CITY OF OFFERMEN

STWP UPDATE

2012-2016

Chapter 1: Introduction

Overview:

This newly developed update to the 2007 City of Offerman Comprehensive Plan serves as a community guide for continuous growth and development within the City of Offerman. The guide used to develop this update is the, "***Requirements for a Partial Update to the Local Government Comprehensive Plan****,* Georgia Department of Community Affairs Office of Planning and Quality Growth (GDCA), adopted 2007. These new requirements make it easier for local governments to inform and solicit the public as well as encourage the type of development that creates communities of lasting value.

As the City of Offerman looks towards the future, it is important to have a current policy guide that can reflect the community's vision. That is the intent of this appendix. The subsequent sections are to replace the corresponding sections of the 2007 plan. Also included here are new concepts to assess the current conditions and ultimately advance the City of Offerman ideals set forth in the State Planning Goals.

Partial Update Requirements:

In April of 2011 the City of Offerman started preparing the *City of Offerman Comprehensive Plan: Partial Update*. Data gathering and the initial meetings began in late April of 2011. In March 2012, the South Georgia Regional Commission and GDCA received the partial update for their final review. As stated in the ***Requirements for a Partial Update to the Local Government Comprehensive Plan*** a partial update must contain the following elements:

1) *Quality Community Objectives Assessment*
2) *Analysis of Areas Requiring Special Attention*
3) *Identification of Issues and Opportunities*
4) *Updated Implementation Program*

    a) *Short Term Work Program*
    b) *Policies*
    c) *Report of Accomplishments*

Quality Community Objectives Assessment

The Quality Community Objectives (QCO) were adopted by GDCA as statements of the development patterns and options that will help Georgia's communities preserve their unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The QCO Assessment tool created by the Office of Planning and Quality Growth is the guideline used to illustrate strengths and needs as they relate to the four (4) main and fifteen (15) sub-categories that make up the QCO.

Analysis of Areas Requiring Special Attention

Areas Requiring Special Attention (ARSA) are specific areas or situations where an opportunity for a community to advance toward a state planning goal. This is done through the identification of seven (7) specific types of areas that are either deemed appropriate for development or areas where development should be discouraged. Also identified are areas where additional investment in infrastructure may be needed in order to guide or sustain future development. The City of Offerman has identified and mapped all applicable areas and a brief synopsis of each is contained in the Land Use Section of this Plan.

Identification of Issues and Opportunities

Using the QCO Assessment Tool, the analysis of ARSA and the Community Improvement Strategy from the Communities of Opportunity Initiative, a preliminary list of Issues and Opportunities was formed by the Advisory Committee. The list of Issues and Opportunities contained in the 2007 Comprehensive Plan along with their implementation program are detailed in the Report of Accomplishments. Some issues and opportunities remain unresolved, while some have been adequately addressed.

Updated Implementation Program

The implementation program for the identified issues and opportunities is presented in three (3) parts. A Short Term Work Program (STWP), an assessment of policies that could be adopted to advance toward an action on an identified issue or opportunity, and a report of accomplishments from the previous Comprehensive Plan.

Report of Accomplishments

The Report of Accomplishments looks at each individual item in the previous STWP and identifies its current status. Activities are given one of four statuses:

1) *Have been completed;*
2) *Are currently underway (including a projected completion date);*
3) *Have been postponed (explaining why); or*
4) *Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).*

Short Term Work Program

This program identifies specific implementation actions that the local jurisdictions intend to take during the planning period. The program includes all ordinances, administrative systems, (historic preservation commission, design review, etc.), community improvements or investments, financing arrangements, and all programs and initiatives called for to be put into place by the plan.

Policies

The policies element of the Implementation Program lists all policies that can be adopted by each jurisdiction in order to provide ongoing guidance and direction to officials for making decisions that are consistent with the State Planning Goals and address the identified Issues and Opportunities.

