“The City of Lavonia will be, a leader in shaping the region’s economy and social character, providing the highest quality services possible, fostering an attractive community, and providing a strong hometown where residents can proudly live, work and play.”

Lavonia is a more established community, and while stakeholders are unanimous in sustaining current industrial growth future ambitions are increasingly focused on enhancing the amenities and resources for residents. As the community has grown there has been greater demand for recreational opportunities, more diverse commerce and additional medical services. The City is looking to make the next step in becoming a more self-sustaining regional center, and to improve the health and appeal of existing neighborhoods and commercial districts.

The City of Royston

“The City of Royston will be a strong and dynamic community, with a diversity of safe and attractive neighborhoods for all residents, committed to preserving its history and urban character, promising to grow as a regional commercial and service center, and providing residents with a high quality home town.”

The other of Franklin County’s 2 most established communities, Royston is attempting to continue its evolution as an urban environment and regional center for commerce and professional services. Economic goals are focusing on strengthening the economy through diversification, while also working to improve the quality and volume of amenities available for residents. Royston is also committed to preserving and enhancing the historic areas, both residential and downtown, that define so much of the existing character.

Goals and Objectives

In addition to the values identified within the Vision Statement, the following items were added as goals for Franklin County and the municipalities. In most cases, these goals are either short-term conditions or ideal principles and objectives that simply could not be efficiently incorporated into the Vision Statements but generally compliment the values expressed therein.

- *Utilize the Interstate 85 and State Route 17 corridors to attract growth and development*
- *Establish greater capacity for water and sewer service throughout the county*
- *Celebrate the rural and agricultural history of the county, but preserve private property rights and the long-term potential for other forms of development as the community grows*
- *Maintain general character of the municipalities, as defined by scales and forms of established neighborhoods, town centers and Main Streets*
- *Continue support for economic development partnerships and cultural resources within the county*
- *Environmentally sensitive areas should be protected, and the County and municipalities should cooperate with State initiatives to sustain water quality*

Identification of Needs and Opportunities

The Community Assessment produced a summary listing and discussion of potential issues and opportunities identified during the analysis of data and information. These have been refined and prioritized through additional analysis as part of the development of the Community Agenda. These issues must be addressed for Maysville to fully achieve the goals and vision identified.

Common/Shared Issues for all Communities

<u>Issues</u>	<u>Implementation Strategies</u>
<u>Ageing population</u> - for Franklin County to benefit from its demographic structure, it must provide a number of services to its citizens including establishing a community based long-term care structure that provides housing options, transportation alternatives, and care options for the aged.	<ul style="list-style-type: none">• Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services. To be regularly updated, and specified needs should be incorporated into local plans.
<u>Rising housing demands</u> - By 2025, an additional 3,500 housing units will be required to meet the County's demand.	<ul style="list-style-type: none">• Develop a residential market profile after the recession.• Develop detailed report on profile of existing inventory.
<u>Unbalanced tax base/ Job outsourcing</u> - In order to assure continuous and responsible economic growth, Franklin County and its municipalities must cooperate to diversify the region's economic foundation.	<ul style="list-style-type: none">• Continue support of Dev. Authority.• Ensure availability of services and infrastructure to sustain business.• Host annual forum to review and assess local economy.
<u>Development of the I-85 corridor</u> – The Interstate will serve the area's economic development, but must be managed properly to maximize use and minimize any adverse traffic and environmental impacts.	<ul style="list-style-type: none">• Develop traffic management plan for the I-85 corridor.• Review environmental regulations and update as needed.
<u>Sustaining public water supply</u> - Proper management and intergovernmental cooperation will be necessary to ensure that sufficient water is provided to Franklin County as well as upstream and downstream users.	<ul style="list-style-type: none">• Update water resource master plans• Develop report identifying maximum amount of water accessible to Franklin County
<u>Preservation of environmentally sensitive areas</u> – Continued growth rates may strain the local ecology and critical water resources.	<ul style="list-style-type: none">• Review environmental regulations and update as needed.• Develop updated, parcel-based environmentally sensitive areas map using new fly-over imagery.
<u>Limited sewer capacity and service areas</u> - Expansion of the system is recommended along the I-85 corridor to attract industry, transportation related commercial interests, and high intensity lodging, food, and retail services. Cooperation between Franklin County and its cities will be required to provide adequate sewer service to areas within and surrounding incorporated areas.	<ul style="list-style-type: none">• New County sewerage system being developed• Service Delivery Agreements being updated.

Develop alternative transportation - The need for alternative transportation, including rural transit options and bicycle routes, was identified as critical to improving the area's accessibility.

- Rural transit study recently completed.
- Develop formal sidewalk improvement plans at each municipality
- Develop county-wide bike plan
- Implement projects from the GMRC Regional Bike Plan

Matching growth with utilities – Strong demands for both high growth and retaining rural character, combined with many opportunities for public service expansions, requires the governments closely coordinate land use management with utility development.

- Update Future Development Strategy upon completion of sewer and water plans currently underway.
- Review land-use regulations to ensure compliance with Comprehensive Plan.

Increased demand for special needs housing – Increasing numbers and densities of the aging and disabled populations will raise the demand for special needs housing across Franklin County.

- Develop a report profiling existing special needs housing
- Host forum to identify needs and recommendations for special needs housing

Underdeveloped industrial and commercial markets – Most existing urban areas and segments of the Interstate corridor remain underutilized.

- Continue support of Dev. Authority.
- New County sewerage system being developed

Improve/maximize education and job-training resources – Economic growth will demand even greater assets from labor pool.

- Develop report on projected demand for job skills, compared with existing resources for education and training
- Host forum to review options for improving education for county residents

Transportation improvement projects – Economic growth will require improved and enhanced infrastructure.

- Implement needed projects identified within the Banks- Franklin- Jackson Multimodal Transportation Study (MTS)
- Update the MTS in 2011

2.2 Franklin County (unincorporated)

Issues

Management of Lake Hartwell – A critical resource for the region in terms of recreation and the economy, this must be managed wisely to incur benefits to Franklin County without impacting the water quality.

Sustaining water quality – As the County implements broader utility service areas and seeks to attract growth, it must also manage development so as not to adversely impact water resources.

Sustaining water supplies – Georgia is under increased pressure to find new water sources and manage them more efficiently. As Franklin County explores system improvements it must balance local needs with opportunities for regional distribution.

Preservation of historic resources – Franklin County does not have a formal inventory of historic structures, farms or sites that may be lost to new development.

Sustaining solid waste disposal capacity – Waste disposal is a growing issue in northeastern Georgia, and if Franklin County is to accommodate new significant growth it must have assurances for disposal capacity.

Need for a master recreation plan – As the population grows the demand for more and new recreation opportunities increases.

Maximize transportation system – Franklin County can greatly benefit from its location and the Interstate access with a more refined transportation plan. Current efforts are fragmented and must reflect new community objectives.

Managing land use conflicts – As growth comes into Franklin County there may be impacts from incompatible land-uses, particularly in wishing to preserve the viability of agricultural activity.

Loss of agricultural land - While the County has implemented regulations such as minimum lot sizing and zoning, the conversion of farm land to residential to residential land uses is expected continue through the year 2025.

Implementation Strategies

- Review/ Consider updates to Lake Hartwell Management Plan with Army Corps and Hart County.
- Review environmental regulations and update as needed.
- Develop EPD advised watershed management plan for all public intakes
- Update water demand forecasts on annual, or biannual basis.
- Include potential water demand as part of new development reviews
- Update inventory of historic resources
- Identify farms eligible for Centennial Farms program
- Update solid waste demand forecasts on annual, or biannual basis.
- Develop/ update recreation plan
- Implement needed projects identified within the Banks- Franklin- Jackson Multimodal Transportation Study (MTS)
- Update the MTS in 2011
- Currently updating mitigation process within Service Delivery Strategy
- Promote use of conservation development design in rural areas, and encourage higher development in or around the cities
- Partner with other communities in regular Community Development forum.
- Promote use of conservation development design in rural areas
- Identify farms eligible for Centennial Farms program
- Use new aerial and parcel information to update prime farmland map

2.3 CANON

Issues

Limited population growth within actual city
Vacant and deteriorated buildings
Inadequate local retail
Downtown revitalization
Limited local employment opportunities
SR 17 bypass may alienate downtown
Reliance on residential tax base

Walkable downtown

Limited wastewater management

Traditional neighborhoods

Elderly care

Potential for Franklin County Airport expansion
Need to reduce reliance on residential tax base

Impact of expansion of SR 17
Lack of direct highway access
SR 17 bypass may alienate downtown

Limited law enforcement capabilities

Limited protection for water resources

Conservation of historic resources

Limited planning resources
Need to improve/ sustain regional cooperation

Implementation Strategies

- Develop downtown revitalization strategy; Emphasize infill development and role as a town center
- Develop inventory of viable retail options for City, and strategy for business recruitment
- Develop sidewalk master plan
- Participate in County-wide wastewater service planning
- Maintain Service Delivery Agreement, assuring provision of sewer service as needed in/around Canon
- Host charette to develop residential policies and strategy for preserving and expanding existing neighborhood form
- Coordinate with Lavonia, Royston and other partners in ensuring the availability of adequate medical facilities and services
- Review Airport Master Plan
- Develop long-range airport economic development strategy
- Provide GDOT with list of goals and concerns for SR 17 improvement;
- Review traffic management plans with GDOT
- With other communities, develop land use management plan for SR 17 corridor
- Maintain partnerships with other communities for providing/ expanding law enforcement services
- Review/ update environmental protection regulations
- Review/ update historic resource protection regulations
- Partner with the GMRC to provide regular land use plan reviews
- Partner with other communities in regular Community Development forum.

2.4 CARNESVILLE

Issues

Limited workforce

High percentage of commuting workforce

Lack of basic commercial services

Imbalance between agriculture, industrial and commercial development

Low retention of young workforce

Undeveloped interchanges

Revitalization of existing industrial sites

Limited elderly housing options

Limited low income housing availability

Limited code enforcement and planning

Minimal environmental regulations

Limited bypass options

Need to maximize access to I-85

Congested traffic within downtown

Limited sewer capacity

Need to retain attractive and compact downtown

Need to ensure walkable downtown

Sidewalk expansion and repair

Congested traffic within downtown

Need to provide historic preservation

Need to expand water supply

Limited police protection

Need for expansion of government buildings.

Implementation Strategies

- Identify/incorporate land for industrial, commercial and office use
- Continue to pursue economic development through the Development Authority and Chamber
- Consider targeted economic development recruitment for existing industrial sites/land

- Identify land for elderly and low-cost housing
- Review development policies to ensure quality options are allowed and encouraged

- Review/ update environmental protection regulations
- Coordinate with Franklin County and GMRC to provide planning and code enforcement

- Provide GDOT & FHWA with list of goals and concerns for improvements around I-85
- Review traffic management plans with GDOT

- Work with Franklin County to provide improved/ expanded sewer service within and around the city

- Host charette to develop downtown revitalization strategy
- Develop sidewalk improvement plan
- Apply for TE funding for sidewalk improvements;
- Review/ update historic resource protection regulations

- Work with Franklin County to develop additional public water supply capacity and expanded delivery system

- Work with other communities in developing expanded law enforcement (possible enhanced cooperative with County Sheriff's Department.

