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Introduction

Organization of the Comprehensive Plan Update

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required elements and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community’s vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—An analysis of the community’s existing development patterns; and
- Community Work Program--the community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the community’s comprehensive planning efforts include:

- Economic Development—Encouraged for communities seeking to improve economic opportunities for their citizens (Only required for communities included in Georgia Job Tax Credit Tier 1);
- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Clay County Comprehensive Plan Five Year Update consists of the four state-required elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.
Community Involvement

Purpose
The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Clay County Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Clay County residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders
The Clay County Board of Commissioners selected a steering committee at the beginning of the process. This group consisted of a combination of elected officials, planning and zoning commission members and local citizens. The steering committee developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Steering Committee/Stakeholder Lists).

Citizen Notification and Public Meetings
Various media was used to get citizens involved in the planning process. Civic leaders and civic groups were contacted to assist in citizen involvement opportunities. Staff addressed the Fort Gaines Women’s Club, the Clay County Lion’s Club, and local residents of Clay County at numerous public meetings to gain input on all elements of the Comprehensive Plan Update.

Public Hearings
The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a community’s Comprehensive Plan Update. The initial public hearing was held December 19, 2013 to inform the public that the planning process was underway, to go over the plan’s timeline, and how they can help the planning process. Attendees were also given an opportunity to comment on Clay County’s potential Needs and Opportunities (See Appendix for Documentation).

A final public hearing was held April 17, 2014 at the Clay County Social Services Building. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was positioned at various stations to take comments. Displays, comment cards, handouts, and other information materials were distributed. All commenters were
collected at the conclusion of the meeting, were summarized and responded to in a timely manner. A deadline of April 24, 2014 was given for formal written comments.

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Community Goals

Clay County Vision Statement
We aspire to become a place of unity and total citizen involvement. We want a safe, healthy, drug-free community to achieve academic success. We desire to maintain a community with rural character and a clean, healthy living environment through quality growth planning principals. We look for better communication within the community through a local media outlet. We want adequate housing, job opportunities, recreational facilities, and cultural events for all residents. We want local healthcare facilities treating citizen’s medical needs. We want environmentally friendly businesses that support the population and facilities, events, and activities that take advantage of the natural and historic resources to boost tourism.

Community Goals and Policies
Clay County has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Clay County’s Vision and addressing identified Needs and Opportunities. These policies will guide Clay County in future development decisions. The framework for decisions to be made about the future development of Clay County by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

Planning

- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.
  - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Clay County and its municipalities’ policies and programs, to enhance mutual understanding and improve decision-making.
  - In Clay County, development plans (i.e. subdivisions, PUDs, etc.) should have architectural and site plans reviewed and approved by the planning and zoning commission prior to the granting of final approval.
**Land Use**

- Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
  - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.

- Protect residential areas and their residents from incompatible land uses and their associated activities.
  - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.

**Community Facilities**

- Improve and extend the public water systems to better serve the current and future population.
  - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
• Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.

■ Encourage coordination between Clay County and Fort Gaines for the expansion of the public sewer system.

### Housing

■ Protect residents from significant hazards to life, health and property.
  • Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  • Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
  • Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
  • Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
  • Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to cover the cost of demolishing/removing the structure.
  • Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.

■ Encourage and support construction of new housing countywide to meet local housing demand
  • Promote affordable housing.
  • Develop and support more housing opportunities to help the county become more desirable as a place of residence.
  • Encourage innovative housing that is compatible with the county’s policies.
  • Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of existing neighborhoods, so long as all other basic development criteria may be met.

■ Improve and expand the existing housing stock for all income levels.
• Strive for the elimination of housing discrimination and promote fair housing practices.
• Promote and encourage more affordable housing opportunities.
• Support continued improvement of existing housing conditions through all available public and private means.
• Encourage owners of substandard units to improve their properties through the use of every available means including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
• Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
• Support enforcement of existing building codes and nuisance ordinances.
• Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
• Strive to improve the quality of development along the Chattahoochee River as recreational second homes.

Natural and Cultural Resources

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
  • Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
  • Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  • Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.

- Promote and preserve the existing sense of place in the county through the promotion of historic resources.
  • Support economic development that is compatible with existing businesses and the tourist industry.
  • Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
  • Encourage the rehabilitation of storefronts in the Fort Gaines Central Business District.

- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
  • Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
• Encourage maximum use of the county’s natural resources while maintaining sound environmental protection practices.
• Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
• Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
• Discourage the obstruction of scenic views and sites in the county.
• Promote and Enhance the Outdoor Recreation Industry through the development of additional campsites and boat ramps.
• Encourage the development of Private Hunting Lodges.
• Encourage large property owners to lease their land to hunters.
• Encourage the development of service facilities to meet the needs of this sector of the economy.
• Establish natural habitats for a variety of wildlife.
• Encourage the safe, wise and legal use of firearms and other hunting techniques.
• Develop and promote additional competitions and festivals targeted to this market.
• Encourage the development of the Clay/Quitman/Stewart County’s Scenic Byways Designation.
• Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.

■ Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
• Support the development of additional cultural resources that will aid in the understanding of local heritage.
• Encourage the further development of Frontier Village, Coleman’s Opera House Museum and Sutton’s Corners Museum.
• Support regional tourism alliances with other counties and facilities (such as Bagby State Park or Kolomoki Mounds State Park) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
• Encourage local schools to use these facilities as outdoor classrooms.

■ Encourage and Support the provision of educational and recreational opportunities for residents of Clay County.
• Encourage and support the expansion of Adult Education opportunities in Clay County.
• Encourage and support the expansion of services at the library in Fort Gaines.
• Encourage and support the activities of the Clay County School System to educate the children of Clay County.
• Support and encourage the provision of recreational and fine arts opportunities for the residents of Clay County.
• Encourage the collaboration between the Clay County Board of Education and the Clay County Board of Commissioners on the use of School System facilities for County Recreation i.e. ball fields, gymnasiums, etc.
• Encourage and support the expansion of the Clay County Recreational Program to provide additional sports opportunities.
• Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
• Encourage and support the efforts of the healthcare community in Clay County.

Transportation
■ Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Clay County and on through routes for local and regional travelers.
  • Encourage and promote the design and engineering of roads to fit, rather than dominate, topography and other site conditions. Encourage the development of bike paths and sidewalks throughout the neighborhoods.
  • Provide for safe, efficient movement of people, goods and services in and around Clay County.
  • Minimize conflicts between local and through traffic using every available means.
  • Provide for timely maintenance and improvement of roads.

■ Promote and enhance the highway and commercial corridors in Clay County.
  • Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
  • Encourage and support the development of a Sign Ordinance for Clay County.
  • Encourage and support the review of all development ordinances such as zoning, subdivision regulations, Historic Preservation Ordinances, etc. to ensure that there is no conflict in any of the ordinances.
  • Encourage and support the development of a uniform building permit process including application forms and review criteria.
Economic Development

- Support economic development that is compatible with the highway service industry.
  - Promote an adequate, efficient and appropriate mix of goods at the main intersections along GA 39 and US Hwy 27.
  - Encourage development on sites that are served by water and sewer.

- Promote the Central Business District in the Fort Gaines as the primary commercial and cultural center of Clay County.
  - Encourage and support the efforts of the Cities of Bluffton and Fort Gaines to make improvements to their downtowns including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
  - Support the location and maintenance of desirable and suitable entertainment facilities downtown.
  - Encourage cultural events, i.e. art shows, fairs, and other attractions in the Central Business Districts.
  - Encourage adaptive re-use of historic structures.
  - Preserve historic and cultural buildings and monuments.
  - Provide daily clean-up services in the downtown areas.
  - Encourage Citizens to Shop Locally.
  - Make business hours more compatible to fit the needs of local shoppers.
    - Encourage merchants to sell items that are bought most frequently.
    - Encourage merchants to sell items unique to Clay County and/or the State of Georgia.

- Improve the existing built environment.
  - Encourage and promote development and construction of desirable infill development designed to fit the context of existing neighborhoods, so long as all other basic development criteria may be met.
  - Encourage landscaping of new parking lots to minimize visual impact.
  - Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.
Community Needs and Opportunities

Quality Community Objectives
Clay County has reviewed the Georgia Department of Community Affairs’ Quality Community Objectives. These objectives were adopted to guide this Comprehensive Plan Update and the future growth, development and redevelopment of Clay County. These objectives will assist community leaders in making local government decisions that affect the county’s future land use patterns, environmental and historical resources, and economic development. These objectives will provide the framework needed in order to make well-informed decisions.

Economic Prosperity
Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Resource Management
Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Efficient Land Use
Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Local Preparedness
Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Sense of Place
Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable,
mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community’s character.

