

# 2009 Partial Update to the Comprehensive Plan

City of Rutledge, Georgia



Prepared by Morgan County Planning  
and Development

December 2008

2009 Partial Update to the  
Comprehensive Plan

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City of Rutledge, Georgia

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**Purpose and Scope:**

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

A visioning and goal-setting workshop was conducted with the Rutledge Mayor and Council on October 13, 2008, to review goals and policies and the Short-Term Work Program in the Comprehensive Plan. A public hearing was held on December 15, 2008, to brief community residents on the new Plan elements and updated content of the Plan. Public input from this hearing was factored into the Plan update and notification was given as to when the updated plan components will be sent to the Northeast Georgia Regional Development Center for Review.

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

**Quality Community Objectives:**

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

- **Development Patterns:** The City of Rutledge is located on the western side of Morgan County in proximity to the county line. It is situated in close proximity to Interstate 20 and Highway 278, and also has the CSX east/west rail line running through the center of town. Population projections indicate that this western side of Morgan County around Rutledge may be positioned to absorb the next wave of growth pushing out from the metropolitan Atlanta area. The availability of water and sewer in Rutledge has allowed for development to push further out into unincorporated areas faster than other cities in Morgan County. Inside the city limits, growth has been minimal since the adoption of the 2004 Comprehensive Plan. With the exception of a new residential development, Jackson Station, and a small commercial strip center, Rutledge has experienced little new growth in incorporated areas. The city has recently entered into an agreement with Weyerhaeuser Realty Company to install a new water tank to service areas in proximity to the city for a residential subdivision with 185 new lots. The availability of water in this area will most likely increase the demand for residential development in this area.
- **Resource Conservation:** The city of Rutledge has a National Historic Register District designated around much of the historic downtown in the community. In 2005, they adopted a local historic preservation ordinance and created a historic preservation commission. However, due to citizen opposition, they ordinance was repealed in 2006, and the HPC was dissolved. Though Rutledge does not choose to pursue historic preservation as a tool to preserve the character of the community at this time, they have other opportunities to capitalize on efforts to preserve the small town character and sense of place. Additionally, Rutledge is located in a groundwater protection district, and is in close proximity to the natural and recreational resources of Hard Labor Creek State Park. They have adopted a series of new environmental ordinances to provide for the protection of resources such as wetlands, floodplains, and groundwater recharge areas, and they actively participate in several programs to draw tourists to their community to take advantage of their downtown commercial district and the amenities offered by the state park.
- **Social and Economic Development:** Since the adoption of the 2004 Comprehensive Plan, several new businesses have established themselves in Rutledge including a chiropractic office, a bed and breakfast, a strip commercial center, and a fueling station. Downtown store fronts continue to stay occupied and a Merchant’s Association has been created to provide more advertising and visibility of the retail opportunities in Rutledge. A small farmer’s market has established itself in the community park once a week during the summer, and a local Garden

Club has organized to assist with civic improvements in the community. Rutledge continues to have a distinct character created by its public art, which need not be overlooked. A new mural was painted by local artist's on the side of one of the downtown commercial businesses, and an installation of handmade, artistic bird feeders has been located in the park.

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

### **Areas Requiring Special Attention**

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

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

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

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



The historic core of Rutledge is comprised of numerous structures typical of a city that developed in the mid- to late-nineteenth century. In 2005, the City of Rutledge adopted a local historic preservation ordinance, and established a historic preservation commission. However, in 2006, they repealed the ordinance and dissolved the HPC as a result of citizen opposition. Historic preservation planning is one resource that a community can use to maintain its character and strengthen its sense of

place. However, if this City does not choose to pursue this course at this time, there are other elements of its cultural heritage it can draw from. The historic downtown commercial district boasts of specialty shops and restaurants that cater to a variety of taste, and a Downtown Merchant's Association has been active in promoting their local businesses. This area is also home to the town park, and a variety of public art and public amenities, including murals, sculpture, banners, and benches. On Friday nights, a group of local musicians assemble for free Bluegrass Concerts in the park, and the Rutledge Beautification Committee host a number of civic social events, including their annual Old Country Fair, Trunk-o-Treat, and Holiday Caroling around town. The City Council continues to provide support to these groups by getting the city



ready to host these events. Consideration should be given to expanding programs for the installation of public art as an alternative way of creating a sense of place and a sense of character for their community (See Appendix III). Regular special events based on these types of cultural resources and the city's small town character will underscore the community's civic identity and promote economic development.

A marker to commemorate Rutledge on the occasion of its bicentennial was placed downtown by Morgan County, and the City Council has worked with its citizens to recognize the contributions of



individuals to their community through signage or landscape plantings. The city maintains two public parks inside the city limits, and opportunities exist for the display of public art and the installation of public furniture in both locations to make them attractive cultural amenities, as well as recreational amenities. The City is also located in close proximity to Hard Labor Creek State Park, which offers a variety of recreational opportunities and natural amenities, including fishing,

hunting, horse-back riding trails, swimming, and hiking on trails in the woods. Hard Labor Creek State Park, in conjunction with the State and National Park Services, is celebrating the 75<sup>th</sup> anniversary of the New Deal, and promoting their cultural resources associated with development of the park by the Civilian Conservation Corps (CCC). Rutledge could experience a positive economic impact by working with the park to promote heritage and natural tourism. Finally, Morgan County has recently acquired land and begun the development of a new 60-acre park in proximity to Rutledge, which will provide an additional natural and recreational amenity that residents of the city will be able to take advantage of.



Rutledge is located in a groundwater protection area and has adopted a variety of ordinances in 2005 to maintain standards for environmental protection, including wetlands, floodplains, and groundwater recharge areas.

### **Areas of Rapid Development or Changes of Land Use/ Areas Where the Pace of Development May Outpace the Availability of Public Facilities and Services**

The City of Rutledge has made significant improvements to its water and sewer infrastructure since the adoption of the 2004 Comprehensive Plan. Specifically, a moratorium had been imposed by EPD with the mandate to upgrade their facilities, and since that time, the City has been diligent in making upgrades. Detailed information on these improvements are outlined as a part of their Long Term and Ongoing Activities. A number of deferred maintenance issues have been addressed by these improvements, and a new elevated water tank has been installed with financial assistance from Weyerhaeuser Realty Company and GEFA. Nonetheless, with the installation of a new tank and the upgrading of sewer infrastructure, the city can expect an increased demand for these services in their service delivery area. Morgan County has recently begun development on a 60-acre recreational park in proximity to Rutledge, and the Morgan County Board of Education has acquired land for a new elementary school in



proximity to Rutledge. Both of these acquisitions anticipate that the area in and around Rutledge will experience a significant demand for growth.



A new residential neighborhood, Jackson Station, was approved inside the city limits in 2007. This project will result in the development of 40 new residential lots, as well as a community park and open space. Walnut Ridge, a neighborhood proposed by Weyerhaeuser Realty Company, has received preliminary approval for 185 new residential lots. Though this project is not inside the city limits, it is in the service delivery area for Rutledge, and the city will be responsible for the maintenance of the new water tank and the supply of water to this project. Finally, two tracts of land (approximately 45 acres altogether) that are currently utilized agriculturally were given a Neighborhood Mixed Use zoning classification when the new zoning map and zoning ordinance were adopted in 2005. These tracts, located in close proximity to downtown and the historic residential neighborhoods, allow for a density of four dwelling units per acre, which could result in a residential density of approximately 180 new residential units, and per the specifications of the ordinance, they must be attached housing. This is a comparatively small number, however, the 2000 Census reports that Rutledge has a total of 296 dwelling units in its incorporated boundary, the majority of which are detached units. Development of this property at its maximum capacity could dramatically change the composition of the built environment, as well as the demographics and population of the community. Rutledge has made significant improvement to their public infrastructure in the last four years, nonetheless, proper consideration should be proactively given to future levels of public service required for such increases in residential development.