- Include plans for new office space through expansion or relocation in future capital improvement budgets

2.5 FRANKLIN SPRINGS

Issues

Mismatched education and job opportunities
Economic reliance on educational employment
Limited tax base
Loss of taxable land due to college expansion

Lack of elderly care

Need for minimally priced low to moderate income housing options

Lack of open space

Need to accommodate growth of Emmanuel College

Need to continue development focus along Main Street

Limited historic preservation

Need for bicycle and pedestrian trails
Potential for connectivity with area parks and downtown

Outdated wastewater treatment facility
Limited wastewater treatment capacity
Minimal water flow capacity for fire protection

Minimal planning and code enforcement

Implementation Strategies

- Work with Development Authority in identifying businesses (especially goods production or professional service) to diversify local industry
- Identify land for future industrial or office use
- Work with Royston and nearby medical facilities to ensure sufficient availability and accessibility of health care
- Identify land for future development of low to moderate income housing
- Review development policies to ensure the adequacy of conditions for low to moderate income housing
- Develop green space plan
- Review College Master Plan
- Develop report summarizing impacts on city
- Review/amend development regulations as needed to ensure long-term viability of Main Street
- Develop/update historic preservation policies
- Develop a bicycle and pedestrian plan; Apply for RTF and TE funding as available
- Expand and upgrade wastewater and water service capacity and delivery systems
- Work with Franklin County, Royston and GMRC in providing improved and expanded planning and code enforcement

2.6 LAVONIA

Issues

Need for growth management

Maintaining downtown appeal

Need for more historic preservation

Must fully participate in planning and development initiatives

Need for transportation alternatives

Impact of SR 17 expansion and bypass

Need to sustain I-85 corridor development; Capture possible growth within the area

Need to sustain growing workforce

Need to sustain viability of industrial job market

Need to meet increasing housing demand

Need to maintain policies allowing variety in housing types

Need to attract high quality housing

Need to accommodate additional annexations

Need for improved emergency response

Need to address increasing water system demands

Need for wastewater system upgrades

Need to protect groundwater recharge areas

Implementation Strategies

- Maintain utility and infrastructure plans to accommodate growth
- Develop Downtown Revitalization Plan and Pedestrian Accessibility Plan
- Foster/sustain Historic Resource Advisory Committee

- Work with Franklin County to develop I-85 corridor management plan
- Work with Development Authority to ensure sufficient land and utilities for industrial growth

- Work with Development Authority to regularly review needs and concerns of local industries
- Maintain utility and infrastructure plans to accommodate growth
- Identify land for future annexation and development

- Work with GEFA to invest in first responder services

- Update water and sewer management plans

- Review/update environmental regulations as needed
- Update GIS data on groundwater recharge area boundaries and conditions

2.7 ROYSTON

Issues	Implementation Strategies
<u>Population growth management</u> <u>Growing housing demand</u>	<ul style="list-style-type: none">• Maintain utility and infrastructure plans to accommodate growth
<u>Need to promote facilities & services for elderly</u>	<ul style="list-style-type: none">• Work with the hospital and related services and facilities in maximizing role as a regional center for health care and elderly care
<u>Increased reliance on mobile homes</u>	<ul style="list-style-type: none">• Review/update residential development policies to minimize reliance on, and provide effective alternatives to, manufactured housing• Foster more traditional neighborhoods around the city
<u>Limited economic diversity</u> <u>Decreasing manufacturing market</u> <u>Unbalanced tax base</u>	<ul style="list-style-type: none">• Work with the Development Authority to recruit additional industry, especially businesses outside health care
<u>Limited environmental protection regulations</u> <u>Need to improve land use regulations</u>	<ul style="list-style-type: none">• Review/ update environmental regulations as needed• With GMRC, produce full review and assessment of existing development regulations• Hold annual reviews of development trends and effectiveness of local development policies
<u>Minimal protection for historic resources</u>	<ul style="list-style-type: none">• Review/ update historic resource preservation measures as needed;
<u>Demand to foster a Victoria Bryant State Park Greenway; Need to continue emphasis on alternative transportation</u>	<ul style="list-style-type: none">• Develop a bicycle and pedestrian accessibility plan• Pursue a trail and bike route to Victoria Bryant State Park• Apply for RTF funds as available
<u>Need for wastewater treatment upgrades</u>	<ul style="list-style-type: none">• Expand/upgrade wastewater treatment facility
<u>Traffic impact from SR 17 widening project</u>	<ul style="list-style-type: none">• Provide GDOT with list of goals and concerns for SR 17 improvement• Review traffic management plans with GDOT• With other communities, develop land use management plan for SR 17 corridor

FUTURE DEVELOPMENT STRATEGY

General Land Use Plan

The basic premise for Franklin County's long-term land use planning is to consider the county open for new development, under the premise that such development will be meeting certain criteria that makes it compatible with the community. Higher density development will be encouraged in and around the municipalities and along the SR 17 corridor, directed mostly through the management of utility and infrastructure improvements. Further, the heaviest activities such as industrial development will be restricted to the urbanized areas or the SR 17 and I-85 corridors, so as to minimize the threat of spot development, environmental impacts and blending of incompatible land uses. By serving as receiving basins for new development this will allow the areas around Carnesville, Lavonia and Royston to maximize delivery of services and utilities while helping to preserve the rural character and agricultural viability of unincorporated Franklin County.

All of the municipalities are seeking to attract new growth, both as general infill and in expanding boundaries. Most seek to retain the general character of their communities but accept the possibility of seeing an evolution to a slightly larger, denser scale. Much of this will depend on the accessibility to enhanced water and sewer utilities, which is in progress. Plans identified herein and within each local government are preparing for an influx of new residents and the corresponding demand for increased services and public facilities. Stakeholders for the County are agreeable with this general approach, as well, and the 6 communities are united in their desire to see the county grow, both in population and in economic security. Thus, the strategy calls for a Franklin county that can sustain higher population and employment levels but resembles the same general land use pattern.

Several notable improvement efforts will be reviewed with great scrutiny over the next 3 years as the State navigates the difficulty of the recession and resolves plans for public water sources. As such there is still ambition for airport improvements, the reconfiguration of SR 17, a Lavonia bypass and a new northwest/southeast arterial connection, but most of these projects are being postponed or tabled by the State of Georgia. As there is clarity with each project Franklin County and the municipalities will revisit the Comprehensive Plan for possible updates and amendments to this general development strategy.

Quality Community Objectives

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. In developing the Community Assessment portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to Franklin County and its municipalities is described here, while the description of each character area will also identify specific QCOs addressed for that area.

(Note: Not every QCO was recognized as applying to every community in this discussion.)

Traditional Neighborhoods - Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Traditional neighborhoods will be encouraged in and around the municipalities, particularly as an extension of established residential areas. The scales may vary between communities but the spirit will remain consistent in seeking to create pedestrian scale neighborhoods that seamlessly connect with town centers and smaller urbanized areas.

Infill Development - Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Only two categories of targeted infill land are found throughout Franklin County, the most prominent being the scattered lots currently vacant or underused within town centers and existing neighborhoods. In this regard the governments are all pursuing long-term infill that blends with the built environment. The other category is for industrial sites around Carnesville and Lavonia that could be developed to expand/sustain the industrial sector of each community. In this regard the governments are prioritizing the pursuit of business forms that support the economy, with focus on the development type as a secondary priority.

Sense of Place - Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment

As the individual municipalities evolve their character as small towns and cities will become more refined. Current objectives tied to this plan seek to build density within these communities, allowing them to further differentiate themselves from the rural county and from each other. Upon the completion of several short-term objectives (such as the SR 17 corridor study and the first phase of water and sewer improvements) each community will be better suited to review and update their future development strategy, at which point they will likely adopt more independent themes. Franklin County, meanwhile, is providing the level of coordination to make the various elements come together such that the cities remain viable, independent entities within both a vibrant rural area and along a progressive Interstate corridor. The measures within this plan will help establish and differentiate each identity.

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

A rural transit study has been completed for Franklin County that will help coordinate future employment of van pools and dial-a-ride systems. Further, many communities through this plan are initiating trail and sidewalk plans and/or improvement schedules.

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

Franklin County is intrinsically linked with the regional identity through the I-85 corridor and the agricultural-based economy. Plans to invigorate the use of the interstate for new industry are in line with broader plans from neighboring counties, the GMRC and the State. Meanwhile, the county is a strong provider of livestock that support regional meat, dairy and poultry production.

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

The cities are now actively pursuing more coordinated historic resource protection and reuse, in conjunction with infill development plans and downtown revitalization efforts. Additional measures are scheduled for updated inventories of rural resources in the county.

Open Space Preservation - New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Several communities will be pursuing greenspace plans as a follow up to this process, and consideration for conservation design subdivisions will also be encouraged. The largest component of this effort will come from sustaining the agricultural sector through coordination of utility improvements and concentrations of development around the municipalities.

Environmental Protection - Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Every community will review and update their environmental protection ordinances and their GIS data of sensitive areas within the next five years. Additional measures will likely be employed as part of the County's efforts to upgrade water and sewer services throughout the county.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

All of Franklin County is exploring opportunities to attract new job opportunities and a more diverse array of businesses. Current efforts to utilize the Interstate have been effective, but additional goods producing businesses located throughout the county would help communities outside Lavonia. New industry would also alleviate traffic concerns and provide more opportunities for attracting and retaining younger households.

Employment Options - A range of job types should be provided in each community to meet the diverse needs of the local workforce.

All the stakeholders for Franklin County recognized the changes currently underway in regional and global economies, and the resulting need to create a more diverse and dynamic economy. Recent industrial development has bolstered local employment and economic strength, but further business recruitment is considered vital to creating more sustainable, and desirable, communities.

Housing Choices - A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

As a result of increasing population and an increase in the shares of older adults, Franklin County as a whole is experiencing greater demand for alternative housing units. All communities are exploring options and will work jointly to foster enough quality units to sustain the demand, with the initial emphasis on providing more multi-family and special needs housing within the most urbanized areas with existing utility and service capacity.

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

Every community has a vested interest in seeing existing local resources improved and enhancing post-secondary options within the region. As governments they'll be active partners with the local school system and seek to increase partnerships with the regional colleges. Any opportunity to foster additional resources and/or to bring more post-secondary education to Franklin County will be pursued.

Regional Cooperation - Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Franklin County actively participates in a joint development authority and with the Georgia Mountains Regional Commission. Additionally Franklin County partners with other jurisdictions for such facilities and services as the local animal shelter, the airport, and in utility agreements. The County and the Cities have strong records of cooperation and will continue this pattern by proactively seeking to work with communities in fostering coordinated visions and development along the I-85 corridor and the SR 17 corridor.

Recommended Character Areas

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared.

These recommended character areas provide general direction for the types of land use and design forms to be considered within each designated area. While some details have been provided as guidance for development, each decision must also take into account individual project details, current conditions and local concerns in evaluating the appropriateness of each development proposal. The information included herein must be used in conjunction with local codes and standards, as well as weighed with other objectives and priorities discussed elsewhere within the comprehensive plan, such as the economic development or community facilities elements.

Included with the following definition of each character area is a list of general land-use types permitted or restricted within that area, the Quality Community Objectives being addressed with this character area, and the subsequent measures to be used in implementing the proposed area. Where applicable, some areas will reference outside sources for additional development considerations.

Rural Franklin County

Rural Residential

Suburban Residential

Traditional Neighborhood

Urban Neighborhood

Neighborhood Revitalization

Lakeside Residential

Village Mixed-Use

Town Center

Historic Area

Business Employment Center

Community Services Area

Health Services District

College District

Gateway Corridor

Light Industrial and Business

Industrial

Airport District

Rural Arterial Mixed Use

Lavonia/ Carnesville Growth Corridor

SR 17 Corridor

Royston/ Franklin Springs Growth Corridor

Potential Northwest Arterial Corridor

Recreation Area

Environmental Resource Area

Rural Franklin County

This district refers to the large majority of land outside the municipalities, the bulk of which is used for agricultural activity, residences and various forms of commercial and light industrial activity.

The vision for this district is to retain the existing rural character until the viability for utilities alters the development potential. Subdivisions would be permitted providing lot size is consistent with sewer accessibility, though conservation design would be preferred so as to screen the subdivision from neighboring properties.

Non residential or agricultural uses would be permitted under certain conditions, largely based on utilities and infrastructure demands. Ideally these uses will be concentrated at or near major intersections or alongside municipalities.

Land Uses

Agricultural
Conservation
Parks
Residential
Churches
Neighborhood Commercial

Quality Community Objectives

Sense of Place
Regional Identity
Heritage Preservation
Open Space preservation
Environmental Protection
Appropriate Businesses
Housing Choices
Employment Options

Implementation Strategies

Management of utility improvements in this area

Amend development policies to allow/ encourage conservation design



Rural Residential

During the planning period Franklin County is expected to experience modest to strong growth pressures. These areas are currently low-density residential lands within the municipalities targeted to receive those development pressures for higher density residential lots smaller than an acre. Typically have low pedestrian orientation and access, lots larger than an acre, open space pastoral views and a high degree of building separation.