Regional Cooperation
Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Housing Options
Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Transportation Options
Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Educational Opportunities
Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Community Health
Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.
Identified Needs and Opportunities

Better Maintenance of roads and pavement repair
  Pave dirt roads
  Clean the sides of existing roads
  CR 115 needs repair and paving
  More grading on all dirt roads
  Paved roads in the lake area
  Repair road between Fort Gaines and Bluffton
  Proper drainage on county dirt roads
More lake development needed.
More and better citizen participation
More industry
  300 acre solar farm
  Pellet Plant
  Solar/Pellet Plan jobs
Restoration of Buildings
Transit System
Closer adherence to Comp Plan
Emergency Medical Care
New Gymnasium multi-purpose building
More youth activities
  Tutoring for youth
  Arts and Music programs for children
Cottonhill Campground-Look into upgrading
Better use of Social Services building for school experiences
More community education opportunities
Better policing of drugs
More police presence
Better usage of Bagby State Park
Partner with Bagby State Park to develop Golfing and Fishing Tournaments
Hold neighborhood clean-ups
Improve local Medical and Dental care
Better affordable housing
Develop a Farmers Market
Data and Information

Population
The projected population for Clay County over the next twenty plus years is expected to continue to decline. However, the current trends of migration to southern rural counties could stabilize or increase the population. It is believed that as the State of Georgia’s Metropolitan areas continue to grow many residents will chose to relocate to smaller communities to escape the bustle of the larger cities.

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Source: Georgia County Guide 1992 and U.S. Census 2010

Total Population Projections 2005-2030

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Source: U.S. Census Bureau, River Valley RC Staff, 2014

Economic Development
Clay County has a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. The county does not have a broad range of business types. The majority are retail-type establishments with limited employment opportunities. There are very few industrial-type businesses. Currently education is the largest employer. Because of the county’s location on Lake Walter F. George, there is potential for a variety of eco-tourism businesses allowing stabilization and diversification and stability of the economy. Some businesses not currently represented in the Clay County marketplace are Furniture/Home Furnishings Stores; Auto Parts, Accessories, and Tire Stores; and Clothing/Clothing Accessories Stores. Tourism (including cultural sites, eco-tourism, and agri-tourism sites), horticultural nurseries and agribusinesses continue to be excellent prospects for industry development and employment.
Housing

The housing stock in Clay County consists of a mixture of traditional single-family stick-built homes, multi-family units and manufactured housing units. The county’s 2010 housing inventory consists of 2,102 housing units.

The number of housing units in Clay County has increased by 9% since 2000 and by 32.5% since 1990. The majority of the county’s housing stock is single-family units, 64.9% of total units in 2010. Secondary housing components consist of manufactured housing units and multi-family. As of 2010, multi-family units comprised 6% of all housing units while the stock of manufactured housing units has increased substantially. In 1980, mobile home units comprised 7% of the total housing units; by 2010 the number of mobile home units had grown to 28.7% of the county’s housing stock. This evidences a need for affordable housing options in Clay County.
Community Facilities
The county has an excellent ground water supply and individual wells provide an adequate water source for Clay County residents. However, the increased development along Lake Walter F. George has justified a public water system in this area.

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<td>316</td>
</tr>
<tr>
<td>Bluffton</td>
<td>W</td>
<td>G</td>
<td>55</td>
</tr>
<tr>
<td>Fort Gaines</td>
<td>B</td>
<td>G</td>
<td>501</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

<table>
<thead>
<tr>
<th>Water Usage &amp; Storage Information</th>
<th>Water Plant Capacity (gal/day)</th>
<th>Consumption (gal/day)</th>
<th>Elevated Storage Capacity (gal/day)</th>
<th>Ground Storage Capacity (gal/day)</th>
<th>Cumulative Pumping Capacity (gpm)</th>
<th>Population Served By Public Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay County</td>
<td>400,000</td>
<td>33,000</td>
<td>400,000</td>
<td>N/A</td>
<td>450</td>
<td>800</td>
</tr>
<tr>
<td>City of Bluffton</td>
<td>62,000</td>
<td>15,000</td>
<td>301,000</td>
<td>N/A</td>
<td>535</td>
<td>132</td>
</tr>
<tr>
<td>City of Fort Gaines</td>
<td>400,000</td>
<td>325,000</td>
<td>500,000</td>
<td>300,000</td>
<td>717</td>
<td>1107</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>462,000</td>
<td>373,000</td>
<td>1,201,000</td>
<td>300,000</td>
<td>1702</td>
<td>2039</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Because of the low-density population in Clay County, a public sewer system is not warranted. However, since the preservation of the quality of Walter F. George Reservoir and the rural county as a whole are vitally important to Clay County, the County adopted Planning and Zoning ordinances in 2002 and updated them in 2006 to insure: 1) Property owners acquired proper building permits; 2) The health department verified the suitability of the soil for septic tank use; and 3) provide density control by enforcement of a county-wide zoning ordinance.
**Sewage Treatment System Capabilities**

<table>
<thead>
<tr>
<th></th>
<th>Sewage Plant Capacity (gal/day)</th>
<th>Load (gal/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay County</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Bluffton</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Fort Gaines</td>
<td>300,000</td>
<td>100,000</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>300,000</strong></td>
<td><strong>100,000</strong></td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Clay County should continue to expand appropriate infrastructure to meet development needs and minimize the effects on environmentally sensitive areas.