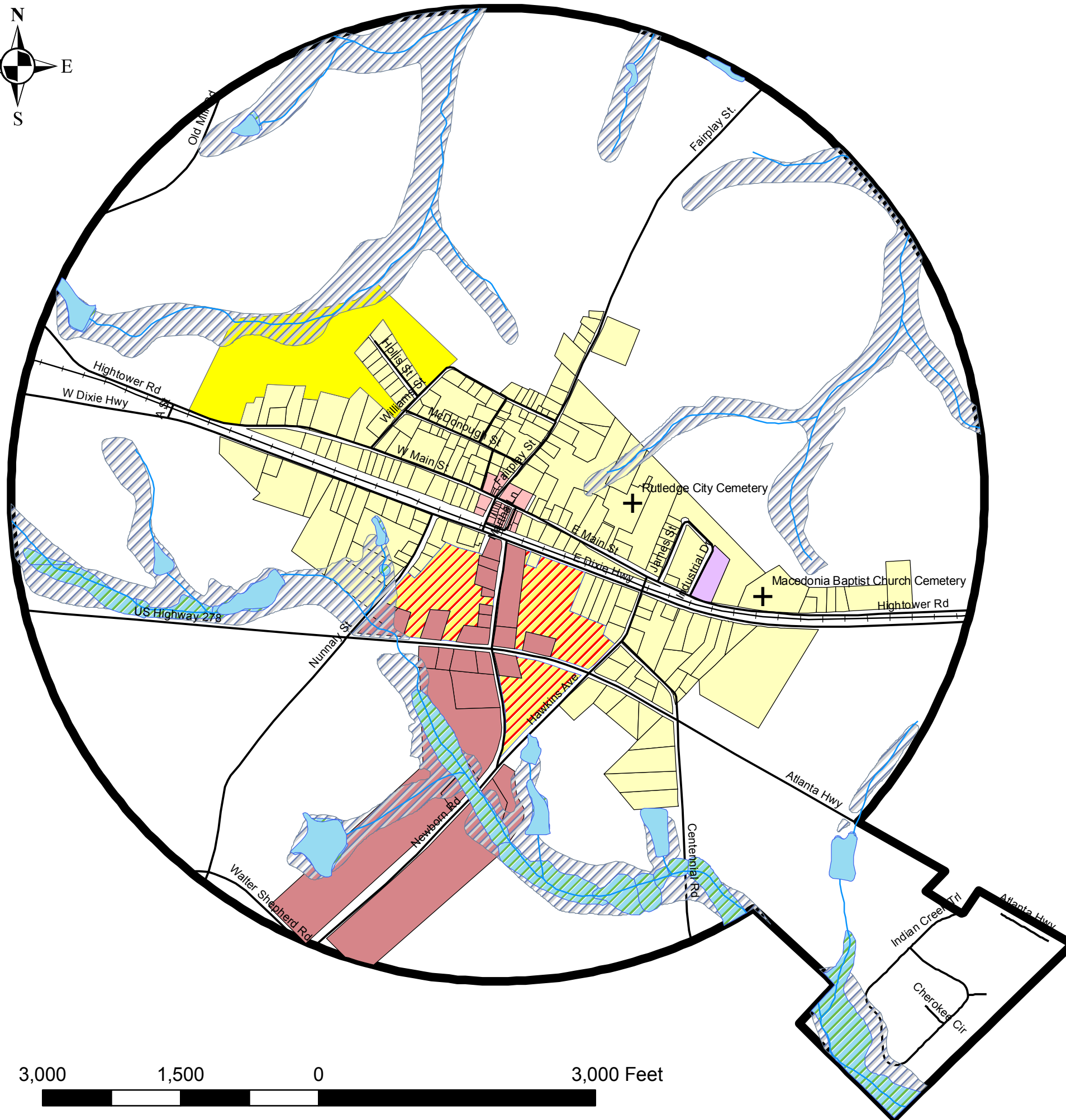
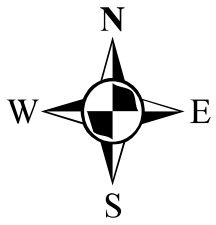
#### **Redevelopment Areas / Large Abandoned Structures or Sites/Areas of Dis-investment/Infill Development Areas**

The area around a former poultry processing plant has recently been zoned to an industrial zoning classification, and the owner has indicated his intent to retire and sell the property. This presents an opportunity for the redevelopment of this site as an economic boost to the area. The adjacent neighborhood is well maintained, but is comprised of housing occupied mostly by low to moderate income residents. An employment area within walking distance of this neighborhood would be a desirable development for the city.

Though there are not widespread areas of blight or deterioration in the residential neighborhoods of Rutledge, there are opportunities for rehabilitation of existing structures and infill development along existing residential streets. To date, there has been very little new residential construction inside the town limits. The area rezoned for Neighborhood Mixed Use Development identified above, is located in between the historic core of the community and new commercial developments along the Highway 278 and Newborn Road corridors. This is an ideal place for infill development, but close attention must be paid to the level of service that would be demanded by such a project.



# Areas Requiring Special Attention: City of Rutledge

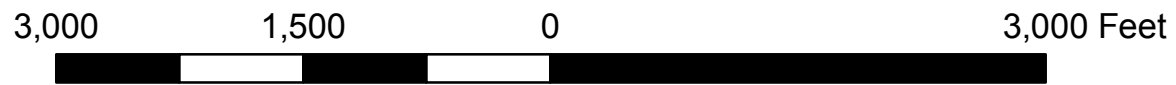


**Legend**

- + Cemeteries
- Roads
- +— Railroad
- Rivers and Streams
- Lakes and Ponds
- ▨ National Wetlands Inventory
- New Neighborhood
- Contemporary Commercial Corridor
- Existing Industrial
- Historic Commercial Node
- ▨ Mixed Use
- Residential Historic Area
- ▭ City Limits

**FEMA FIRM**

- ▨ A



## Issues and Opportunities

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

- Analysis by staff of the *Quality Community Objectives Local Assessment Tool* prepared as a part of this Partial Plan Update
- A Public Input workshop with the Mayor and Council of the City of Rutledge held on December 15, 2008. This workshop was open to the public and citizen input on the various plan elements was encouraged and included in this Issues and Opportunities analysis.
- A review of the Partial Plan Update by the Morgan County Planning Commission, a joint planning advisory board with representatives from all four municipalities as well as unincorporated Morgan County.

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

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

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

**Economic Development.** The City of Rutledge does not at this time have the resources to actively engage in business recruitment or the development of industrial and manufacturing areas. Their priority has been in upgrading public infrastructure, but they recognize the need to begin planning for the transition of existing land to commercial and manufacturing uses. Rutledge does participate in the *Treasures Along I-20* marketing campaign, but most of the other civic and cultural programs that draw residents and tourists to the downtown commercial center are the results of the activities of citizens and the private sector.

**Natural and Cultural Resources.** Should the city choose to not utilize traditional regulatory tools to preserve cultural resources (such as local historic district designation), consideration should be given to supporting other programs and activities that define and contribute to the existing sense of place in Rutledge. Additionally, the city should continue to maintain quality development practices to mitigate negative effects on the city’s groundwater recharge district, and seek out new sources of water to maintain supply for the municipal water system.

**Facilities and Services.** The City of Rutledge has been proactively remedying deferred maintenance of their public infrastructure. Though significant progress has been made, there is still much work to be

done. Continued improvement to water and sewer infrastructure are already planned. Street trees throughout the community have become problematic. Particularly, maintenance issues need to be addressed in areas where trees have aged or become diseased. In several areas, particularly the Newborn Road corridor, the trees interfere with power lines. Proper pruning and maintenance will be required to remedy this problem. Presently there is no systematic way to account for health and maintenance issues related to existing street trees on public right-of-way, nor is there a system for planting new trees or replacing those that are lost. The Council recognizes that the preservation of their tree canopy is important, therefore consideration should be given to programs that proactively attend to the needs of street trees. Public streets have also suffered from issues in regard to deferred maintenance, and city staff is actively working to clean and maintain existing areas. Consideration should be given to developing a regular schedule of maintenance for public streets and sidewalks, and prioritize projects that need to be implemented to repair and maintain the street network. Consideration should also be given to addressing infrastructure needs for better handling of stormwater issues. In regard to community buildings, the City is currently finishing repairs to the public shed adjacent to the depot (city hall), and once this project is complete, attention needs to be given to the needed repairs and renovations of the old city hall building. Finally, preliminary discussions have taken place between city staff and engineers regarding the redesign of the exiting park facility behind the fire station. Preliminary plans include redeveloping the area around the softball field, and adding walking trails and tennis courts.