As these areas transition to higher density, the form will move gradually towards Traditional Neighborhoods or, if located along main roads and arterials, into Village Mixed-use districts. Housing will remain the focus but locally-oriented services and commerce is also encouraged.

Most importantly, these areas should be viewed as the targets for outward expansion of the forms and densities within existing town centers and urbanized neighborhoods. Accessibility and incorporation of sidewalks and local architectural elements will become more critical.

Land Uses

Residential
Conservation
Churches
Community Facilities
Neighborhood Commercial
Parks

Quality Community Objectives

Sense of Place
Regional Identity
Appropriate Businesses
Housing Choices

Implementation Strategies

Encourage capital improvements in this area, particularly for sidewalks and utilities



Suburban Residential

These are the few existing areas where typical types of suburban residential subdivision development have occurred within or immediately around the municipalities. Characterized by low pedestrian orientation, high amounts of open space, and a high to moderate degree of building separation. These areas are not expected to see much change over the planning period, but communities must gauge the desire to continue this form in lieu of demands for more rural or traditional neighborhood forms.



Land Uses

- Residential
- Churches
- Parks

Quality Community Objectives

Housing Choices

Implementation Strategies

- Long-term capital improvement plans

Traditional Neighborhood

This is the predominant and preferred form of residential neighborhoods within the municipalities. These are areas in older parts of each community, typically developed prior to WWII. Characteristics include high pedestrian orientation, sidewalks, street trees, on-street parking, and a regular pattern of lots. Smaller front yards and formal orientation towards the street is encouraged, and architectural styling should mimic established patterns within each municipality.

During the planning period these areas will require reinvestment and infill management if they are to retain their character. Variants of form or scale are permitted, including higher densities and some non-residential uses depending on arterial access and design.

Land Uses

Residential
Churches
Neighborhood Commercial
Parks

Quality Community Objectives

Sense of Place
Transportation Alternatives
Infill Development
Regional Identity
Heritage Preservation
Appropriate Businesses
Housing Choices

Implementation Strategies

Capital improvement plans to expand this pattern of utilities and infrastructure

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program



Urban Neighborhood

These are the higher-density areas within the municipalities, predominantly composed of small-lot urban housing, dense apartment complexes or condominiums, and small-lot urban commercial structures. Commonly these areas abut town centers, have a high degree of pedestrian mobility and are connected to surrounding commercial centers through sidewalks. Along with traditional neighborhoods, these areas are considered critical to the identity of the municipalities and their form should be preserved in the future.

These areas are also targeted to grow via infill development and slow outward expansion, maintaining the focus of activity on the town center. Design elements should mimic the scale and forms found within the town center.

Land Uses

Residential
Churches
Community Facilities
Neighborhood Commercial
Office
Parks

Quality Community Objectives

Sense of Place
Transportation Alternatives
Infill Development
Regional Identity
Heritage Preservation
Appropriate Businesses
Housing Choices

Implementation Strategies

Capital improvement plans to expand this pattern of utilities and infrastructure

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas



Neighborhood Revitalization

An established neighborhood within the municipalities that has declined sufficiently so that housing conditions require improvement. This area may include vacant land, or deteriorating and unoccupied structures, and has already been recognized as a target area for revitalization efforts.

Revitalization will concentrate on maintaining established infrastructure and development patterns or attempting to establish more traditional neighborhood forms.

Land Uses

- Residential
- Churches
- Neighborhood Commercial
- Community Facilities
- Parks
- Public Garden

Quality Community Objectives

- Sense of Place*
- Infill Development*
- Regional Identity*
- Housing Choices*

Implementation Strategies

- Develop neighborhood assessment and redevelopment plan

- Upgrade capital facilities and infrastructure as needed

Pursue outside assistance for targeted redevelopment projects



Lakeside Residential

This is the area where suburban residential subdivision development has occurred alongside, or within close access to, Lake Hartwell. Often contains on-site septic systems, moderate amounts of open space, and a moderate degree of building separation. This area will see increased pressures for new, higher-end development during the planning period and must be managed properly to ensure environmental integrity and maintaining the viability for recreational use.

The goal for this area is to maintain environmental integrity while also fostering higher-end residential units in an effort to improve sustainability. Lots will remain large until such time as sewerage is an option.

Land Uses

Residential
Community Facilities
Conservation
Churches
Neighborhood Commercial
Parks

Quality Community Objectives

Sense of Place
Regional Identity
Heritage Preservation
Open Space preservation
Environmental Protection
Appropriate Businesses
Housing Choices

Implementation Strategies

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Amend development policies to allow/ encourage conservation design



Village Mixed-Use

This area serves as the transition space from rural or conventional auto-oriented commercial areas into more urban forms and historic central business districts. Typically presented along road corridors and reaching outward from town centers, the Village Mixed-use are combines elements of Urban Neighborhood, Town Center and Arterial Commercial areas, providing a soft buffer between each.

Typically the forms will resemble urbanized districts, with small lots, minimal distance between the road and the structure, and a high degree of pedestrian accessibility. Blocks may remain larger than traditional neighborhoods but should indicate the transition into urban scale communities. Structures should ideally also street oriented with parking to the side or rear, and should be compatible with prevailing design elements of the area. (Pitched roofs near residential neighborhoods, volume of windows, etc).

Where these areas contribute to the urban scale and overall character of a community they should be maintained. Where there is an absence of coordinated architectural themes and pedestrian accessibility, such should be derived from the nearby town center to which the corridor is directed.

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
General commercial
Office

Quality Community Objectives

Sense of Place
Regional Identity
Heritage Preservation
Infill Development
Transportation Alternatives
Appropriate Businesses
Employment Options

Implementation Strategies

Consideration of design guidelines or reference book

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas



1.

Town Center

These are the downtown areas for each municipality, recognized as a community asset and destination to be preserved. These serve as focal points for each community and the surrounding neighborhoods, featuring a concentration of activities such as general retail, service, commercial, professional office, high density housing, and public open space that is easily accessible by pedestrians.

The idea is to refine and expand existing town centers, with an emphasis on attempting the next scale of urbanity for each community, ranging from the small rural town of Canon to the beginning multi-story urban character for Royston and Lavonia. Blocks should remain smaller and include sidewalks, with as much parking allocated along the streets and public lots as possible. (Limited parking at each parcel). Structures should be close to, and oriented towards, the street, with designs and signage standards that mimic prevailing forms within the established parts of the town center.

Civic parks and gathering sites are encouraged, with special attention paid to the siting of public buildings.

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
General commercial
Office

Quality Community Objectives

Sense of Place
Regional Identity
Heritage Preservation
Infill Development
Transportation Alternatives
Appropriate Businesses
Employment Options

Implementation Strategies

Consideration of design guidelines or reference book

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas



Historic Area

Areas containing structures of cultural or historic interest but not containing a high degree of residential activity. Characteristics may vary based on size, location and history of the community, but the need to coordinate new development in these areas remains: New development should be respectful of the specific context and/or cultural value of the area through such conditions as architectural design, land use and landscaping.



Land Uses

Residential
Agricultural
Conservation
Churches
Neighborhood Commercial
Parks

Quality Community Objectives

Sense of Place
Regional Identity
Heritage Preservation
Open Space preservation
Environmental Protection
Appropriate Businesses
Housing Choices

Implementation Strategies

Restrict capital improvements in this area

Amend policies to allow/ encourage conservation design

Pursue assistance with structural rehabilitations

Provide context sensitive infill development policies



Business Employment Center

This is a minor, specialized district to accommodate a level of office and health services development outside the urban areas of Lavonia. Development is to be characterized by high degree of access by vehicular traffic and on-site parking in order to accommodate expected demand. Low degree of open space and moderate floor-area-ratio are permissible, but not encouraged. Comparable in form to commercial business districts but lacking proliferation of retail activity. This district is primarily for economic value and will be managed for business development purposes.

Land Uses

Office
Light Industrial

Quality Community Objectives

Employment Opportunity
Appropriate Businesses

Implementation Strategies

Consider design guidelines for the BEC district

Develop traffic management plan for the BEC district



Community Services Area

This refers to the concentration of government buildings in Carnesville that provide a variety of public services including schools, City Hall, emergency services, post offices and governmental departments including utilities, tax assessor, planning, and engineering.

Recognized as a concentration of required civic uses not otherwise integrated into other districts. The form varies depending on function, but all feature a high degree of accessibility by automobile to accommodate traffic demands. As future development warrants, the County and City of Carnesville could explore opportunities for alternative forms that incorporate conservation design or specific architectural styling to compliment the city's town center.

Land Uses

Community Facilities
Offices
Parks

Quality Community Objectives

Sense of Place
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Maintain quality of public facilities



Health Services District

Referencing the medical centers and facilities within Royston and Lavonia, this district provides local and regional medical needs, including hospitals, emergency care facilities, doctor offices, and pharmacies. Overall form is guided by operational demands, but should be managed for traffic impacts and to sustain viability of the operation.

Land Uses

Offices
Health Care Facilities
Neighborhood Commercial
Arterial Commercial

Quality Community Objectives

Sense of Place
Employment Opportunities
Appropriate Businesses
Infill Development

Implementation Strategies

Regularly review area needs from the Medical Center and the local Chamber of Commerce

Develop traffic management plan for the area



College District

This refers to the college area within Franklin Springs, providing for the campus grounds, classrooms, libraries, recreation centers, etc. These areas should be managed so as to maintain their viability, safety and character. The City may wish to explore long-term design considerations with the college to consider the requirement and nature of design guidelines and facility location.

Incompatible land uses, such as competing traffic generators, should be discouraged in adjacent properties.

Land Uses

Offices
College related facilities
Churches
Neighborhood Commercial

Quality Community Objectives

Sense of Place
Appropriate Businesses
Housing Choices
Employment Opportunities

Implementation Strategies

Regularly review area needs from the College and the local Chamber of Commerce

Develop traffic management plan for the area



Gateway Corridor

This refers to the commercial activity areas located at and around the highway intersections. These provide the transition between heavy, auto-oriented land use and the rural county or the urbanized municipalities. Emphasis will be on maintaining the economic viability of these corridors to support business, especially those that utilize the Interstate. Land uses are designed to serve highway travelers more so than local residents, often featuring vast parking lots and large structures.

This area is designed for economic function above aesthetics, but should be monitored for potential impacts on community character. As the corridor merges with adjoining, non-industrial character areas these forms should give way, particularly the further they are from the Interstate.

Land Uses

Offices
Arterial Commercial
Light Industrial
Community Facilities

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Develop traffic management plan for the Gateway area



Light Industrial and Business

Another district geared for economic development, this area calls for high intensity business or low intensity manufacturing, wholesale, or distribution activities that do not generate excessive noise, particulate matter, or other nuisances. The emphasis is less on form but more so the restriction of potential nuisances. Sites and structures can mimic conventional industrial facilities, complete with large impervious surfaces, capability for heavy truck traffic and specialized structures.

Other commercial and non-residential uses are permitted in this area under the notion that it will support the district's economic viability. The nature of traffic and visitation, however, will be guided by the larger developments and goods producers.



Land Uses

Offices
Light Industrial
Warehousing
Community Facilities
Commercial

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Maintain utilities and infrastructure

Enforce environmental and developmental regulations



Industrial

Comparable to the Light Industrial character area but more permissive of nuisances related to manufacturing and production. Land uses may include higher intensity manufacturing, assembly, and processing activities where noise, particulate matter, or other nuisances are not contained on-site. Sites and structures can mimic conventional industrial facilities, complete with large impervious surfaces, capability for heavy truck traffic and specialized structures.

Land Uses

Light Industrial
Warehousing
Community Facilities

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Maintain utilities and infrastructure

Enforce environmental and developmental regulations



Airport District

This refers to the area of and immediately surrounding the current airport just outside Canon. As with the Health Services District and other specialized character areas, this district should be managed for the viability of the service operation and for economic development.

Desired uses include the ancillary activities that support the airport as well as low-impact industrial, commercial and other uses that can enhance the viability of the airport as an economic generator. For now these will remain modest in scale, but as utilities and infrastructure can sustain larger developments there may be consideration for a formal airport business park.