Chapter 2: Quality Community Objectives Assessment

In 1999, the Board of the Department of Community Affairs adopted the QCO as a statement of the development patterns that would allow Georgia to preserve its unique cultural, natural, and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the QCO Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

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

A majority of "yes" answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. "No" answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these QCO.

This initial assessment is meant to provide an overall view of the community's policies, not an in depth analysis. There is no right or wrong answer to the questions in this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development pattern.

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

Development Patterns

Traditional Neighborhoods		Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district	Yes	Our Land Use Codes allow for mixed uses.
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process	Yes	Our Land Use Codes allow for mixed uses.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	No	It is encouraged but not required.
4. Our community has an organized tree- planting campaign in public areas that will make walking more comfortable in the summer.	No	Due to the rural nature of the city, trees line the majority of roads.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Yes	Regularly scheduled cleaning and maintenance.
6. Our community maintains it s sidewalks and vegetation so that walking is an option that some would choose.	Yes	Scheduled and as needed maintenance as funding allows keep our sidewalks in proper working order.
7. In some areas, several errands can be made on foot if so desired.	Yes	Due to the small size of the city
8. Some of our children can and do walk to school safely.	No	No schools exists within it city limits
9. Some of our children can and do bike to school safely	No	No schools exists within it city limits
10. Schools are located in or near neighborhoods in our community	No	This is true in other communities' throughout Pierce County.

Infill Development		Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development	Yes	City staff is encouraging the Pierce County Development Authority to develop a Countywide database.
2. Our community is actively working to promote brownfield redevelopment	No	No brownfields located in community
3. Our community is actively working to promote greyfield development	No	No greyfield located in community
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	No	Development is limited due to design of transportation network.
5. Our Community allows small lot development (5, 000 square feet or less) for some uses.	Yes	If permitted by Land Use Code.

Sense of Place		Comments
1. If someone were dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics	Yes	The city does have a character distinct to the region.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas	No	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	No	This has so far been unnecessary.
4. We have ordinances to regulate the type and size of signage in our community.	No	GDOT is contacted because the majority of road right-of-ways is on is on Hwy 84
5. We offer a development guidebook that illustrates the type of new development we want in our community.	No	Because of the rural nature of the community and the slower pace of development, this has so far been unnecessary.
6. If applicable, our community has a plan to protect designated farmland	No	No farms exist with the city limits

Transportation Alternatives		Comments
1. We have public transportation in our community	Yes	A county-wide transit service exist
2. We require that new development connects with existing development through a street network, not a single entry / exit.	No	The rural nature of the community and the lack of development has made a requirement of this type seem overly burdensome
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	No	The community does not have the financial resources to invest in the construction of sidewalk.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No	The rural nature of the community and the lack of development has made a requirement of this type seem overly burdensome
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.	No	The rural nature of most of the community and the slower pace of development has made a requirement of this type seem overly burdensome.
6. We have a plan for bicycle routes through our community	Yes	All jurisdictions as members of the Regional Commission have adopted the Long-Range Bicycle and Pedestrian Plan.
7. We allow commercial and retail development to share parking areas wherever possible.	Yes	No comment

Regional Identity		Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	Yes	Offerman shares similar characteristics with neighboring communities
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.steps to protect those areas	No	Processing facilities for local agricultural products are localized and base on product
3. Our community encourages businesses that create products that draw on our regional heritage(mountain, agricultural, metropolitan, coastal, etc,)	Yes	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes	This is administered through the Development Authority.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	No	The Development Authority does an excellent job with this.

Resource Conservation

Open Space Protection		Comments
1. Our community has a Greenspace plan.	No	Due to the rural nature of the community, this has so far been unnecessary.
2. Our community is actively preserving Greenspace, either through direct purchase or by encouraging set‑asides in new development.	No	Due to the rural nature of the community and the slower pace of development this has so far been unnecessary
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	No	Because of the rural nature of the community and the slower pace of development, this has so far been unnecessary.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No	Because of the rural nature of the community and the slower pace of development, this has so far been unnecessary.