**Housing.** The majority of the housing stock in Rutledge is in good condition, though there are intermittent areas of neglected structures. Enforcement of local building codes and regulations in regard to unfit buildings may be suitable to remedy these instances, but consideration should be given to a city-wide housing assessment. Such an assessment would be useful to ascertain the condition of existing quality housing, but also to ascertain the most appropriate tools to remedy instances of substandard housing. Given the availability of public water and sewer infrastructure in the city, Rutledge should be prepared to anticipate an increased demand for residential development. A housing survey may also be useful to preserve existing residential character if it is done in conjunction with an assessment of historic residential structures inside the city limits. Morgan County is in the process of developing design guidelines that address the architectural character of existing residential structures in the county, and City of Rutledge could build on these guidelines to develop suitable parameters for new housing inside the city limits.

**Land Use.** Preserving the existing character and pattern of development for the City of Rutledge is a top priority. Nonetheless, consideration should be given to areas for the expansion of commercial and manufacturing uses. Additionally, consideration should be given to a reasonable, feasible annexation boundary for the city of Rutledge. The development of character areas may be a useful tool in this regard. The area inside the city limits north of Dixie Highway toward Hard Labor Creek State Park contains most of the developed downtown core of the city, including the cultural resources identified elsewhere in this report. It also retains an agrarian feel, and the proximity to the Park suggests that this may be an appropriate area to emphasize preservation of existing character and agricultural land. The corridor along Newborn Road south of Dixie Highway toward the Interstate may be suitable for more

intense development in light of the need to consider areas for future commercial and manufacturing uses. Morgan County is in the process of developing design guidelines that address the architectural character of buildings and structures in the county, particularly in regard to agricultural lands and open spaces, as well as non-residential building forms. The City of Rutledge could build on these guidelines to develop suitable parameters for new structures inside the city limits.

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

### **Long Term and Ongoing Activities**

The Mayor and City Council of Rutledge have actively addressed issues of deferred maintenance with their water and sewer infrastructure. In 2005, a moratorium was placed on new water and sewer taps in the city of Rutledge as a result of substandard infrastructure. Rutledge is a city of approximately 700 residents and operates on a budget of \$775,000 annually to cover their General Fund and Utilities. In addition to the Mayor and Council, the city of Rutledge has two employees – a city clerk and a public works employee. The improvements needed for the water and sewer system have required a significant amount of time and resources for this small city. Since 2004, the Mayor and Council have undertaken numerous improvements, including:

- Obtaining a grant for a new chlorinator for their water system
- Hired an engineering firm to create a water system model for the city
- Repaired the well house and pump on Nunnally Street and added a fenced enclosure
- Performed sewer line inspections and removed tree roots from sewer lines
- Performed smoke tests to determine the location of holes in the lines
- Uncovered manhole covers that had been paved over
- Raised the locations of sewer manholes
- Addressed issues regarding water theft through a new ordinance
- Increased water and sewer rates to help offset the cost of improvements
- Removal of trees and duckweeds from oxidation ponds
- Videotape sewer lines
- Replaced water meters with a touch read system
- Purchased new fluoride instrument for water system
- Graveled the road to the sewer pond and seeded embankments
- Facilitated the installation of a new elevated water tank in their service delivery area

The City is working with the Georgia Rural Water Association (GRWA) to address continued maintenance needs for public utilities. GRWA is a non-profit organization which represents rural water systems throughout the State of Georgia in regard to drinking water and wastewater needs ([www.grwa.org](http://www.grwa.org)).

## **Policies**

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

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

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

### **Economic Development**

- Develop a long-term economic development plan for the City of Rutledge.
- Identify and encourage businesses that are compatible with the existing patterns of development in the city.
- Encourage the redevelopment of vacant and underutilized structures as incubator space for small business entrepreneurs.
- Continue to develop tourism opportunities based upon the unique character of Rutledge, including its local art and proximity to Hard Labor Creek State Park.

### **Natural and Cultural Resources**

- Continue to work with Morgan County to research and document the historic and cultural resources of the City of Rutledge.
- Identify and preserve scenic viewsheds that define the character of the City of Rutledge and contribute to the overall sense of place of the community.
- Work with Morgan County and the Georgia Park Service to connect a bicycle trail between Madison and Rutledge, and Rutledge and Hard Labor Creek State Park.

### **Facilities and Services**

- Prioritize the possibilities for infill development and redevelopment of existing structures and areas with existing infrastructure.
- Consider the need for expansion of the community water and sewer system against anticipated future patterns of development.
- Renovate and restore the old city hall building.
- Implement a plan for regular maintenance for existing streets, sidewalks, and areas of curb and gutter. Formulate a plan for repair and replacement of curb and gutter, where necessary. Prioritize road improvements and set goals for the completion of certain road projects annually.

- Seek funding to implement a study of existing types and conditions of trees located on public right-of-ways inside the city of Rutledge. Based on this study, prioritize maintenance needs for existing street trees. Implement a plan for the replacement of lost trees, as well as increasing existing levels of tree canopy through new plantings.
- Review existing controls for stormwater management and revise and update regulations to meet the city's needs.
- Continue to redevelop the park behind the fire station to include walking trails and tennis courts.
- Review and implement the recommendations of the East Georgia Multi-County Transportation Plan and Policy Guide, as deemed appropriate by the Mayor and City Council.
- Consideration should be given to the potential for creating a formal program to install a variety of types of public art in municipal-owned areas to capitalize on Rutledge's unique sense of place and forming a committee to oversee ongoing public art projects in the community.

### **Housing**

- Consider adopting design standards for new residential development projects to preserve the existing character of the City of Rutledge.
- Continue to consider options under existing regulations and ordinances that would allow for greater flexibility and diversity in residential building forms to accommodate the needs of a variety of citizens resulting from age, restricted mobility or impairments, or income level.
- Consider adopting a plan for infill development in appropriate areas in the City of Rutledge.
- Review existing residential zoning classification to insure that density is appropriate for the level of service that can be accommodated by public infrastructure.
- Consider undertaking a housing survey to analyze the type and quality of existing housing stock inside the city limits.

### **Land Use**

- Balance the demand for growth from regional pressures with the existing character and pattern of land use of the City of Rutledge. Consideration should be given to working with Morgan County to develop an agreeable annexation boundary for the City that anticipates growth needs in the next 20 years.
- Define character areas for different patterns of land use within the city limits of Rutledge.
- Consider revisions to existing ordinances and regulations that strengthen the protection of agricultural land and maintain the viability of agricultural activities.
- Target specific areas for the development or redevelopment of commercial and manufacturing uses.
- Consider adopting design standards for new non-residential development projects to preserve the existing character of the City of Rutledge.
- Consideration should be given to developing pedestrian infrastructure in conjunction with all new projects or development to provide safe routes for pedestrians and to provide alternatives to the automobile for transportation.