Land Uses

Airport
Warehousing
Light Industrial
Office
Commercial

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Explore concept of airport business park



Rural Arterial Mixed Use

This refers to the arterial corridors throughout Franklin County. While the majority of the county is accessible for new development, non-residential uses are preferably located along these roadways and must be developed in accordance with the appropriate level of utility service. As the County expands the sewer service area these corridors will be viable options for small businesses and office uses in addition to traditional residential and agricultural activity. Preferably these non-residential uses will also be located as close to arterial intersections or existing municipalities as possible.

Form and design considerations are left to the development's general impact. Limitations on impervious surface are desired to minimize environmental impacts, while context of adjoining properties may require special concerns for traffic mitigation. Conservation design is also encouraged to help these developments better blend with the rural landscape.

Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Agricultural

Quality Community Objectives

Regional Identity
Open Space preservation
Environmental Protection
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Restrict capital improvements in this area

Amend development policies to allow/ encourage conservation design



Lavonia/ Carnesville Growth Corridor

This refers to the area between the two cities, where higher density developments will be encouraged as a means of concentrating development and retaining the rural character of Franklin County as long as possible. Comparable to the Rural Mixed-use Corridor this area will be developed in accordance with the appropriate level of utility service.

Residential and commercial activity will be the predominant use within this area, as the new growth increases the demand for residential development and supporting services. Suburban forms will be permissible in this area, though efforts to sustain traditional neighborhood forms closer to the cities is preferred. Heavy commercial development should be restricted to the arterial connector and major intersections.



Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Agricultural

Quality Community Objectives

Regional Identity
Open Space preservation
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design



SR 17 Corridor

This refers to the area between Lavonia and Royston where plans are underway to upgrade and realign SR 17. New and higher density developments will be encouraged as a means of concentrating development and retaining the rural character of Franklin County as long as possible.

Comparable to the Rural Mixed-use Corridor this area will be developed in accordance with the appropriate level of utility service. However, additional consideration will be made for traffic management and mitigating curb cuts while also utilizing the road to upgrade local economic development.

Residential and commercial activity will be the predominant use within this area, as the new growth increases the demand for residential development and supporting services. Suburban forms will be permissible in this area, though efforts to sustain traditional neighborhood forms closer to the cities is preferred. Heavy commercial development should be restricted to the arterial connector and major intersections. In some instances light industrial activity might also be acceptable.

Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Light Industrial

Quality Community Objectives

Regional Identity
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design



Royston/ Franklin Springs Growth Corridor

This refers to the area around the two cities, where higher density developments will be encouraged as a means of concentrating development and retaining the rural character of Franklin County as long as possible. Comparable to the Rural Mixed-use Corridor this area will be developed in accordance with the appropriate level of utility service.

Residential and commercial activity will be the predominant use within this area, as the new growth increases the demand for residential development and supporting services. Suburban forms will be permissible but traditional neighborhood forms are preferred. Heavy commercial development should be redirected to the cities or nearby arterial corridors.

Land Uses

Residential
Churches
Neighborhood Commercial
Office
Community Facilities

Quality Community Objectives

Regional Identity
Open Space preservation
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design



Recreation Area

Area with significant natural, historic, or cultural features, and scenic or pastoral views. Typically features low volumes of development and traffic except as needed to accommodate visitors. These areas are often coordinated with environmental preservation efforts and should be managed so as to conserve the amount of undisturbed land and promote passive activity.

Land Uses

Community Facilities
Parks

Quality Community Objectives

Heritage Preservation
Open Space preservation
Environmental Protection

Implementation Strategies

Restrict capital improvements in this area

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Develop Recreation Master Plan



Environmental Resource Area

Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development such as steep slopes, floodplains, wetlands, and wildlife management areas. Development and human activity is generally discouraged.

Land Uses

Low/No impact residential
Low/No impact agricultural
Conservation
Passive Parks

Quality Community Objectives

Sense of Place
Regional Identity
Open Space preservation
Environmental Protection

Implementation Strategies

Restrict capital improvements in this area

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Amend development policies to allow/ encourage conservation design



Potential Northwest Arterial Corridor

The stakeholders for Franklin County have called for an improved connector reaching northwest from the Lavonia/Canon area. This would serve as an alternate to SR 17 in reaching into the mountains and west of Toccoa. This proposal builds off the existing plans for a truck-route around Lavonia and, as currently devised, connects with other arterials to create a more express connector. This is mostly representative of the idea and is subject to change/relocation pending further study.

Land Uses

NA

Quality Community Objectives

Transportation Alternatives

Employment Opportunities

Implementation Strategies

Coordinate northwest corridor planning strategy with GMRC, GDOT

IMPLEMENTATION PROGRAM

While the Future Development Map illustrates the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

Policies

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

- ✓ Continue to support the Franklin County School System and efforts to expand and improve local education resources
- ✓ Continue to support and participate in Chambers of Commerce and Development Authorities.
- ✓ Continue to provide high quality services for all residents.
- ✓ Review annually reports on infrastructure, utilities and local economic needs to ensure effective policy and efficiency of public services
- ✓ Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

Long-Term Activities and Ongoing Programs

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

- ✓ Explore funding resources for park space and development of a Recreation Master Plan.
- ✓ Explore opportunities for a northwest arterial connector
- ✓ Explore opportunities for public transit services

Report of Accomplishments

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as either complete, in progress, postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

Report of Accomplishments – Franklin County/Joint

Year	Action	Status	Comment
2010	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services. To be regularly updated, and specified needs should be incorporated into local plans.	Postponed	
2010	Develop a residential market profile after the recession.	Cancelled	To be addressed in next Plan update
2010	Develop detailed report on profile of existing housing inventory.	Cancelled	To be addressed in next Plan update
2010	Host annual forum to review and assess local economy.	Cancelled	Addressed through support of Development Authority
2010	Develop traffic management plan for the I-85 corridor.	Cancelled	To be addressed in next Plan update
2011	Review environmental regulations and update as needed.	Complete	
2011	Update water resource master plans	Complete	
2011	Develop report identifying maximum amount of water accessible to Franklin County	Cancelled	To be addressed in next Plan update
2012	Develop updated, parcel-based environmentally sensitive areas map using new fly-over imagery.	Complete	
2012	New County sewerage system being developed	In Progress	
2012	Review and update Service Delivery Agreements.	In Progress	
2013	Review and update rural transit study as needed.	Complete	
2013	Develop formal sidewalk improvement plans at each municipality	In Progress	
2013	Develop county-wide bike plan	In Progress	
2014	Implement projects from the GMRC Regional Bike Plan	In Progress	

Report of Accomplishments – Franklin County/Joint (Cont'd)

Year	Action	Status	Comment
2012	Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed	To be done after new information available in 2015
2013	Review land-use regulations to ensure compliance with Comprehensive Plan.	Postponed	To be done after new information available in 2015
2014	Develop a report profiling existing special needs housing	Cancelled	To be addressed in next Plan update
2011	Develop report on projected demand for job skills, compared with existing resources for education and training	Cancelled	Addressed through support of Development Authority
2014	Host forum to review options for improving education for county residents	Cancelled	Addressed through meetings with School Board
2012	Implement needed projects identified within the Banks- Franklin- Jackson Multimodal Transportation Study (MTS)	Complete	
2011	Update the MTS in 2011	Postponed	Insufficient funding
2010	Update inventory of historic resources	Complete	
2011	Develop/ update recreation plan	Postponed	Insufficient funding
2013	Update solid waste demand forecasts	Cancelled	No longer a priority
2013	Update Community Assessment and Public Participation Program	Cancelled	Not needed with new Planning Standards
2014	Update Community Agenda	Complete	

Report of Accomplishments – Franklin County

Year	Action	Status	Comment
2010	Review/ Consider updates to Lake Hartwell Management Plan with Army Corps and Hart County.	Complete	
2010	Develop EPD advised watershed management plan for all public intakes	Postponed	On hold while reviewing long-term water options
2010	Include potential water demand as part of new development reviews	Complete	
2010	Identify farms eligible for Centennial Farms program	Complete	
2010	Continued expansion of the county wide water system	In Progress	
2010	Develop a centrally located waste water treatment plant and collection system	In Progress	
2010	Expand Planning Department to include inspections, enforcement and zoning regulation	Postponed	Insufficient funds available
2011	Locate and purchase property for recreation centers	Postponed	Insufficient funds available
2011	New Community Services Facility	In Progress	
2011	Continuation of transportation improvement projects for roads and bridges	In Progress	
2012	Promote use of conservation development design in rural areas, and encourage higher development in or around the cities	Postponed	Conservation development encouraged; Need expanded utilities to foster density
2012	Develop a fire fighter training center	In Progress	
2013	Use new aerial & parcel information to update prime farmland map	Complete	
2014	Construct a government office building on county property near the Justice Center	Postponed	Insufficient funds available
2014	Replace obsolete fire-fighting equipment	Postponed	Insufficient funds available
2014	Expand & upgrade industrial parks	Postponed	Insufficient funds available

Report of Accomplishments – Canon

Year	Action	Status	Comment
2010	Develop downtown revitalization strategy; Emphasize infill development and role as a town center	Postponed	
2010	Develop inventory of viable retail options for City, and strategy for business recruitment	Postponed	
2010	Develop sidewalk master plan	In Progress	
2010	Participate in County-wide wastewater service planning	Complete	
2010	Maintain Service Delivery Agreement, assuring provision of sewer service as needed in/around Canon	Complete	
2010	Host charette to develop residential policies and strategy for preserving and expanding existing neighborhood form	Postponed	
2010	Coordinate with Lavonia, Royston and other partners in ensuring the availability of adequate medical facilities and services	Complete	
2011	Develop long-range airport economic development strategy	In Progress	
2011	Provide GDOT with list of goals and concerns for SR 17 improvement;	Complete	
2011	Review traffic management plans with GDOT	Complete	
2010	With other communities, develop land use management plan for SR 17 corridor	Complete	
2012	Maintain partnerships with other communities for providing/ expanding law enforcement services	Complete	
2013	Review/ update historic resource protection regulations	In Progress	
2013	Partner with the GMRC to provide regular land use plan reviews	Complete	
2014	Review/ Update Airport Master Plan	In Progress	

Report of Accomplishments – Carnesville

Year	Action	Status	Comment
2010	Identify/incorporate land for industrial, commercial and office use	Complete	
2010	Consider targeted economic development recruitment for existing industrial sites/land	Ongoing	Now considered Policy
2010	Identify land for elderly and low-cost housing	Postponed	Moved to 2016
2010	Review development policies to ensure quality options are allowed and encouraged	Complete	
2010	Coordinate with Franklin County and GMRC to provide planning and code enforcement	Complete	
2011	Provide GDOT & FHWA with list of goals and concerns for improvements around I-85	Complete	
2011	Review traffic management plans with GDOT	Ongoing	Now considered Policy
2011	Work with Franklin County to provide improved/ expanded sewer service within and around the city	In Progress	
2012	Host charette to develop downtown revitalization strategy	Postponed	Moved to 2015
2012	Develop sidewalk improvement plan	Complete	
2013	Apply for TE funding for sidewalk improvements;	Complete	
2013	Review/ update historic resource protection regulations	Cancelled	No longer a priority
2013	Work with Franklin County to develop additional public water supply capacity and expanded delivery system	Complete	
2014	Work with other communities in developing expanded law enforcement (possible enhanced cooperative with County Sheriff's Department.)	Cancelled	No longer a priority
2014	Develop new City office space through expansion or relocation	Complete	

Report of Accomplishments – Franklin Springs

Year	Action	Status	Comment
2010	Work with Development Authority in identifying businesses (especially goods production or professional service) to diversify local industry	In progress	
2010	Identify land for future industrial or office use	In progress	
2010	Work with Royston and nearby medical facilities to ensure sufficient availability and accessibility of health care	In progress	
2010	Identify land for future development of low to moderate income housing	In progress	
2010	Review development policies to ensure the adequacy of conditions for low to moderate income housing	In progress	
2010	Develop green space plan	In progress	
2010	Review College Master Plan; Assess impacts on City	In progress	
2011	Review/amend development regulations as needed to ensure long-term viability of Main Street	In progress	
2011	Develop/update historic preservation policies	In progress	
2011	Develop a bicycle and pedestrian plan; Apply for RTF and TE funding as available	In progress	
2014	Expand and upgrade wastewater and water service capacity and delivery systems	In progress	
2012	Work with Franklin County, Royston and GMRC in providing improved and expanded planning and code enforcement	In progress	
2013	Review status of City vehicles	Complete	
2014	Purchase of priority vehicles	Complete	