Heritage Preservation		Comments
1. We have designated historic districts in our community.	No	
2. We have an active historic preservation commission.	No	The small population makes sustaining a HPC difficult.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	No	

Environmental Protection		Comments
1. Our community has a comprehensive natural resources inventory.	Yes	This was completed as part of our previous Comp. Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas..	Yes	The slow pace of development has made this practice unnecessary.
3. We have identified our defining natural resources and taken steps to protect them.	Yes	The "Part V" ordinances were adopted.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	Yes	
5. Our community has a tree preservation ordinance which is actively enforced	No	This step has so far been unnecessary.
6. Our community has a tree-replanting ordinance for new development.	No	This step has so far been unnecessary.
7. We are using storm water best management practices for all new development.	No	Little or no development has made this unnecessary.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	Yes	Our "Part V" Ordinances do this.

Social and Economic Development

Growth Preparedness		Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes	These were done as part of our previous Comp. Plan
2 Our local governments, the local school board and other decision-making entities use the same population projections.	Yes	
3. Our elected officials understand the land-development process in our community.	Yes	All have attended required training..
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	Yes	Some minor revisions may be necessary to achieve our QCO goals.
5. We have a Capital Improvements Program that supports current and future growth.	Yes	STWP
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	No	This step has so far been unnecessary
7. We have clearly understandable guidelines for new development.	Yes	Land Use Development Code
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No	No formal campaign exists, but information is open and accessible to anyone that wants it.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	Yes	New site development is posted and placed in the legal organ.
10. We have a public-awareness element in our comprehensive planning process.	Yes	

Appropriate business		Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	Yes	The Chamber of Commerce and Development Authority works closely with our community.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	Yes	The Chamber of Commerce and Development Authority work closely with our community.
3. We recruit firms that provide or create sustainable products.	No	Our community works closely with the Chamber of Commerce and Development Authority to ensure that new businesses match our community.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	No	Our community is a bedroom community and the majority work outside of the community.

Employment Options		Comments
1. Our economic development program has an entrepreneur support program.	No	Chamber of Commerce and the Development Authority encourage all new businesses
2. Our community has jobs for skilled labor	No	Our community is a bedroom community and the majority work outside of the community.
3. Our community has jobs for unskilled labor.	Yes	Mainly retail
4. Our community has professional and managerial jobs.	No	Our community is a bedroom community and the majority work outside of the community.

Educational Opportunities		Comments
1. Our community provides workforce-training options for its citizens.	No	Okefenokee Tech College does this at the regional level
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	No	Okefenokee Tech College does this at the regional level
3. Our community has higher education opportunities, or is close to a community that does.	Yes	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No	Our community is a bedroom community and the majority work outside of the community.

Governmental Relations

Housing Choices		Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	Yes	Have to apply for a variance.
2. People who work in our community can also afford to live in the community.	Yes	
3. Our community has enough housing for each income level (low, moderate and above-average).	Yes	Supply is present, but quality can always be improved.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	Yes	Where appropriate
5. We have options available for loft living, downtown living, or "neo‑traditional" development.	No	None exists
6. We have vacant and developable land available for multifamily housing.	Yes	
7. We allow multifamily housing to be developed in our community.	Yes	
8. We support community development corporations that build housing for lower- income households.	Yes	
9. We have housing programs that focus on households with special needs.	No	Special needs housing is addressed at the county level.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Yes	If community sewer and water systems exist

Regional Solutions		Comments
1. We participate in regional economic development organizations	Yes	The County's Development Authority is a member of the CSRA Unified Development Council
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Yes	We are participants in our Regional Water Planning Councils.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	Yes	Where appropriate
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	No	We are working towards this goal

Regional Cooperation		Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	No	
2. We are satisfied with our Service Delivery Strategy.	Yes	Meets basic needs
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	Yes	When appropriate
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	Yes	When appropriate

Chapter 3

Identification of Issues and Opportunities

Chapter 3: Identification of Issues and Opportunities

The way to address issues facing any community is to identify them first. What follows is a comprehensive list of the issues and the opportunities facing the City of Offerman. .