### **Intergovernmental Coordination**

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



### **Implementation Program**

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

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

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Economic Development 1	Assess existing commercial and industrial businesses inside the City of Rutledge and given consideration to creating an economic development strategy to expand existing businesses and recruit new businesses appropriate for the community.	2009	2013	\$5,000	Planning Staff/ Elected Officials/ Chamber of Commerce	General Funds and Grants if Available	
Economic Development 2	Explore options for the development of recreational tourism opportunities to take advantage of the City's proximity to Hard Labor Creek State Park.	2009	2011	\$5,000	Planning Staff/ Elected Officials/ State Park Staff	General Funds and Grants if Available	
Natural & Cultural Resources 1	Identify and pursue funding sources for protection of green and open space, viewscales, greenways/ corridors, and gateways	2009	Ongoing	unlimited	County/ City Staff	Grants/ State Funds/ Donations	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 2	Explore participation in Water First, Adopt-A-Watershed, the Georgia SWAP and similar programs.	2009	2013	n/a	County/ City Staff	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 3	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2009	2013	\$10,000	County/ City Staff and/ or Consultant	General Funds, State Funds, and Grants	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 4	Explore the advisability of Rutledge becoming a bird sanctuary.	2009	2011	n/a	City Staff	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 5	Review regulations related to open burning and limiting the size of controlled burns.	2009	2010	n/a	City Staff	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 6	Work with the County and other municipalities to develop a permitting system for periodic special events with noise levels in excess of what is normally allowed.	2009	2010	\$2,000	County Planning Staff/ Consultant	n/a	Carried over from the 2004-2008 STWP
Natural & Cultural Resources 7	Develop a plan for a trail system between Rutledge and Hard Labor Creek.	2009	2013	\$5,000	City Staff/ County Planning Department/ GA DNR/ Citizen organizations/ Consultant	General Funds/ State Funds/ Grants	Carried over from the 2004-2008 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Natural & Cultural Resources 8	Identify and document those cultural resources, including public art, that create a sense of place for the community.	2010	2012	\$5,000	Planning Staff/ Elected Officials/ Consultants/ Interns	General Funds or Grants if Available	
Natural & Cultural Resources 9	Expand the opportunities for the development and display of public art in the community.	2010	2012	N/A	Planning Staff/ Elected Officials	N/A	
Community Facilities 1	Formally designate scenic routes as identified in the County's GreenPrints Plan and the Land Use Element of the Comprehensive Plan.	2009	2013	n/a	City Staff	n/a	Carried over from the 2004-2008 STWP
Community Facilities 2	Participate with county in a study to determine the feasibility of establishing a County-wide water system to gain economies of scale with cities and reduce operating costs.	2009	2013	\$25,000	Consultant	SPLOST	Carried over from the 2004-2008 STWP
Community Facilities 3	Explore disposal options for municipal and solid waste that do not indefinitely landfill wastes.	2009	2013	n/a	County/ City Staff	n/a	Carried over from the 2004-2008 STWP
Community Facilities 4	Implement a mulching program for yard waste that provides the products back to the citizens of Morgan County and its municipalities.	2009	2013	n/a	County/ City Staff and Private Service Provider	Self supporting program	Carried over from the 2004-2008 STWP
Community Facilities 5	Conduct a study of the current waste management in Morgan County to establish which activities are best handled by public or private entities and to evaluate the feasibility of a County-wide waste authority.	2009	2013	\$25,000	County/ City Staff and/ or Consultant	General Funds	Carried over from the 2004-2008 STWP
Community Facilities 6	Renovate and restore the old City Hall building.	2010	2013	\$100,000	Elected Officials/ Consultants	General Funds/ Grants if Available	
Community Facilities 7	Inventory existing conditions of curbs, gutters, and sidewalks and prioritize repair and improvements of these areas.	2009	2010	N/A	Planning Staff/ City Staff	N/A	
Community Facilities 8 (also applies Land Use)	Implement a survey of existing conditions of street trees in the City of Rutledge and develop a plan for regular maintenance.	2010	2012	\$10,000	City Staff/ Consultants	N/A	

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Community Facilities 9 (also applies to Land Use)	Research and adopt an appropriate tree ordinance to protect existing trees and preserve tree canopy inside the city limits.	2010	2012	N/A	Planning Staff/ Elected Officials	N/A	
Community Facilities 10	Continue to redevelop and improve amenities in both city parks.	2009	2012	\$25,000	Elected Officials/ Consultants	General Funds/ Grants if Available/ SPLOST	
Housing 1 (also applies to Land Use)	Consider the development and adoption of design guidelines, if suitable, to insure compatibility between existing development and new development for residential and non-residential construction. Consideration should be given to specific character areas within the city limits.	2009	2011	N/A	Planning Staff/ Elected Officials	N/A	
Housing 2	Inventory existing building stock in the city limits to analyze type and quality of housing options available.	2009	2010	\$5,000	Planning Staff/ Consultants	General Funds/ Grants if Available	
Land Use 1	Work with the Georgia Environmental Protection Division to develop "safe yield" data for all hydrologic conditions in the City and to limit withdrawals to established levels.	2009	2013	n/a	City Staff/ EPD	n/a	Carried over from the 2004-2008 STWP
Land use 2	Work together with the County and other municipalities to establish a permanent program for the perpetual management and protection of land set aside for conservation.	2009	2013	n/a	County and City Staff and Local Environmental Organizations	n/a	Carried over from the 2004-2008 STWP
Land Use 3	Work to acquire fee simple title or development rights to key gateways into the City as a means of protecting viewsheds.	2009	2012	Unknown	City Staff and Local Environmental Organizations	General Funds, Grants, and Donations	Carried over from the 2004-2008 STWP
Land Use 4	In conjunction with the County and other municipalities, develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways with the County and its cities as identified in the GreenPrints Plan.	2009	2012	\$2,000	County and City Staff and Consultant	General Funds and Grants	Carried over from the 2004-2008 STWP

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Notes
Land Use 5	In conjunction with the County and other municipalities, explore the adoption of appropriate setbacks and vegetative buffers for timber harvesting and other land intensive agricultural uses.	2009	2010	n/a	County and City Staff	n/a	Carried over from the 2004-2008 STWP
Land Use 6	In conjunction with the County and other municipalities, work to establish links between important greenspaces in the County.	2009	2013	n/a	City and County Staff, Morgan County Conservancy, and other Local Environmental Organizations	Grants and Donations if funds are required for acquiring or developing lands for greenspace connections	Carried over from the 2004-2008 STWP
Land Use 7	In conjunction with the County, develop an annexation boundary for the City of Rutledge that anticipates the expansion of municipal services and future growth pressure.	2010	2012	n/a	Planning Staff/ Elected Officials	n/a	

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

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

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

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

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

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

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

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		Some districts do separate uses, but the City has provided for a district that allows for flexibility in mixing 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.	X		The Neighborhood Mixed Use (NMU) District on Zoning Map and in ordinance provides this type of development by right.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	The City does have a landscape and buffer ordinance.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		The City of Rutledge is responsible for the regular maintenance of these areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	All schools have been consolidated into the City of Madison, a distance of some 8 miles. Walking would not be an option for children in Rutledge.
9. Some of our children can and do bike to school safely.		X	All schools have been consolidated into the City of Madison, a distance of some 8 miles. Biking would not be a safe option for children in Rutledge.
10. Schools are located in or near neighborhoods in our community.		X	The Morgan County Board of Education owns land for a new school near the City of Rutledge, but not near any established neighborhoods. There is no definite time frame for the construction of this new school.

<b>Infill Development</b>			
<b>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</b>			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/ or infill development		X	There currently are not unoccupied structures inside the City limits.
2. Our community is actively working to promote brownfield redevelopment.		X	The City has no identified brownfield areas.
3. Our community is actively working to promote greyfield redevelopment.		X	There is one area of industrial development that is underutilized, but not abandoned. The current owner is in the process of retiring and the new owner is working with City officials on the redevelopment of the site.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Rutledge has identified areas on their Zoning Map that are suitable for compact, infill development.
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		
<b>Sense of Place</b>			
<b>Traditional downtown areas should be maintained as the focal point of the community, or for newer areas where this is not possible, the development activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.</b>			
Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		If an individual had been to Rutledge previously, they would recognize their present location.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	A National Historic Register District has been established; the local enabling legislation was repealed in 2006.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Minimum standards of architectural design and landscape and buffer specifications are included in the City's zoning ordinance.
4. We have ordinances to regulate the size and type of signage in our community.	X		



5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Morgan County rural design guidelines will have a component on small town character and patterns of development.
6. If applicable, our community has a plan to protect designated farmland.		X	Morgan County has been systematically working on efforts to protect our farm land and maintain it as agriculturally viable; the Town will be able to benefit from the work of the county.

**Transportation Alternatives**

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

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

**Regional Identity**

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

Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	

3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	It has been identified that the City needs to take advantage of the potential to develop heritage tourism resources in conjunction with Morgan County and the Madison-Morgan Chamber of Commerce.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		The City is located in close proximity to Hard Labor Creek State Park and a new bed and breakfast inside the city limits has recently opened.
6. Our community contributes to the region and draws from the region, as a source of local culture, commerce, entertainment and education.	X		It has been identified that the City needs to give consideration to the advantages that may come from regional tourism opportunities.