Report of Accomplishments – Lavonia

Year	Action	Status	Comment
2010	Maintain utility and infrastructure plans to accommodate growth	In Progress	This is a yearly project update
2010	Develop/ Update Downtown Revitalization Plan and Pedestrian Accessibility Plan	Complete Mainstreet Program	TE Grant in progress
2010	Foster/sustain Historic Resource Advisory Committee	In Progress	Lavonia HPC active
2010	Work with Franklin County to develop I-85 corridor management plan	In Progress	Working with Hart County for sewer expansion at Exit 177/Gateway Park areas
2010	Work with Development Authority to ensure sufficient land and utilities for industrial growth	In Progress	Added new 2MG water storage tank at Water Treatment Plant
2010	Work with Development Authority to regularly review needs and concerns of local industries	In Progress	Ongoing updates on quarterly basis
2011	Identify land for future annexation and development	Complete	Future land Use Map
2011	Work with GEFA to invest in first responder services	Cancelled	GEFA funds not available
2010	With other communities, develop land use management plan for SR 17 corridor	Complete	
2012	Update GIS data on groundwater recharge area boundaries and conditions	In Progress	
2013	Assessment of City office space	Complete	
2014	Update water and sewer management plans	In Progress	Have applied with the Corp of Engineers for additional water withdrawal from Lake Hartwell/completed wastewater plant upgrade

Report of Accomplishments – Royston

Year	Action	Status	Comment
2010	Health and Wellness Park	Complete	
2010	Gas System Expansion	In Progress	
2010	Water system expansion-Madison	In Progress	
2010	Water source expansion	In Progress	
2010	Develop policy and plans to support medical facilities in the area	Complete	
2010	Review/update residential development policies to minimize reliance on, and provide effective alternatives to, manufactured housing	Complete	
2010	Develop plan to foster more traditional neighborhoods	Complete	
2010	Work with the Dev. Authority to recruit additional industry, especially businesses outside health care	Complete	
2010	Review and assessment of existing development regulations	Complete	
2010	Ty Cobb Renovation to Library	Complete	
2010	Water system expansion-Hart	In Progress	
2010	Waste water system upgrade	In Progress	
2011	Hold annual reviews of development trends and effectiveness of local development policies	Cancelled	Not needed due to recession
2011	Review/ update historic resource preservation measures as needed;	Complete	
2011	Develop a bicycle and pedestrian accessibility plan	In Progress	
2011	Concept plan for a trail and bike route to Victoria Bryant State Park	Complete	
2011	City Depot Renovation		
2011	City Hall Move and Renovation	Complete	
2012	Apply for RTF funds as available	Complete	
2012	Expand/upgrade wastewater treatment facility		
2012	Provide GDOT with list of goals and concerns for SR 17 improvement	Complete	
2013	Review traffic management plans with GDOT	Complete	
2010	With other communities, develop land use management plan for SR 17 corridor	Complete	

Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

Short-Term Work Program – Franklin County

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Continued expansion of the county wide water system	\$1,000,000	SPLOST/Gen. Fund	County
2015	Develop a waste water treatment plant to serve I-85 corridor	\$6,000,000	USDA/Bonds/SPLOST	County
2015	Continuation of transportation improvement projects for roads and bridges	\$500,000	Gen. Fund/SPLOST/LMIG	Public Works
2015	Expansion of natural gas throughout County.	\$500,000	County/SPLOST/Natural Gas Systems	County
2016	Expand Planning Department to include inspections and enforcement of zoning regulations	\$75,000	Gen. Fund	Planning Department
2016	Locate and purchase property for recreation centers	\$500,000	SPLOST	Parks and Recreation
2017	Promote use of conservation development design in rural areas, and encourage higher development in or around the cities	\$1,000	County	Planning Department, GMRC
2017	Continue development of a fire fighter training center	\$500,000	SPLOST	Fire Departments
2017	Jail Expansion	\$2,800,000	SPLOST/Jail Fund	County
2017	Improvements to radio communication system	\$750,000	SPLOST/County	County
2018	Construct a government office building on county property near the Justice Center	\$1,000,000	Bonds/SPLOST	County
2018	Begin comp plan update process (Joint w/ County)	\$25,000	DCA	City, GMRC
2019	Replace obsolete fire-fighting equipment	\$1,000,000	SPLOST	Fire Departments
2019	Expand & upgrade industrial parks	\$2,000,000	Taxes/SPLOST	Industrial Building Auth.
2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2019	Update Service Delivery Strategy	NA	NA	City
2015	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2015	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2015	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2015	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

2015	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2016	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2016	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	\$5,000	DHS	County, Cities, Legacy Link, DHS
2016	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2018	Update the MTS	\$15,000	GDOT	County, Cities, Hart & Stephens Counties

Short-Term Work Program – Canon

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Develop long-range airport economic development strategy	\$1,000	GDOT	City, Airport
2015	Review/ update historic resource protection regulations	NA	NA	City, GMRC
2015	Review/ Update Airport Master Plan	\$1,000	GDOT	City, Airport
2015	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2015	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2015	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2015	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2016	Develop inventory of viable retail options for City, and strategy for business recruitment	\$1,000	ARC, DCA	City, GMRC, Chamber
2016	Host charette to develop residential policies and strategy for preserving and expanding existing neighborhood form	\$1,000	DCA	City, GMRC
2016	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2016	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	\$5,000	DHS	County, Cities, Legacy Link, DHS
2016	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2017	Develop downtown revitalization strategy; Emphasize infill development and role as a town center	\$3,000	DCA	City, GMRC
2018	Update the MTS	\$15,000	GDOT	County, Cities, Hart & Stephens Counties
2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2019	Update Service Delivery Strategy	NA	NA	City

Short-Term Work Program – Carnesville

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Work with Franklin County to provide improved/ expanded sewer service within and around the city	TBA	Loans, grants, City	City, County
2015	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2015	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2015	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2015	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2016	Identify land for elderly and low-cost housing	NA	NA	City
2016	Host charette to develop downtown revitalization strategy	\$1,000	DCA, City	City, DCA, GMRC
2016	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2016	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	\$5,000	DHS	County, Cities, Legacy Link, DHS
2016	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2017	Update sidewalk improvement plan	NA	NA	City, GMRC
2017	Pursue Recreational Trails funding	\$15,000	DNR	City
2018	Begin comp plan update process (Joint w/ County)	\$25,000	DCA	City, GMRC
2018	Update the MTS	\$15,000	GDOT	County, Cities, Hart & Stephens Counties
2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2019	Update Service Delivery Strategy	NA	NA	City

Short-Term Work Program – Franklin Springs

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Work with Royston and nearby medical facilities to ensure sufficient availability and accessibility of health care	\$5,000	DHR	Cities, Hospital
2015	Work with Development Authority in identifying businesses (especially goods production or professional service) to diversify local industry	NA	NA	City, Dev. Authority
2015	Identify land for future industrial or office use	NA	NA	City, Dev. Authority
2015	Work with Franklin County, Royston and GMRC in providing improved and expanded planning and code enforcement	NA	NA	City
2015	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2015	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2015	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2015	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2016	Identify land for future development of low to moderate income housing	NA	NA	City, DCA, GMRC
2016	Review development policies to ensure the adequacy of conditions for low to moderate income housing	\$3,000	DCA, City	City, GMRC, DCA, housing Authority
2016	Develop green space plan	\$3,000	DNR, City	City, DNR, GMRC
2016	Develop a bicycle and pedestrian plan; Apply for RTF and TE funding as available	\$3,000	GDOT, City	City, GMRC
2016	Expand and upgrade wastewater and water service capacity and delivery systems	\$500,000	Loans, grants, City	City, County
2016	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2016	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	\$5,000	DHS	County, Cities, Legacy Link, DHS
2016	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2017	Review College Master Plan; Assess impacts on City	\$1,000	City	City, Emmanuel College, GMRC

2018	Review/amend development regulations as needed to ensure long-term viability of Main Street	\$5,000	DCA, GDOT	City, GMRC, DCA
2018	Develop/update historic preservation policies	\$2,000	DNR	City, GMRC, HPD
2018	Begin comp plan update process (Joint w/ County)	\$25,000	DCA	City, GMRC
2018	Update the MTS	\$15,000	GDOT	County, Cities, Hart & Stephens Counties
2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2019	Update Service Delivery Strategy	NA	NA	City

Short-Term Work Program – Lavonia

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update GIS data on groundwater recharge area boundaries and conditions	\$1,000	City	City, GMRC
2015	Purchase 2 new police vehicles	\$54,000	SPLOST Funds, General Fund	City
2015	Repave Cemetery Streets	\$35,000	Cemetery Fund, General Fund Reserve	City
2015	Repave Brookwood Drive	\$70,000	LMIG, Street SPLOST	City
2015	Begin TE Downtown Sidewalk Project	\$240,000	TE Grant, General Fund	City
2015	Apply for funding for the Northern Sewer Trunk Line to provide additional sewer capacity at Gateway Industrial Park II & III	\$1,200,000	ARC, EDA, City, Hart County Water and Sewer Authority	City Hart County Water and Sewer Authority, GMRC
2015	Water treatment plant filter upgrade/chlorination system upgrade	\$250,000	GEFA, Water Reserve Fund	City, GMRC
2015	Lake Hartwell Intake Project	\$950,000	ARC, GEFA, Water Reserve Fund	City GEFA
2015	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2015	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2015	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2015	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2016	Work with Franklin County to develop I-85 corridor management plan	NA	NA	County, City, Dev. Auth. GMRC
2016	Purchase 2 new Water Department trucks	\$60,000	SPLOST Funds	City
2016	Complete transaction with Corp of Engineers for additional water withdrawal from Lake Hartwell	\$1,000,000	City/GEFA	City, GMRC
2016	Purchase additional aerial Fire truck	\$950,000	GMA Lease Purchase, FEMA Fire Grant	City, GMRC
2016	Purchase 2 new police vehicles	\$56,000	SPLOST Funds	City
2016	Repave city street	\$50,000	LMIG, General Fund	City
2016	Purchase 2 new Street Department trucks	\$50,000	SPLOST Funds	City

2016	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2016	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	\$5,000	DHS	County, Cities, Legacy Link, DHS
2016	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2017	Purchase 2 new police vehicles	\$57,000	SPLOST Funds	City
2017	Repave city street	\$45,000	LMIG, General Fund	City
2018	Purchase new Christmas decorations for downtown	\$30,000	General Fund	City
2018	Purchase 2 new police vehicles	\$58,000	SPLOST Funds	City
2018	Repave city street	\$50,000	LMIG, General Fund	City
2018	Update the MTS	\$15,000	GDOT	County, Cities, Hart & Stephens Counties
2019	Repave city street	\$50,000	LMIG, General Fund	City
2019	Purchase 2 new police vehicles	\$60,000	SPLOST	City
2020	Water/Sewer system upgrades	\$1,500,000	EDA, ARC, Water Reserve Fund	City, GMRC

Short-Term Work Program – Royston

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Gas System Expansion	\$100,000	City Funds	City
2015	Water system expansion-Madison	TBD	Madison County Stimulus Funds	Madison County
2015	Water source expansion	\$80,000	SPLOST	City
2015	Water system expansion-Hart	TBD	Hart County Water Authority	Hart County Water Authority
2015	Waste water system upgrade	\$250,000+	SPLOST/Grants	City
2015	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2015	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2015	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2015	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC
2015	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2016	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2016	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	\$5,000	DHS	County, Cities, Legacy Link, DHS
2016	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2017	Develop a bicycle and pedestrian accessibility plan	\$5,000	GDOT, City	City, GDOT, GMRC
2018	Update the MTS	\$15,000	GDOT	County, Cities, Hart & Stephens Counties

Your View ▶ Public may review plan

The Georgia Mountains Regional Commission (GMRC) is assisting Franklin County and all of its cities with the state required update of their comprehensive plan.