**Health Services**

Clay County has one Health Department located on Wilson Street in the City of Ft. Gaines. There is one doctor in the City Ft. Gaines. Clay County is within a 20-mile radius of three hospitals: Patterson Hospital in Cuthbert, Calhoun Memorial in Edison and Early Memorial in Blakely. In addition, Clay County residents utilize the tertiary level hospitals in Dothan, Alabama and Albany, Georgia. The county operates a full time EMS service made up of Paramedics and EMT’s. The units are dispatched via an E-911 operations center. This trend evidences a need for basic healthcare for the entire community, but especially for those without reliable transportation.

**Transportation**

Clay County is served by U.S. Highway 27, Georgia Highways 37 and 39, and Georgia Highway, 266. There are a total of 501.8 miles of road in Clay County. Of the roads that are owned and maintained by Clay County, 206.02 miles are unpaved. Only 164.54 miles are improved roads. The Clay County Board of Commissioners must approve any road before it is accepted. The county requires that roads meet GDOT specifications with an 80’ right-of-way for road development, but does not require that the road be paved before it is accepted.

Clay County operates a public transportation service on a fixed route and an as-needed basis. This is the only mass transportation system in the county. There is no rail transportation. However, Clay County is located on the Chattahoochee River at a point where barge traffic is possible. The lock, dam, and Lake Walter F. George make water traffic a possible means of transportation. However, there is no port facility in the county. The nearest barge facilities are located in Eufaula, Alabama, 23 miles North of Fort Gaines and Columbia, Alabama.

An opportunity exists for the public transit service to partner with similar systems in surrounding jurisdictions to increase the service area for local citizens and riders.
**Land Use**

**Existing Land Use**  
Maximizing land development opportunities while protecting natural resources is an important goal for Clay County. Key challenges for county officials include protecting natural resources while encouraging development and establishing an effective mix of appropriate land uses. Agriculture dominates the county’s existing land use. Second to agricultural is residential land use in the county. While single-family detached housing is the predominant residential use, manufactured housing is the second most frequently used residential type. Commercial uses are predominantly located in the Town Center and along Federal and State Routes and make up less than one percent of total land use.

The following figure illustrates the acreage and percent of total land in the counties and cities dedicated to existing land uses. Acreage totals do not include roads.

<table>
<thead>
<tr>
<th>Clay County Existing Land Use</th>
<th>Acres</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (low density)</td>
<td>1,368.87</td>
<td>45.16%</td>
</tr>
<tr>
<td>Residential (high density)</td>
<td>88.09</td>
<td>2.91%</td>
</tr>
<tr>
<td>Agriculture/Forestry</td>
<td>86.56</td>
<td>2.86%</td>
</tr>
<tr>
<td>Transportation</td>
<td>284.57</td>
<td>9.39%</td>
</tr>
<tr>
<td>Communication</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communication Utilities</td>
<td>284.57</td>
<td>9.39%</td>
</tr>
<tr>
<td>Parks</td>
<td>38.23</td>
<td>1.26%</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>276.66</td>
<td>9.13%</td>
</tr>
<tr>
<td>Industrial</td>
<td>698.34</td>
<td>23.04%</td>
</tr>
<tr>
<td>Commercial</td>
<td>189.85</td>
<td>6.26%</td>
</tr>
<tr>
<td>Total</td>
<td>3,031.15</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

**Development Patterns**  
An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. Identifying existing land use is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact.
A major development trend in Clay County is the continued growth around Lake Walter F. George. In this area, the county faces many development issues related to growth including lot size, housing construction methods, availability of public utilities (water/sewer), and adequate road capacity and condition (paved roads/dirt roads). The local elected officials also need to consider the effects of development on water quality, since most of the county is located in a ground water recharge area for an important aquifer. Other considerations include the effect of housing type and construction methods in this area on the county’s tax base.