**Resource Conservation**

**Heritage Preservation**

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

Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		Areas of Rutledge have been designated as National Register Historic Districts.
2. We have an active historic preservation commission.		X	The City does not choose to use historic preservation as a regulatory tool at this time.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	The City does not choose to use historic preservation as a regulatory tool at this time.

**Open Space Preservation**

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

Statement	Yes	No	Comments
1. Our community has a greenspace plan.	X		Refer to GreenPrint Plan.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		There is a provision for this in the revised Development Regulations adopted in 2005. Morgan County is giving consideration to these types of programs, and the City could benefit from the work of the County.

3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		The City has an ordinance, but there has been little residential development in Rutledge in the last 10+ years.
<b>Environmental Protection</b> <b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b>			
Statement	Yes	No	Comments
1. Our community has a comprehensive natural resource inventory.		X	Data in regard to environmentally sensitive areas has been compiled as a part of the Morgan County GIS database.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	Permits for development are reviewed and issued by the Morgan County Planning and Development Department, and environmentally sensitive areas are considered before the issuance of any permit.
3. We have identified our defining natural resources and taken steps to protect them.	X		The revised zoning ordinance adopted in 2005 includes provisions on Water Supply Watershed protection, Groundwater Recharge protection, and wetlands protection.
4. Our community has passed the necessary "Part V" environmental ordinances and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	The City has identified the need to deal with issues related to tree maintenance and preservation of tree canopy.
6. Our community has a tree-replanting ordinance for new development.		X	Consideration may need to be given to the development of such an ordinance in the future.
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc).	X		

***Social and Economic Development***

**Growth Preparedness**

**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training for the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		Zoning Ordinance and Development Regulations were revised in 2005.
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		Between 2005-2008 Morgan County, Buckhead, Bostwick, and Rutledge have all adopted the same basic Development Regulations to better facilitate enforcement and compliance.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	In general, the citizens of Rutledge have a high degree of access to their elected officials, given the limited population.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		The City maintains an official website for the community: <a href="http://www.rutledgega.us">www.rutledgega.us</a> A local citizen maintains a second website for the city: <a href="http://www.smallbutspecial.com">www.smallbutspecial.com</a>
10. We have a public-awareness element in our comprehensive planning process.	X		

<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</b>			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	Rutledge does not currently have an economic development organization, but there is an organized downtown merchant's association.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/ or industries that will be compatible.		X	Rutledge does not currently have an economic development organization that actively recruits new business to their community. It has been identified that this may be something that needs to be considered.
3. We recruit firms that provide or create sustainable products.		X	Rutledge does not currently have an economic development organization that actively recruits new business to their community. It has been identified that this may be something that needs to be considered.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	Rutledge has a sufficient commercial business district to provide a variety of goods and services to the community, but no other particular job base aside from agriculture.
<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	The Madison-Morgan Chamber of Commerce provides such services, and residents of the Rutledge community may take advantage of these programs.
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
<b>Housing Choices</b>			
<b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market demands.</b>			
Statement	Yes	No	Comments

1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live in our community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		The City has a reasonable diversity of housing for a variety of income levels, but it has been identified that the community may desire to undertake a housing survey to thoroughly assess the condition of existing housing stock.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		
6. We have vacant and developable land available for multi-family housing.	X		
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		The Monroe Housing Authority oversees two developments in the city of Rutledge.
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	Rutledge allows for the development of multi-family housing on small lots, but groundwater recharge regulations limit the size of single-family detached housing and individual lots. The majority of land inside the city limits is located in a groundwater recharge area.

**Education Opportunities**

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

Statement	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	Most of these programs are provided by Morgan County or the Madison-Morgan Chamber of Commerce, and Rutledge residents are welcome to participate.

2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

**Governmental Relations**

**Regional Solutions**

**Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.**

Statement	Yes	No	Comments
1. We participate in regional economic development organizations.		X	Economic Development for Morgan County is largely provided by the work of the Chamber of Commerce.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

**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.**

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

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

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Economic Development 1	Research and pursue ways the County and cities can equitably and efficiently share service provision and tax revenues.	2004	Ongoing	n/a	Consultant	General Funds and/ or Grants	COMPLETED: All local governments now share/ receive a portion of Special Purpose Local Option Sales Tax proceeds.
Economic Development 2	In conjunction with the County and other municipalities, develop a business recruitment and evaluation plan for Morgan County.	2004	2005	\$20,000	Consultant, Chamber of Commerce w/ input from county & municipal officials, business leaders, citizens	General Funds and/ or Grants	COMPLETED: The County, City of Madison, and the Chamber of Commerce work collaboratively on business recruitment initiatives on a case-by-case basis.
Natural & Cultural Resources 1	Identify and pursue funding sources for protection of green and open space, viewsapes, greenways/ corridors, and gateways	2004	Ongoing	unlimited	County/ City Staff	Grants/ State Funds/ Donations	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 2	Develop a system of passive recreation parks throughout the County and its cities.	2004	Ongoing	Unknown	County/ City Staff	Local Funds, Donated Land, Grants	COMPLETED: Rutledge maintains two public park areas inside the city limits and Morgan County is developing a 60 acre park near the City of Rutledge. These resources should be sufficient to meet the needs of the community at this time.
Natural & Cultural Resources 3	Work with the County and other local governments to develop and adopt regulations that promote the conservation of water.	2005	2006	\$2,000	City Staff/ Consultant/ NEGRDC Staff	General Funds	COMPLETED: Rutledge has made tremendous improvements to their municipal water system in the last four years, and they have revised an ordinance in regard to water theft.
Natural & Cultural Resources 4	Amend zoning ordinance to limit development in areas of the City that are defined as "water short."	2005	2005	\$1,000	City Staff/ Consultant/ NEGRDC Staff	n/a	COMPLETED: The revised development regulations adopted in 2005 addresses this issue.
Natural & Cultural Resources 5	Continue participation in the Federal Flood Insurance Program.	2004	Ongoing	n/a	City Staff	n/a	COMPLETED: Rutledge drafted a new resolution in 2005 in regard to the F.I.R.M. program and continues to participate.
Natural & Cultural Resources 6	Explore participation in Water First, Adopt-A-Watershed, the Georgia SWAP and similar programs.	2004	2004	n/a	County/ City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP



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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 7	Explore the need for a County-wide water authority or advisory board with representation from each city as well as the county as a whole.	2004	2005	\$10,000	County/ City Staff and/ or Consultant	General Funds, State Funds, and Grants	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 8	Explore the advisability of Rutledge becoming a bird sanctuary.	2005	2005	n/a	City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Natural & Cultural Resources 9	Work with the County and other municipalities to adopt county-wide performance standards for nuisance industries and air quality.	2004	2008	\$2,000	City Staff/ County Planning Department/ Consultant	General Funds	COMPLETED: Rutledge adopted an ordinance to regulate off-site impacts, including noise and pollution, when they approved their new zoning ordinance in 2005.
Natural & Cultural Resources 10	Review regulations related to open burning and limiting the size of controlled burns.	2005	2008	n/a	City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Natural & Cultural Resources 11	Work with the County and other cities to adopt a county-wide noise ordinance setting noise level limits for residential, commercial and industrial areas.	2005	2008	\$2,000	City Planning Staff/ County Planning Department/ Consultant	General Funds and Grants	COMPLETED: Rutledge adopted an ordinance to regulate off-site impacts, including noise, when they approved their new zoning ordinance in 2005.
Natural & Cultural Resources 12	Work with the County and other municipalities to develop a permitting system for periodic special events with noise levels in excess of what is normally allowed.	2005	2008	\$2,000	County Planning Staff/ Consultant	n/a	UNDERWAY: Planning staff is in the process of developing a comprehensive permit to address a variety of special events and temporary uses. This will be presented to the Board of Commissioners as a part of a zoning update in 2009 and Rutledge may model a local ordinance on these provisions if they so choose.
Natural & Cultural Resources 13	Develop and adopt outdoor lighting regulations for all areas of the City.	2005	2008	\$2,000	County Planning Staff/ Consultant	General Funds	COMPLETED: Rutledge adopted an ordinance to regulate off-site impacts, including outdoor lighting, when they approved their new zoning ordinance in 2005.
Natural & Cultural Resources 14	Explore the potential for festivals, competitions and other activities in, on, or based from Lake Oconee and Hard Labor Creek State Park.	2004	Ongoing	n/a	Chamber of Commerce	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Natural & Cultural Resources 15	Develop and adopt land use regulations limiting development density along the borders of Hard Labor Creek.	2008	2008	\$2,000	City Staff/ County Planning Department/ Consultant	General Funds/ Grants	COMPLETED: Morgan County adopted a regulation requiring 100' buffers along all state waters for major subdivisions in 2005 and Rutledge adopted a similar provision that same year.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Natural & Cultural Resources 16	Develop a plan for a trail system between Rutledge and Hard Labor Creek.	2005	2008	\$5,000	City Staff/ County Planning Department/ GA DNR/ Citizen organizations/ Consultant	General Funds/ State Funds/ Grants	UNDERWAY: Morgan County Planning Department has been analyzing a proposed bicycle corridor between Madison and Rutledge that would continue up to Hard Labor Creek State Park from Rutledge. Continued work on this project will be determined by the Morgan County Board of Commissioners in conjunction with the partial plan update.
Natural & Cultural Resources 17	Work with the County and other municipalities to continue to identify and document previously undocumented historic resources.	2004	Ongoing	Unknown	City/ County Staff, Individual Citizens, Historical Society, Landmark Society, Consultant	General Funds/ Grants/ Donated Time and Labor	COMPLETED: Interns working for the Planning and Development Department in 2007 and 2008 identified historic and culturally significant resources, including cemeteries, structures, and viewsheds, in all of Morgan County and its municipalities.
Natural & Cultural Resources 18	Explore the adoption of a historic preservation ordinances for Rutledge.	2005	2005	n/a	City Staff/ County Planning Department	n/a	ABANDONED: Rutledge adopted a historic preservation ordinance in 2005 that was repealed in 2006 due to citizen opposition. There is currently not support for this project.
Natural & Cultural Resources 19	Maintain Certified Local Government Status.	2004	Ongoing	\$30,000	City Staff	General Funds	ABANDONED: Rutledge adopted a historic preservation ordinance in 2005 that was repealed in 2006 due to citizen opposition. A historic preservation ordinance that is compatible with state enabling legislation is a requirement for CLG designation, and there is not support to pursue this at this time.
Natural & Cultural Resources 20	Participate on the Regional Development Council's Natural and Historic Resources Committee.	2004	Ongoing	n/a	City Staff	n/a	ABANDONED: There is not support for this project at this time.
Community Facilities 1	Formally designate scenic routes as identified in the County's GreenPrints Plan and the Land Use Element of the Comprehensive Plan.	2004	2008	n/a	City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Community Facilities 2	Extend/ Improve water service in County and municipalities to ensure fire flow of 550 gpm to meet fire fighting needs.	2004	Ongoing	Unknown	City/ County Staff	SPLOST	COMPLETED: Substantial improvements have been made to the city's water system, including the installation of a new elevated water tank in 2007.
Community Facilities 3	Participate with county in a study to determine the feasibility of establishing a County-wide water system to gain economies of scale with cities and reduce operating costs.	2004	2005	\$25,000	Consultant	SPLOST	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Community Facilities 4	Work with the County and other municipalities to develop a program of curbside collection for recyclables in all areas of the County and municipalities where it is economically feasible.	2005	2006	Unknown	County and City Staff/ Consultant	Sanitation Funds and General Funds	COMPLETED: Morgan County implemented a system to collect recyclable materials at county dumpster sites and the county transfer stations. These facilities are available for use by the citizens of Rutledge.
Community Facilities 5	Re-energize campaigns to promote recycling and waste reduction.	2004	Ongoing	\$1000 per year	County Staff	General Funds	COMPLETED: Morgan County implemented a system to collect recyclable materials at county dumpster sites and the county transfer station. Additionally, Morgan County participated in the Great American Clean-up Day in May 2007, and a group of citizens including city council members and members of the Rutledge Garden Club participated in the clean up effort.
Community Facilities 6	Explore disposal options for municipal and solid waste that do not indefinitely landfill wastes.	2005	2006	n/a	County/ City Staff	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Community Facilities 7	Implement a mulching program for yard waste that provides the products back to the citizens of Morgan County and its municipalities.	2008	2008	n/a	County/ City Staff and Private Service Provider	Self supporting program	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Community Facilities 8	Conduct a study of the current waste management in Morgan County to establish which activities are best handled by public or private entities and to evaluate the feasibility of a County-wide waste authority.	2006	2008	\$25,000	County/ City Staff and/ or Consultant	General Funds	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP.
Community Facilities 9	Develop a 401(k) program for all City employees.	2005	2005	Unknown	City Council	General Funds	COMPLETED: In 2006, Rutledge City Council approved participation in a program supported by GMA to provide benefits for City of Rutledge employees.
Community Facilities 10	Plan and install needed infrastructure on Dixie Highway to support future school.	2007 (depends upon School Board Schedule)	2008		Local – County and City of Rutledge		POSTPONED: The Morgan County Board of Education has not moved forward with any formal plan to locate their new school at the proposed location on Dixie Highway. No date has been set for implementation of construction for the new school.
Community Facilities 11	Work with the Morgan County Library to explore the possibility of establishing and information center in Rutledge.	2005	2005		Local – Morgan County Library and City of Rutledge		POSTPONED: Projects associated with the library, including an expansion and renovation of the facility, are currently on hold due to limited state funding. SPLOST funding has been allocated for library improvements, but there are no immediate plans to proceed until such time as more funding is available.

2009 Partial Update to the Comprehensive Plan  
City of Rutledge, Georgia

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Housing 1	Encourage the development of high quality, affordable housing for households of all income brackets and ages, and those with special needs.	2004	Ongoing	n/a	City Staff	n/a	COMPLETED: Morgan County adopted a workforce housing ordinance in 2005, and the city of Rutledge may model a local ordinance on this if they so desire.
Housing 2	Amend ordinances and regulations to require and affordable housing component in all new developments where infrastructure exists.	2004	Ongoing	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds	COMPLETED: Morgan County adopted a workforce housing ordinance in 2005, and the city of Rutledge may model a local ordinance on this if they so desire.
Land Use 1	Develop appropriate ordinances requiring aggregation of individual contiguous parcels developed by the same developer so that new development is not able to bypass land use and zoning regulations by separating out smaller parcels exempt from specific regulations.	2005	2006	\$2,000	City Staff and Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 2	In conjunction with the County and other municipalities, review and amend as necessary ordinances to prevent the filling, obstruction or destruction of natural drainage areas.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 3	Review and amend as appropriate zoning ordinances to provide for transitional land uses and buffer areas to separate incompatible land uses.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised landscape and buffer ordinance in 2005.
Land Use 4	In conjunction with the County and other municipalities, review and where appropriate strengthen codes and ordinances related to construction and design (design guidelines) in order to preserve the high quality and integrity of the built environment.	2005	2006	\$10,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	UNDERWAY: Morgan County is developing rural design guidelines that will include provisions for small towns. The City of Rutledge may choose to review and utilize this model should they desire. Anticipated completion date 2009.
Land Use 5	In conjunction with the County and other municipalities, review and amend as necessary ordinances related to manufactured housing to ensure the compatibility of this land use with surrounding land uses.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised Zoning Ordinance in 2005 that address this issue.
Land Use 6	In conjunction with the County and other municipalities, establish regulations and ordinances that require new development either be located where required infrastructure is in place or bear the costs of providing any additional infrastructure as needed to service the development.	2005	2006	\$10,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 7	In conjunction with the County and other municipalities, develop or revise existing ordinances to require direct pedestrian and where appropriate, vehicular access between new adjacent residential, institutional, office/ professional, and commercial developments.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 8	In conjunction with the County and other municipalities, develop or revise existing ordinances and regulations to restrict industrial and commercial uses with nuisance characteristics to those areas where effects can be mitigated.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised zoning ordinance in 2005 that addresses this issue.
Land Use 9	In conjunction with the County and other municipalities, develop or revise existing ordinances to require buffering or transitional spaces between adjacent higher and lower intensity uses.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised landscape and buffer ordinance in 2005.
Land Use 10	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require, when appropriate that all new developments tie into existing adjacent public roadways and be designed to provide access points to all planned roadways.	2005	2006	\$2,000	City Staff/ County Planning Staff/ consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 11	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to limit the number of access points and curb cuts on major thoroughfares, arterials and major collector roads by requiring new developments provide for shared driveways, larger frontages, frontage roads and other appropriate means in order to maintain efficient traffic flow on the roadways.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 12	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to set consistent standards for the width of landscaping and sidewalk setbacks.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised landscape and buffer ordinance in 2005 and revised Development Regulations in 2005.