This document is used to coordinate future development strategies and capital improvements and is required for grant applications and funding assistance requests from the state or federal governments.

On Friday, GMRC staff will be on hand at the public library in Rosytan

from 11 a.m. until noon with copies of the draft update and available to answer any questions about the plan update.

Anyone wishing to review the material, ask questions or submit comments is encouraged to come by.

There is no formal program and citizens may drop in and/or leave at any time within the hour.

Anyone unable to attend but still wishing to submit a question or comment may do so by contacting Adam Hazell, planning director for the GMRC, at ahazell@gmrc.ga.gov or 770-538-2617.

Adam Hazell

A few ideas ...

Dear Forty Percent,
I've come up with some ideas to save money in our local government.

I know this man who has some World War II surplus motorcycles with the side carts. They come with the big goggles, gloves and helmets. Good for the Sheriff's Office. Ha! Ha!

And for our tax office-bicycles (for tax assessors). And add on a doughnut pod to the jail to keep Stevie's men at home.

Thank you, I'm always glad to help.

Robbie Ware,
Red Hill



A Natchitoches Christmas was the be

I probably shouldn't say this, but I can't stop myself.

I am so happy I got to spend Christmas in Natchitoches, La., again this year.

Don't get me wrong. Christmas 2013 wasn't bad. I got to see Grandma. It was also nice getting to see Aunt Ann and Aunt Cat and I really enjoyed spending time with my cousin Connie, who is so funny without really trying to be.

However, it just didn't feel right being in Dallas, Texas, instead of Natchitoches for Christmas, but my family made a vow that wherever Grandma is, that is where we are spending Christmas.

Once, Grandma told Momma that she enjoys looking forward to us coming home for Christmas and she enjoys us when we get there because we always make her laugh.

Do you think I'm about to steal any enjoyment from my

almost 93-year-old grandmother?

Not at all.

Even though it had been two years since we had a Natchitoches Christmas, it wasn't hard at all to get back in the swing of things.

Almost as soon as we got in town, we stopped by Southern Classic Fried Chicken.

Anytime I mention Southern Classic, people ask me what makes it so good. It is hard for me to describe. It is always juicy and hot and spicy, but not too spicy.

I don't remember a time where I have gone there and there hasn't been a line. It is my second favorite fried chicken. (Momma's is first, of course.)

Our next stop was to see Grandma.

Ever since she broke her ankle, she has had to live in a facility.

In Dallas, she shared a room, but now she has a private room, which I think she enjoys.

T-Pora, Aunt Rose and Uncle David were already there. I don't know who was happier to see everybody, Grandma, Momma or Rae.

As soon as Rae and Uncle David got together, listening to their conversation was like listening to a show on sports

radio.

"Football, football, football. College football, college football, college football. Professional football, professional football, professional football..."

It only got worse when Uncle Major was added to the mix.

"Football, football, football. College football, college football, college football. Professional football, professional football, professional football. Basketball, basketball, basketball. College basketball, college basketball, college basketball. Professional basketball, professional basketball, professional basketball. Drafts, drafts."

At one point, Rae had W. V. Neely's husband Jonah's news enthralled with his knowledge about some draft or some other sports related thing.

The only time the men stopped talking about sports was to talk about their wives.

We didn't pay them any attention. We knew they were just talking because they were happy to see each other.

Aunt Rose and Uncle David even brought their karaoke machine this time. Everyone to sing a song, even 4-year-old Zoe sang something.



**Kandice S.
Eberhardt ▶**

1/9/14

Franklin Plan Mtg.

Name

Contact info (optional)

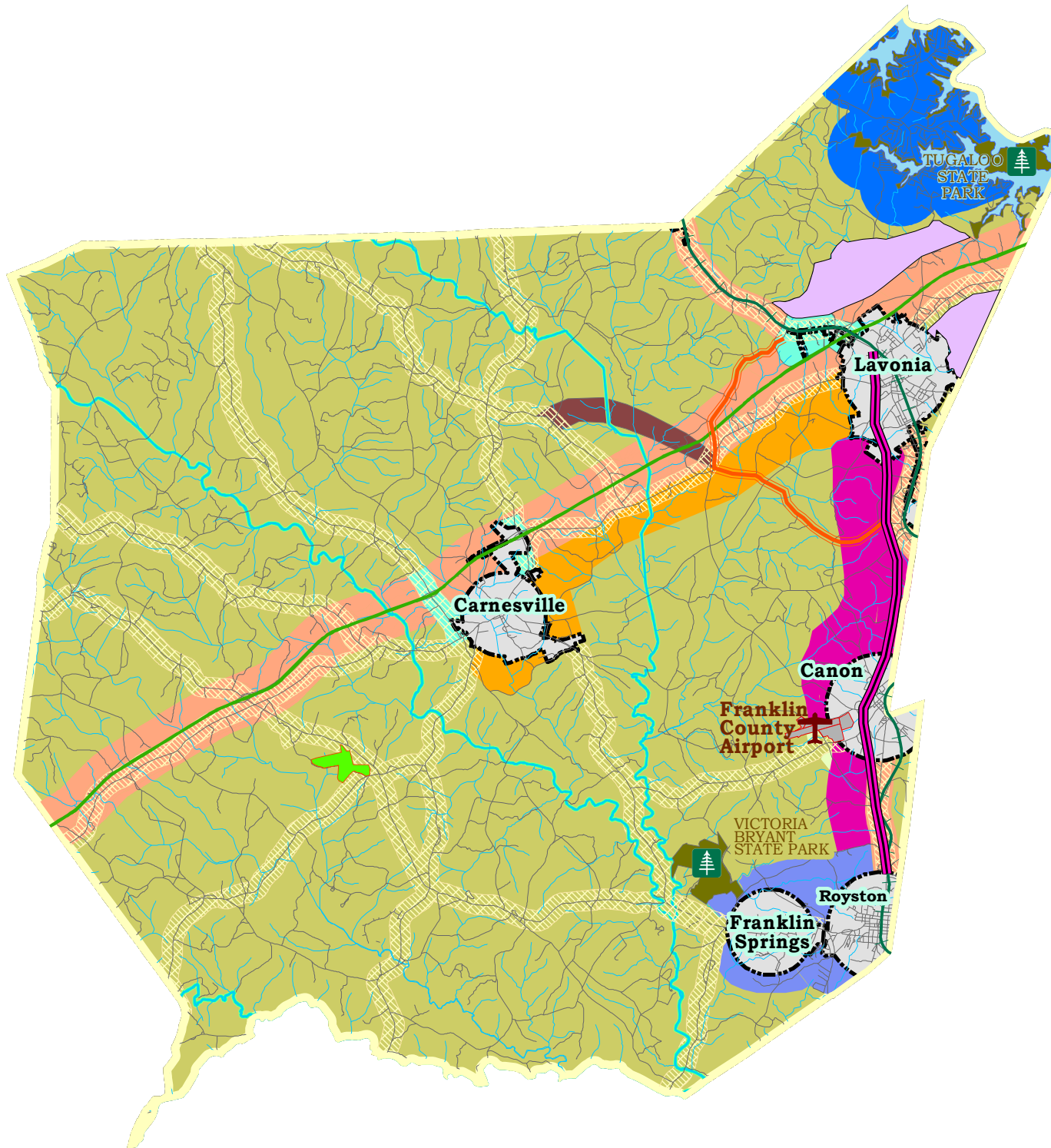
PAUL WITHERS

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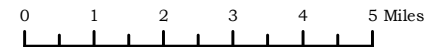
Recommended Character Areas Franklin County 2009 Comprehensive Plan



LEGEND

Character Areas









- Rural Neighborhood
- Lakeside Residential Area
- Interstate Corridor
- Rural Area
- Rural Neighborhood
- Potential Northwest Corridor
- Lavonia/Carnesville Growth Corridor
- Royston/Franklin Springs Growth Corridor
- SR 17 Corridor
- Gateway Corridor
- Rural Arterial Mixed Use
- Industrial
- Airport Oriented
- Recreational Village
- Railroad
- Proposed Lavonia Bypass
- State Route 17 (proposed)
- State Parks
- City Limits
- I-85

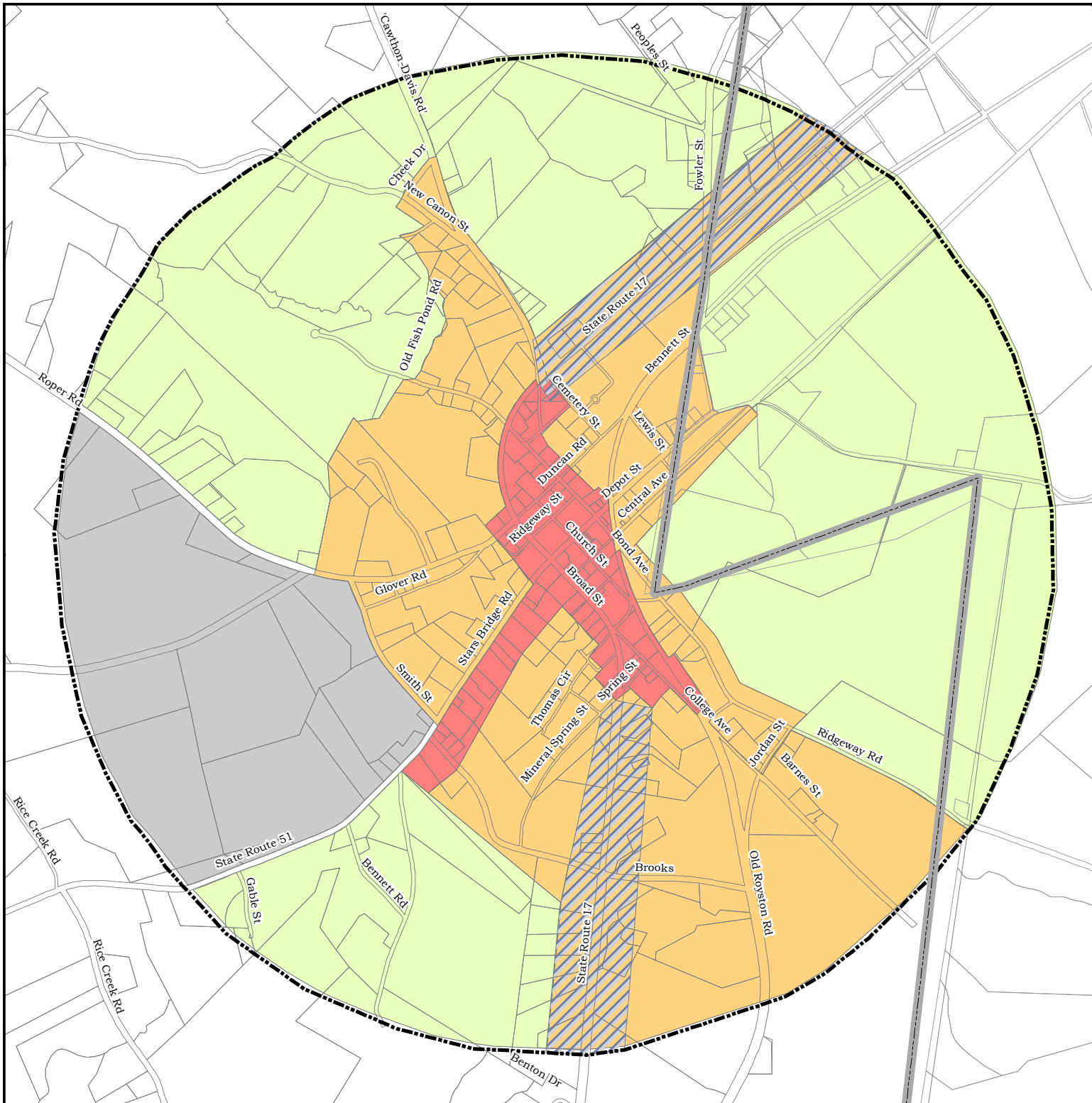
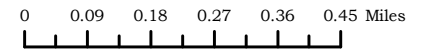