Economic Development

- We should pay attention to recruiting and retaining small local type businesses
- Assist the Development Authority with the development of a local database show sites available for development

Housing

- We need to improve the quality and the housing options for residents with low to moderate income

Natural and Cultural Resources

- We need to encourage citizens to preserve the history of the city
- We need to review and amend our land development ordinances where appropriate

Community Facilities and Services

- We need to determine the feasible of a network of sidewalks that lead to the Hwy 84 Corridor
- The city needs to purchase lands that are depress for reuse

Chapter 4

Areas Requiring Special Attention

Chapter 4: Areas Requiring Special Attention

In preparing the update of the ***City of Offerman Comprehensive Plan***, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By analyzing knowledge gained from stakeholder meetings, interviews and field research, clear land use characteristics emerge.

The "areas requiring special attention" listed in this section are compiled under headings contained in the State of Georgia's "Standards and Procedures for Local Comprehensive Planning." The locations of each of these can be found on **Maps 1-2.**

Growth inevitably affects the natural and cultural environment as well as community facilities, services and infrastructure. This section of the *Plan's* update outlines areas where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County. That is not to say that development around these areas should be prohibited outright. An agreeable outcome for all interested parties is development that respects the existing character while at the same time contributing to the lasting value of the community.

1. **Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.** No area requires special attention

2. **Areas where rapid development or change of land uses is likely to occur.** No area requires special attention

3. **Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness. (including strip commercial corridors)** These areas are denoted by a red-out-line on **Map 1- 2**.

4. **Large abandoned structures or sites, including those that may be environmentally contaminated.** No area requires special attention

5. **Area of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.** No area requires special attention

No other area outlined in the Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning" was identified by stakeholders. Additionally, the Cities of Avera and Stapleton identified no "areas requiring special attention".

Chapter 5: Updated Implementation Program

Report of Accomplishments:

The best measure of any plan's success it to assess the progress it is making towards it stated goals. The report of accomplishments that follows attempts to do just that; it looks at the short-term work program from the 2004 plan and gives and update as to the status of each item. Items that have been completed are noted. A brief explanation is given for items that have not been completes as well as their future status as a long or short-term goal or policy.

Housing

	Activity	Status	Explanation
1	Aggressively pursue grants for housing rehabilitation and renewal.	Completed	
2	Provide funding for the building and code enforcement program	Ongoing	User Fee
3	Develop a Keep Offerman Beautiful Program.	Completed	

Community Facilities

	Activity	Status	Explanation
1	Construct a multipurpose building to provide educational services, senior center programs and after school programs. Also to be used as a public information center and for community events..	Ongoing	Project is currently in the Pre-engineering Phase.
2	Purchase land for future city projects.	Ongoing	City staff researches legal notices and tax records to identify properties for sale within the city limits
3	Purchase recreational equipment for park.	Completed	
4	Drainage and Street improvements	Completed	
5	Purchase equipment to help maintain streets and right-a-ways.	Completed	
6	Purchase equipment for fire department	Ongoing	Continue to replace and update equipment as required
7	Study to determine the feasibility of developing a private/public joint venture to develop a water system.	Not Completed	Due to the number of private wells per household, and the lack of housing development. This project will not consider until the next comprehensive plan update.

Natural and Historical Resources Element

	Activity	Status	Explanation
1	Conduct inventory to determine historic resources	Completed	.

Land-use Element

	Activity	Status	Explanation
1	Develop Land-use Codes to guide and regulate growth	Completed	.

Intergovernmental Coordination

	Activity	Status	Explanation
1	Pursue intergovernmental cooperation when cost effective	Ongoing	Offerman will continue to seek opportunities to coordinate activities with other local communities to reduce overall operational cost.
2	When appropriate and cost-effective promote the sharing of services	Completed	
3	3Participate in committees, groups and organizations promoting intergovernmental cooperation	Completed	

Economic Development

	Activity	Status	Explanation
1	Provide funding for the Pierce County Development Authority	Completed	
2	Provide funding for programs that attract businesses that are compatible with our goals, natural resources and unique geological features. When appropriate and cost-effective promote the sharing of services	Completed	
3	Provide funding for initiatives that promote the revitalization of the City of Offerman to support economic growth.	Not Complete	The City of Offerman has no tax base to support the development of infrastructure. This project will not consider until the next comprehensive plan update.