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Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 13	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish parking design standards and appropriate limits on the number of spaces.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultants	General Funds and Grants	COMPLETED: City of Rutledge adopted revised parking regulations as part of the zoning ordinance update in 2005.
Land Use 14	In conjunction with the County and other municipalities, amend and/ or revise existing regulations and ordinances to establish limits on the type and degree of development allowable in groundwater recharge areas.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised Groundwater Protection ordinance as part of the zoning ordinance update in 2005.
Land Use 15	Work with the Georgia Environmental Protection Division to develop "safe yield" data for all hydrologic conditions in the City and to limit withdrawals to established levels.	2005	2006	n/a	City Staff/ EPD	n/a	NOT ACCOMPLISHED: Moved to the 2009-2013 STWP
Land Use 16	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments be engineered so that they hold the first inch of rainfall on site and that storm water runoff at build-out is not greater than that experienced prior to development.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 17	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to establish limits on the intensity and types of development in areas where runoff and/ or emissions have the potential to adversely affect surface or groundwater.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised Groundwater Protection ordinance as part of the zoning ordinance update in 2005.
Land Use 18	In conjunction with the County and other municipalities develop or revise existing regulations and ordinances to require that all new developments manage stormwater runoff so that contaminants are not introduced into the county's water bodies.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 19	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to implement a policy of zero wetlands loss in all new developments, except in cases where the development is necessary for the health, safety or welfare of the citizens and alternative sites are not available.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted a revised Wetlands Protection Ordinance as a part of the zoning ordinance update in 2005.
Land Use 20	In conjunction with the County and other municipalities, review and refine the maps used to define areas considered at risk for flooding and used in the Federal Flood Insurance Rate Program to insure that development requirements in those areas are appropriate to the possible hazards.	2005	2006	\$3,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: A resolution affirming participation by the City of Rutledge in the FEMA F.I.R.M. program was adopted by the City Council in 2005 as well as the adoption of new flood protection regulations as a part of the zoning ordinance revisions in 2005.
Land Use 21	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to prevent water withdrawals related to a development on one site from adversely affecting water availability on adjacent sites.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge adopted revised Development Regulations in 2005 that address this issue.
Land Use 22	In conjunction with the County and other municipalities, work toward the goal of permanently protecting more than 20% of the county's land area in farmland, natural areas, forests or parks.	2005	2006	\$2,500	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge included a conservation subdivision ordinance in the revised Development Regulations adopted in 2005.
Land Use 23	Develop or revise existing regulations and ordinances to target at least 10% of the land designated for higher density growth as areas to be set aside for permanently protected green or open space.	2005	2006	\$1,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge included a conservation subdivision ordinance in the revised Development Regulations adopted in 2005.
Land Use 24	Together with the County and other municipalities work to implement the GreenPrint Plan as a guide for a county-wide environmental protection program, in the development of and changes to the Land Use Plan and as a factor in analyzing environmental impacts.	2005	2006	n/a	County Staff, City Staff, and Elected Officials	n/a	COMPLETED: The GreenPrint map is consulted by Planning staff in regard to every zoning action requested in the City of Rutledge.

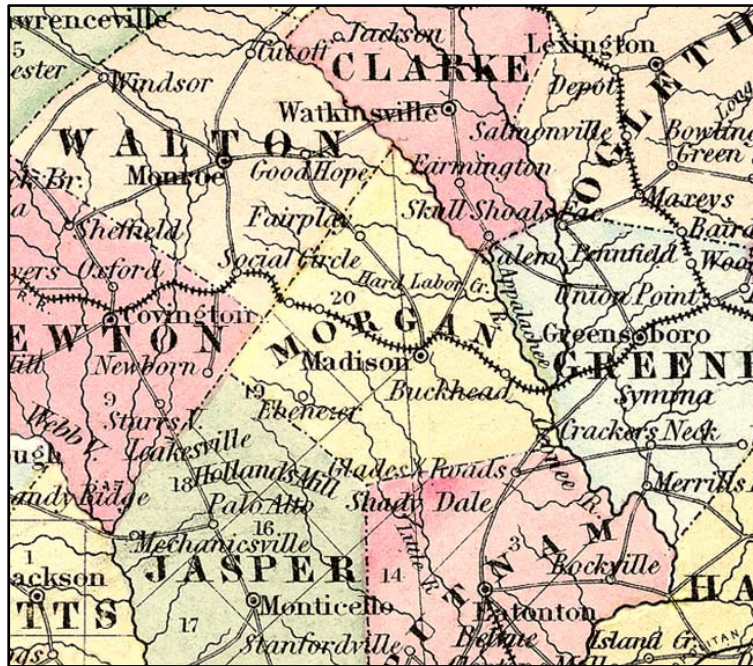
Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 25	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to require that all new developments contribute to the permanent protection of greenspace and conservation of open space in an appropriate manner such as on-site provision, purchase of development rights and payments to a greenspace fund. Also require that when appropriate, land conserved on site should be available for public use.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge included a conservation subdivision ordinance in the revised Development Regulations adopted in 2005 that addresses issues regarding open space set aside in subdivisions, however, TDRs or payment into a greenspace fund are not a part of this provision. Rutledge has only had one subdivision develop between 2004-2008 and that did include public access to open space, though it was not a requirement of the ordinance.
Land Use 26	In conjunction with the County and other municipalities, establish regulations and ordinances requiring conservation subdivision design for all new subdivisions.	2005	2006	\$2,000	City Staff/ County Planning Staff/ Consultant	General Funds and Grants	COMPLETED: City of Rutledge included a conservation subdivision ordinance in the revised Development Regulations adopted in 2005.
Land Use 27	Work together with the County and other municipalities to establish a permanent program for the perpetual management and protection of land set aside for conservation.	2005	2006	n/a	County and City Staff and Local Environmental Organizations	n/a	POSTPONED: Move to the 2009-2013 STWP.
Land Use 28	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to ensure that new development adjacent to agricultural land does not impinge on the right and ability to continue agricultural activities so long as best management practices are employed.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: Morgan County adopted an agricultural use and notice waiver as a part of its zoning ordinance in 2005. The City of Rutledge may model an ordinance on this provision should they so desire.
Land Use 29	Formally designate important gateways and scenic roads in the City as identified in the GreenPrints Plan.	2005	2006	n/a	City Staff	n/a	COMPLETED: Morgan County adopted enabling legislation for the designation of scenic viewsheds in 2008. The City of Rutledge may choose to model an ordinance on this provision should they so desire.
Land Use 30	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to protect viewsheds along important corridors and gateways to the city as identified in the GreenPrints Plan.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds, Grants and Donations	COMPLETED: Morgan County adopted enabling legislation for the designation of scenic viewsheds in 2008. The City of Rutledge may choose to model an ordinance on this provision should they so desire.



Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 31	In conjunction with the County and other municipalities, develop incentives to encourage those who wish to permanently protect viewsheds along scenic roads.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds, Grants and Donations	COMPLETED: Morgan County adopted enabling legislation for the designation of scenic viewsheds in 2008. The City of Rutledge may choose to model an ordinance on this provision should they so desire.
Land Use 32	Work to acquire fee simple title or development rights to key gateways into the City as a means of protecting viewsheds.	2005	2006	Unknown	City Staff and Local Environmental Organizations	General Funds, Grants, and Donations	POSTPONED: Moved to the 2009-2013 STWP
Land Use 33	In conjunction with the County and other municipalities, develop regulations and ordinances to establish appropriate setbacks, landscaping, tree-removal and curb cut requirements for the important corridors and gateways with the County and its cities as identified in the GreenPrints Plan.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	POSTPONED: Moved to the 2009-2013 STWP
Land Use 34	In conjunction with the County and other municipalities, explore the adoption of appropriate setbacks and vegetative buffers for timber harvesting and other land intensive agricultural uses.	2005	2006	n/a	County and City Staff	n/a	POSTPONED: Moved to the 2009-2013 STWP
Land Use 35	In conjunction with the County and other municipalities, work to establish links between important greenspaces in the County.	2005	2006	n/a	City and County Staff, Morgan County Conservancy, and other Local Environmental Organizations	Grants and Donations if funds are required for acquiring or developing lands for greenspace connections	POSTPONED: Moved to the 2009-2013 STWP
Land Use 36	In conjunction with the County and other municipalities, develop or revise existing ordinances and regulations to prevent clear-cutting prior to development and require the retention of certain types and/or quantities of trees and specify appropriate canopy levels or either existing or planned trees at the completion of the project.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: City of Rutledge has an adopted tree ordinance.

Project Number	Description	Year Initiated	Projected Year of Completion	Cost Estimate	Responsible Party	Possible Funding Sources	Update
Land Use 37	In conjunction with the County and other municipalities, develop or revise existing ordinances and regulations to ensure that whenever reasonably possible, developments link their conservation lands to those protected green or open spaces adjacent to the development.	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: The revised Development Regulations adopted by the City of Rutledge in 2005 address this issue.
Land Use 38	In conjunction with the County and other municipalities, develop or revise existing regulations and ordinances to allow or require as appropriate new developments be developed with distributed road networks (grid patterned).	2005	2006	\$2,000	County and City Staff and Consultant	General Funds and Grants	COMPLETED: The revised Development Regulations adopted by the City of Rutledge in 2005 address this issue.

**Appendix III: Resource Materials**



**Figure 1 Map of Morgan County, 1855.** From the “J.H. Colton Map of Georgia, 1855” taken from the Historical Atlas of Georgia’s Counties published at the website for the Carl Vinson Institute of Government at the University of Georgia ([www.cviog.uga.edu](http://www.cviog.uga.edu)). This is the earliest map that identifies a railroad stop in what is now the City of Rutledge.



**Figure 2 Map of Morgan County, 1863.** From the “A.J. Johnson Map of Georgia and Alabama, 1863” taken from the Historical Atlas of Georgia’s Counties published at the website for the Carl Vinson Institute of Government at the University of Georgia ([www.cviog.uga.edu](http://www.cviog.uga.edu)). This is the earliest map that identifies the City of Rutledge by name.



**Figure 3 Aerial Photograph of Rutledge, 1938.** Courtesy of the University of Georgia Map Library from their collection of aerial photographs of Morgan County, 1938, taken by the U.S. Soil Conservation Service. Close inspection of this photograph reveals many historic elements of Rutledge, including road and railroad corridors, building footprints and landscape features. Should the City choose to pursue designation of a local historic preservation ordinance in the future, this photograph helps provide historical documentation for the community.



**Figure 4 Aerial photograph of downtown Rutledge, 1938.** Courtesy of the University of Georgia Map Library from their collection of aerial photographs of Morgan County, 1938, taken by the U.S. Soil Conservation Service.



**Figure 5 Rutledge Mural located in the downtown park.** This is an example of the public art on display in the City of Rutledge. Photo taken by Morgan County Planning and Development, September 2008.



**Figure 6 Bicentennial Mural in downtown Rutledge.** Painted by local artists Eugene Swain and Molly Hogan. Photo taken by Morgan County Planning and Development, September 2008.



**Figure 7 Bicentennial Marker erected by the Morgan County Bicentennial Committee, 2007.** To commemorate the 200-year history of Morgan County, a series of historical markers were erected in all of its communities, those which are extant and those which have disappeared. It is located near the Bicentennial mural in a pocket park between the downtown commercial district and the railroad. Photo taken by Morgan County Planning and Development, September 2008.



**Figure 8 "Wild Thing" by Blue Chilton.** This floral sculpture is located in a pocket park near the public restroom in downtown Rutledge. It was created by local artist, Blue Chilton. Photo taken by Morgan County Planning and Development, September 2008.



**Figure 9 Birdfeeder in the Town Park.** This is one of several artistic birdfeeders that has recently been installed as a temporary exhibit in the Rutledge Town Park. Photo by Morgan County Planning and Development, September 2008.



**Figure 10 View of the Town Park, with their Wednesday morning local farmer's market set up.** This view offers a glimpse of the variety of banners, artwork, and landscaping materials that create an overall sense of character for downtown Rutledge. Photo by Morgan County Planning and Development, September 2008.



**Figure 11 Public furniture in downtown Rutledge.** Use of benches and rocking chairs throughout the downtown create a welcoming, front-porch feel that is inviting to both tourists and locals. This bench, of carved marble, adds an artistic element to traditional public furniture and becomes another expression of public art in the city. Photo by Morgan County Planning and Development, September 2008.

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

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

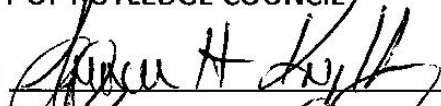
**Whereas**, the Comprehensive Plan for Morgan County, Bostwick, Buckhead, Madison, and Rutledge Georgia, adopted September 14, 2004 was prepared in accordance with the Minimum Planning Standards and Procedures; and

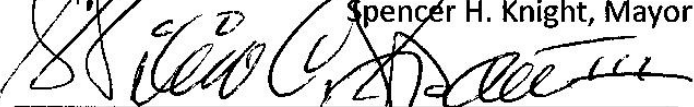
**Whereas**, the Partial Plan Update for the Comprehensive Plan is due to be submitted and approved by the Northeast Georgia Regional Development Center and the Georgia Department of Community Affairs no later than June 2009; and


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


Approved by the City of Rutledge, this 15<sup>th</sup> day of December, 2008.

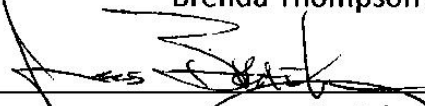
CITY OF RUTLEDGE COUNCIL

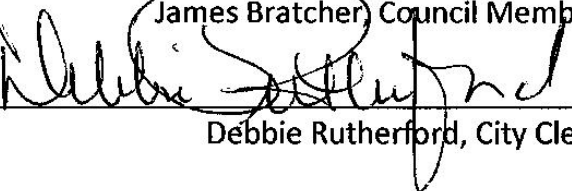
By:   
Spencer H. Knight, Mayor

  
William C. Spahn, III, Council Member

  
Thomas Strott, Council Member

  
Brenda Thompson, Council Member

  
James Bratcher, Council Member

Attest:   
Debbie Rutherford, City Clerk



### RESOLUTION

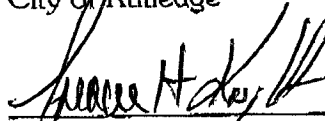
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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

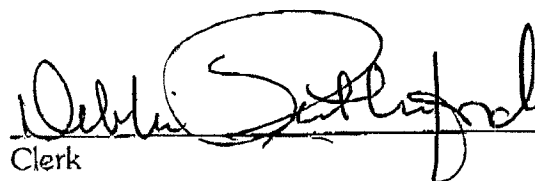
NOW THEREFORE, BE IT RESOLVED by the City of Rutledge that the Partial Plan Update for the Morgan County Comprehensive Plan for the City of Rutledge, Georgia dated December 2008, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional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

Adopted this 20 day of April, 2009.

City of Rutledge



Spencer H. Knight, Mayor

  
Clerk