Recommended
Character Areas
City of Canon
2009 Comprehensive Plan

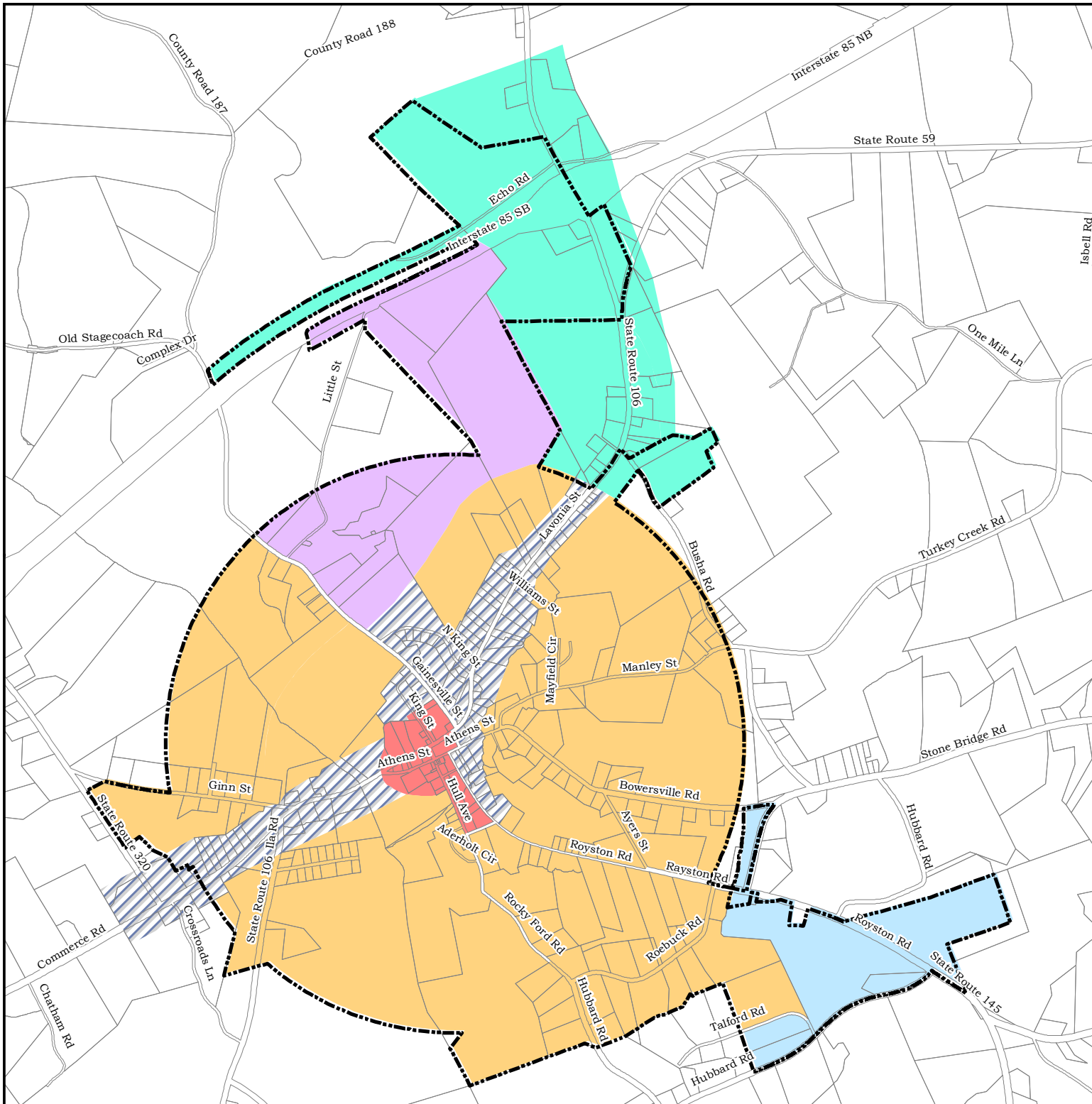
LEGEND

Character Areas

-  Rural Residential
-  Traditional Neighborhood
-  Town Center
-  Airport Oriented Development
-  Village Mixed Use
-  County Boundary
-  City Limits
-  County Tax Parcel Lines

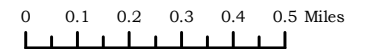


Recommended Character Areas City of Carnesville 2009 Comprehensive Plan



LEGEND

- Traditional Neighborhood
- Town Center
- Village Mixed Use
- Community Services Area
- Gateway Corridor
- Industrial
- City Limits
- County Boundary
- County Tax Parcel Lines

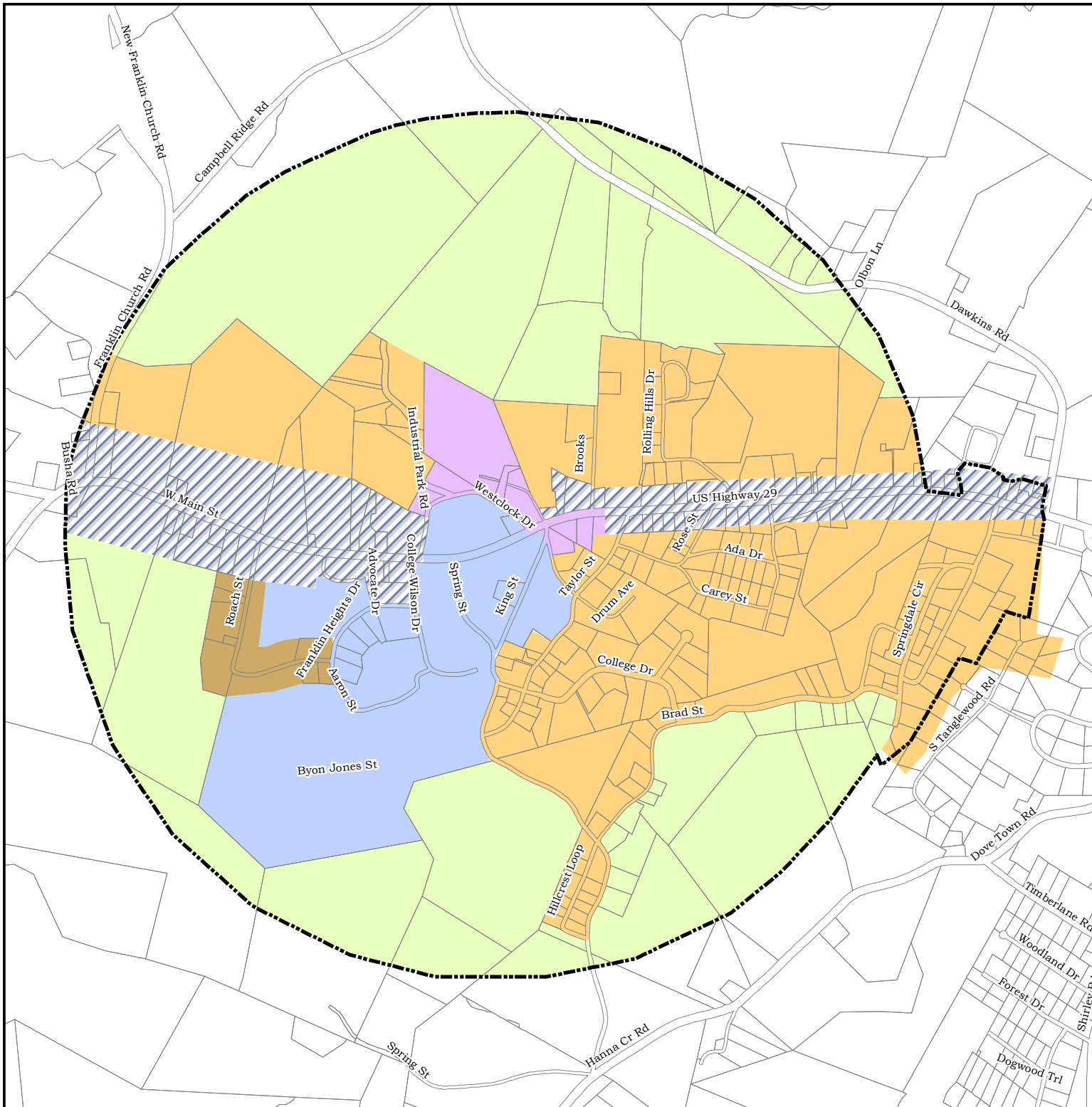
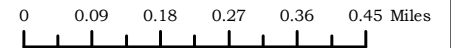


Map Prepared By: FDJ, July, 2009

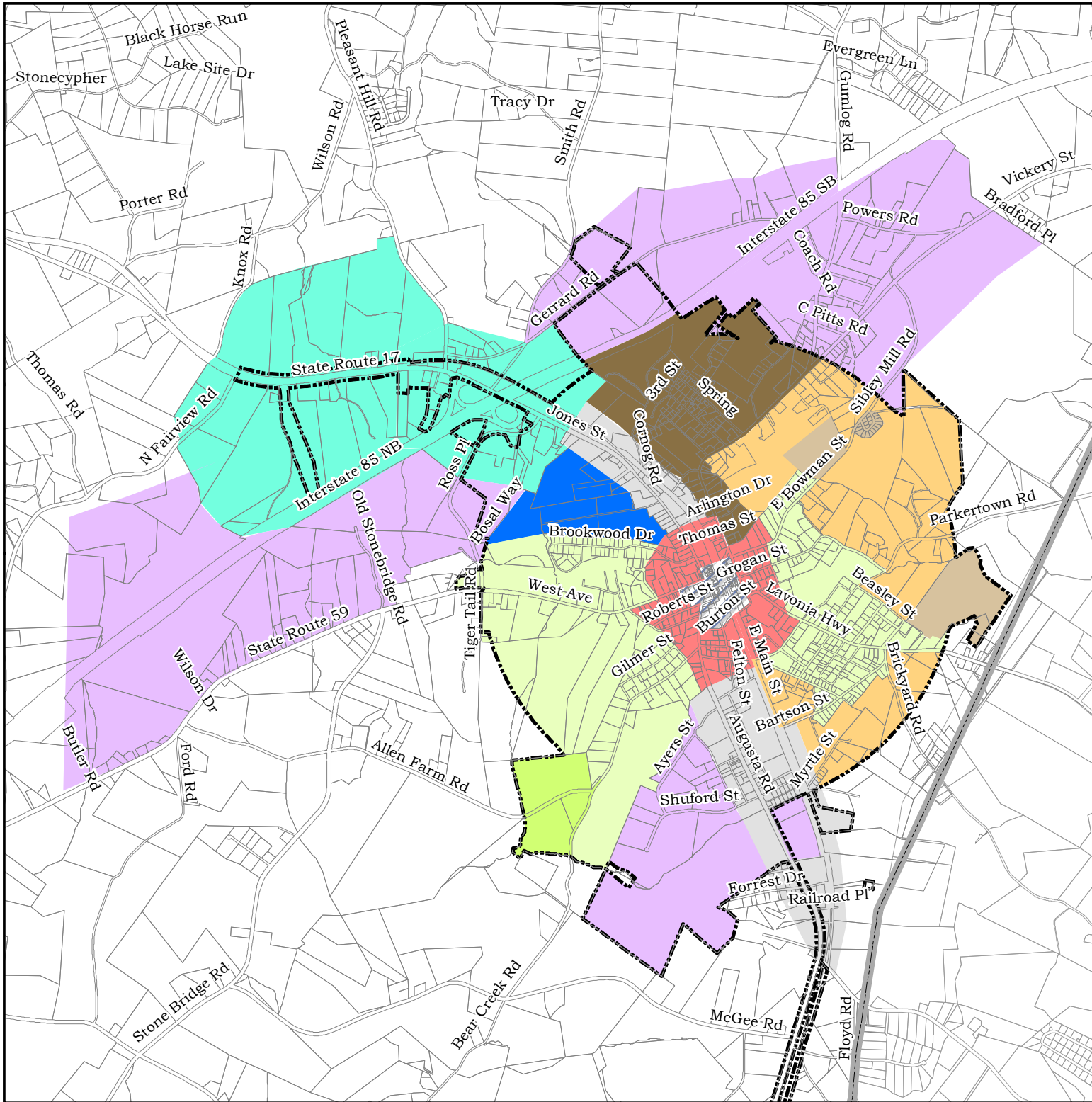
Recommended
Character Areas
City of Franklin Springs
2009 Comprehensive Plan