5 Year Short Term Work Program

This program identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:

Brief description of the activity:

• Timeframe for undertaking the activity
• Responsible party for implementing the activity
• Estimated cost (if any) of implementing the activity
• Funding source(s), if applicable

Housing

Project Number/Policy	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
1. Policy 1.2.1 Provide funding for the building and code enforcement program.	$3,000	User Fees	2012-2016	City of Offerman

Community Facilities

Project Number/Policy	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
2. Policy 1.4.7 Construct a multipurpose building to provide educational services, senior center programs and after school programs. Also to be used as a public information center and for community events..	$50,000	CDBG & SPLOST	2012-2016	City & Pierce County
3. Policy 1.4.7 Purchase land for future city projects	$50,000	City Funds	2012-2016	City
4. Policy 1.4.7 Purchase and update equipment for fire department	$5,000	City Funds	2012-2016	City

Economic Development

Project Number/Policy	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
5. Policy 1.6.1 Recruit new local businesses	Staff Time	City	2012-2016	City
6. Policy 1.7.1 Work closely with County Development Authority for business recruitment	Staff Time	City	2012-2016	City
7. Policy Develop for the County Development Authority a database with pictures and lat/long of locations suitable for business development	$1,000	City	2012-2016	City

Natural and Historic Resources Element

Project Number/Activity	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
Policy 1.4.1 Develop a program to stabilize and pave dirt roads that are a large source of runoff and produce large amounts of sediment.	200,000	SPLOST	2012-2016	Pierce County and the City

Land Use Element

Project Number/Activity	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
15. Policy 1.1.1 Review Land Use Codes annually	Staff Time	City	**2012-2016**	City

Intergovernmental Coordination

Project Number/Activity	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
16. Policy 1.1.1 Purse intergovernmental cooperation when cost effective.	Staff Time	City	2012-2016	City
17. Policy 1.1.2 When appropriate and cost effective promote the sharing of services.	Staff Time	City	2012-2016	City
18. Policy 1.1.3 Participate in committees, groups and organizations promoting intergovernmental cooperation.	Staff Time	City	2012-2016	City

Policies

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

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

They are intended to address the issues and opportunities presented in this partial update to the Comprehensive Plan.

Economic Development
Actively recruit businesses that will enhance the quality of life for all citizens of the City of Offerman

Natural & Cultural Resources
Work to preserve the resources that make each of our communities unique

Community Facilities
Strive to provide all of our citizens with the highest quality and most cost-effective services

Housing
Actively work to increase housing choice as well as quality in all of our communities

Land Use
Partner with other local jurisdictions and other entities to plan for our region's future.

Intergovernmental Coordination
Work closely with our neighboring communities to ensure that services are provided and delivered in the most cost effective manner
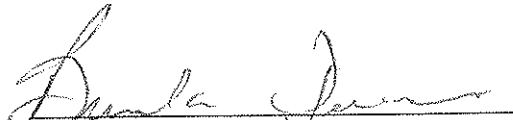
City of Offerman

RESOLUTION TO ADOPT
the
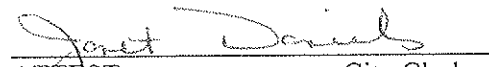## *2012 Update to the Short Term Work Program*

WHEREAS, the City of Offerman City Council has completed the 2012 Update to the Short Term Work Program for the City of Offerman; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the City of Offerman City Council does hereby adopt the 2012 Update to the Short Term Work Program for the City of Offerman.

Adopted this 5ᵗʰ day of June, 2012

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Mayor

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ATTEST: , City Clerk