LEGEND

-  Rural Residential
-  Traditional Neighborhood
-  Neighborhood Revitalization
-  College
-  Village Mixed Use
-  Industrial
-  City Limits
-  County Boundary
-  County Tax Parcel Lines



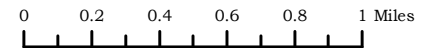
Recommended
Character Areas
City of Lavonia
2009 Comprehensive Plan



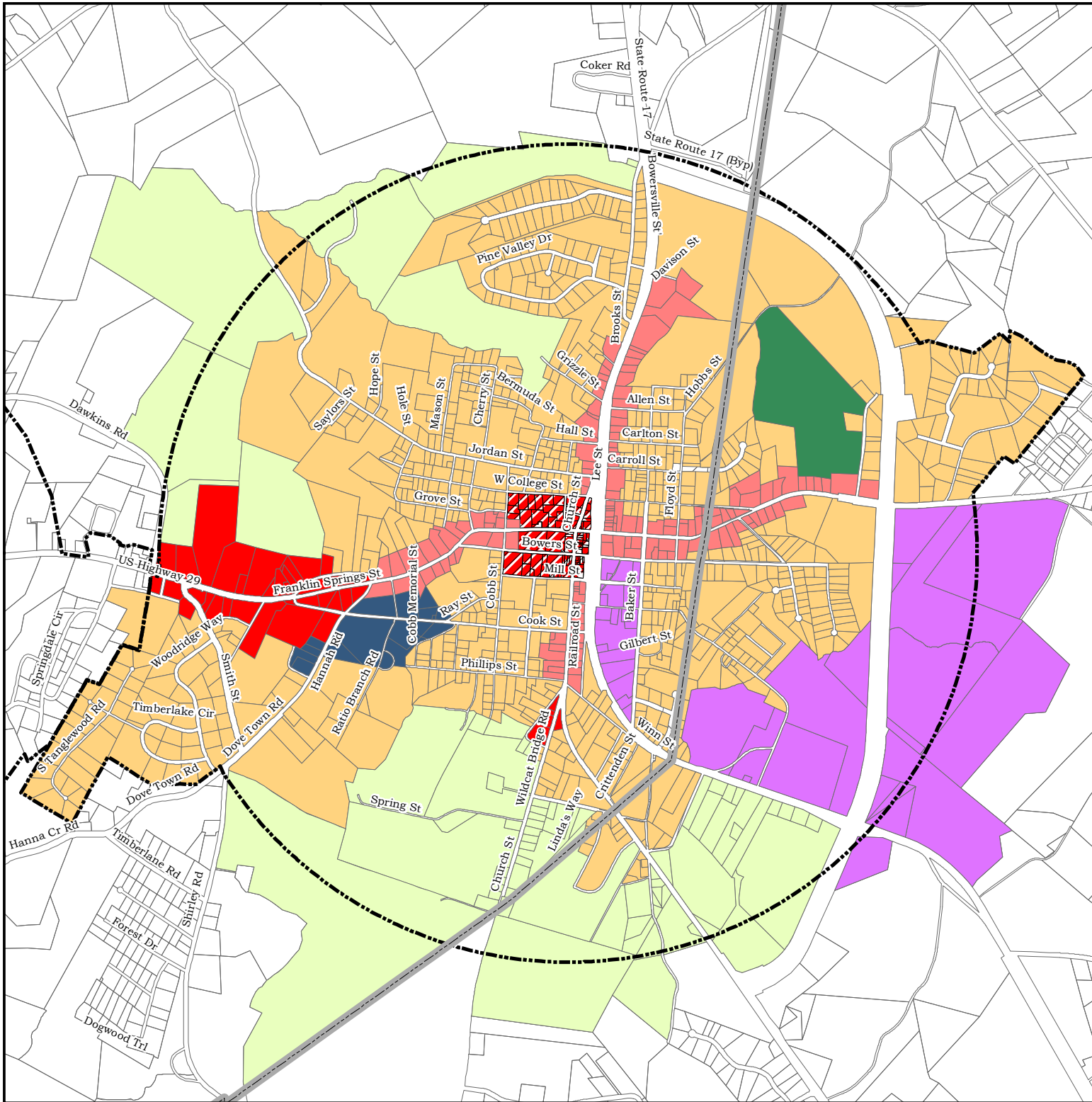
LEGEND

Character Areas

-  Traditional Neighborhood
-  Urban Neighborhood
-  Suburban Residential
-  Neighborhood Revitalization
-  Village Mixed Use
-  Mixed Use / Town Center
-  Professional Services District
-  Industrial
-  Gateway Corridor
-  Recreation
-  Arterial Overlay
-  City Limits
-  County Boundary
-  County Tax Parcel Lines



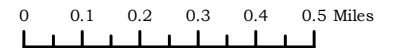
Recommended Character Areas City of Royston 2009 Comprehensive Plan



LEGEND

Character Areas

- Rural Residential
- Traditional Neighborhood
- Commercial Business District
- Historic Downtown Commercial
- Neighborhood Commercial
- Health Services District
- Light Industry and Business
- Park
- City Limits
- County Boundary
- County Tax Parcel Lines



**A RESOLUTION OF FRANKLIN COUNTY, GEORGIA
ADOPTING THE 2014 UPDATE TO THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN**

WHEREAS: The County Commission, the governing authority of Franklin County Georgia has participated in the update to the Franklin County Joint Comprehensive Plan: and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs including requirements for public hearing opportunities: and


WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs:

Now, therefore, **BE IT RESOLVED**, and **IT IS HEREBY RESOLVED** by the County Commission that the 2014 update to the Franklin County Joint Comprehensive Plan is adopted.

Adopted by the County Commission this 4th day of May, 2015.


Commission Chair

ATTEST:


City Clerk
County

**A RESOLUTION OF CANON, GEORGIA
ADOPTING THE UPDATE TO THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN**

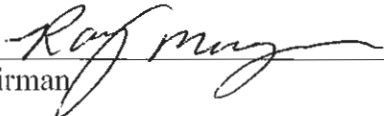
WHEREAS: The City Council, the governing authority of Canon, Georgia has participated in the update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;

Now, therefore, **BE IT RESOLVED** by the City Council that the update to the Franklin County Joint Comprehensive Plan is adopted.

Adopted by the City Council this 7th day of March, 2016.



Chairman

ATTEST:



Clerk

**A RESOLUTION OF
CARNESVILLE, GEORGIA**

**TRANSMITTAL RESOLUTION FOR THE
2014 FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN**

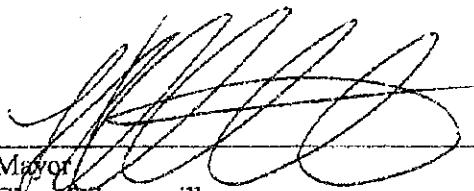
WHEREAS: The City Council, the governing body of Carnesville, Georgia, has participated in the preparation and maintenance of a Joint Comprehensive Plan with Franklin County and all the municipalities therein;

WHEREAS: Carnesville, Georgia has participated in the development of the required full-plan update to the Joint Comprehensive Plan; and

WHEREAS: The Joint Comprehensive Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, with public hearings held in accordance with the procedural standards;


NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council to transmit the 2014 Franklin County Joint Comprehensive Plan update to the Georgia Mountains Regional Commission and to the Georgia Department of Community Affairs for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted by the Council this 7th day of October, 2014.



Mayor
City of Carnesville

ATTEST:



City Clerk

**Carnesville City Council
October 7, 2014
Minutes**

Call to order

Invocation / Pledge

Attending: Mayor Harris Little; Council Members Chad Bennett, Mike Barrett & Sid Ginn. City Clerk, Karen Little. City Attorney, Keith Milford. See sign in sheet for visitors.

Bennett made a motion to approve a building permit application for Family Dollar. Ginn seconded and motion passed unanimously.

Barrett made a motion to adopt the comprehensive plan work program update and hazardous mitigation plan resolution. Bennett seconded and motion passed unanimously.

Barrett made a motion to approve an occupation tax license for North GA Generator Sales. Ginn seconded and motion passed unanimously.

Bennett made a motion to table the occupation tax license application for Precision Hydrographics. Barrett seconded and motion passed unanimously.

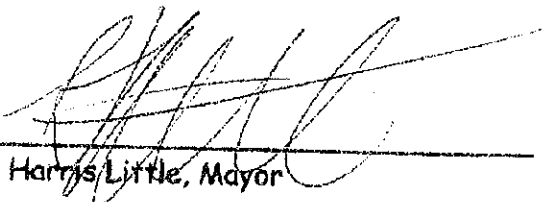
Barrett made a motion to approve an occupation tax license for Family First Healthcare of Carnesville. Bennett seconded and motion passed unanimously.

Barrett made a motion to approve an occupation tax license and an alcohol license for Salima & Sania Inc dba Exxon Food Mart. Bennett seconded and motion passed unanimously.

Bennett made a motion to enter executive session. Barrett seconded and motion passed unanimously.

Barrett made a motion to come out of executive session. Bennett seconded and motion passed unanimously.

No further business, meeting adjourned.



Harris Little, Mayor



Karen Little, City Clerk

**A RESOLUTION OF THE CITY OF FRANKLIN SPRINGS,
GEORGIA
ADOPTING THE 2014 UPDATE TO THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN**


WHEREAS: The City Council, the governing authority of Franklin Springs, Georgia has participated in the update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;


Now, therefore, **BE IT RESOLVED**, and **IT IS HEREBY RESOLVED** by the City Council that the 2014 update to the Franklin County Joint Comprehensive Plan is adopted.

Adopted by the City Council this 18th day of June, 2015.



Mayor

ATTEST:



Clerk

RESOLUTION

A RESOLUTION ADOPTING THE FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN 2014-2030 AS AMENDED AND APPROVED BY DCA IN JANUARY 2015

WHEREAS the State of Georgia mandates that a Comprehensive Plan be developed, approved and implemented by every county and city within the state, and

WHEREAS the Georgia Department of Community Affairs has been designated by the State of Georgia to provide oversight in the development and approval of the city and county Joint Comprehensive Plans, and

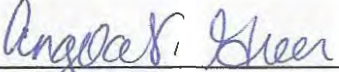
WHEREAS the Georgia Mountains Regional Commission Planning Department, with the assistance of the respective cities located within Franklin County and Franklin County, compiled the necessary amendments and updated five-year plans for each of the parties into a new 2014-2030 Joint Comprehensive Plan document; and

WHEREAS this updated and revised Franklin County Joint Comprehensive Plan document was presented for approval to the Georgia Department of Community Affairs in October 2014 by the Georgia Mountains Regional Commission; and

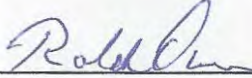
WHEREAS the Georgia Department of Community Affairs approved the Franklin County Joint Comprehensive Plan document as presented in January 2015.

NOT THEREFORE the City of Lavonia City Council does hereby adopt the amended and approved Franklin County Joint Comprehensive Plan this 2nd day of March, 2015.

ATTEST:



Angela V. Greer, City Clerk



Ralph Owens, Mayor

**A RESOLUTION OF THE CITY OF ROYSTON, GEORGIA
ADOPTING THE 2014 UPDATE TO THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN**

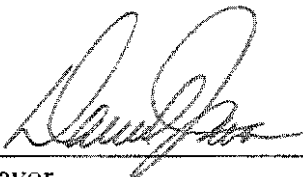
WHEREAS: The City Council, the governing authority of Royston, Georgia has participated in the update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;

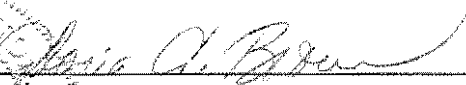
Now, therefore, **BE IT RESOLVED**, and **IT IS HEREBY RESOLVED** by the City Council that the 2014 update to the Franklin County Joint Comprehensive Plan is adopted.

Adopted by the City Council this 9th day of June, 2015.



Mayor

ATTEST:



Clerk