Another trend is the expansion of U.S. Hwy. 27 to a four-lane highway. Better access along this US Highway will increase pressure to develop the primarily agricultural land adjacent to the road with commercial properties. In this area, the county will need to balance the loss of prime agricultural land with the lack of existing commercial businesses to serve the resident population. Targeting commercial development first to major intersections with the use of buffers and landscaping around paved areas will help balance these needs.

The popularity of the local-grown/organic food movement is also a development trend in Clay County. This movement has spurred the growth of many agri-businesses. White Oak Pastures in southern Clay County is one such business that has grown exponentially in the last few years. With immediate access to U.S. Hwy. 27 and strategic planning done by this farm owner, White Oak Pastures is poised for continued economic progress. Issues facing the county regarding the development of more such agri-businesses include the need for workforce housing and infrastructure that will allow visitors’ safe-enjoyment of agri-tourism endeavors.
Future Land Use

Areas Requiring Special Attention

Areas Where Development is Likely to Occur
The major growth area in Clay County is the northwestern section of the county along the shore of Lake Walter F. George. Clay County has extended water lines into this area to increase the density of future development while reducing potential contamination of underground aquifers. See Future Development Areas Map.

Significant Natural Resources
The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Clay County, Bluffton, and Fort Gaines, development of areas adjacent to and affecting the Chattahoochee River and important underground aquifers should be reviewed for compliance with state and local ordinances and regulations. See Future Development Areas Map.

<table>
<thead>
<tr>
<th>Acreage of Parks, Recreation, Conservation Lands in Clay County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Park, Recreation, Conservation Land Use (Acres)</td>
</tr>
<tr>
<td>Clay</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Water Supply Watersheds
Overall, Clay County, Bluffton, and Fort Gaines fall within the Lower Middle Chattahoochee Watershed. Within the county itself, there are seven (7) watersheds of moderate size. The Town of Bluffton is within the Spring Creek-Perry Creek Watershed and the Chattahoochee River-Kolomoki Creek Watershed. The City of Fort Gaines lies within the Chattahoochee River-Cemochechobee Creek Watershed. Unincorporated Clay County falls within these watersheds, but also includes the Chattahoochee River-Walter F. George Reservoir Watershed, Chattahoochee River-Barbour Creek Watershed, Pachitla Creek-Little Pachitla Creek Watershed, and the Pataula Creek Watershed. See Appendix for Map.

Groundwater Recharge Areas
Clay County is located in the Southern Coastal Plain Province. This is a very important groundwater recharge area. There are seven major aquifer systems in the Coastal Plain Province. Clay County is located over the Cretaceous-Tertiary aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence and Clayton aquifer systems, is an interconnected group of sub-systems that
developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, *Groundwater Quality in Georgia for 2002*). See Appendix for Map.

**Wetlands**

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. In Clay County, there are 4,535.11 acres of Forested Wetlands, 392.69 acres of Non-forested Emergent Wetlands, 1,102.05 acres of Scrub/Shrub Wetlands, and 14,439.96 acres of Open Water Wetlands. See Appendix for Map.

**Soil Types**

Clay County is within the Southern Coastal Plain Major Land Resource Area (MLRA–133A). The surface relief ranges from almost level and gently sloping to steep. Slopes range from 0 to 5 percent in the more nearly level areas and from 15 to 45 percent in the hilly and steep areas. Good surface drainage prevails, except for in the lower-lying depressions and in areas along streams. Most of the soils are located on uplands, are well drained, and have a sandy or loamy surface layer and a loamy or clayey subsoil. Other soils on uplands are nearly level and less well drained and have a sandy surface layer and loamy subsoil or a loamy surface layer and clayey subsoil. Nearly level, poorly drained soils are in depressions or on flood plains near steams. The soils on flood plains are loamy or clayey throughout. See Appendix for Map.

**Steep Slopes**

The topography of Clay County also places constraints and limitations on placement of development. Much of the county has slopes exceeding 25%. Areas of 3% and less are found along the Chattahoochee River in the western part of the county and in patches in the southeastern section of the county. See Appendix for Map.

**Prime Agricultural and Forest Land**

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. There are 138,880 acres of land in Clay County. In the county, 44,566 acres are identified as farmland with 21,347 acres in harvest crops. The main crops in Clay County are cotton and peanuts. Corn, rye, grain sorghum, wheat, and some oats and millet are also grown in Clay County.

**Significant Cultural Resources**

A county-wide historic resources survey has been completed. There are two individually listed National Register Historic Properties in unincorporated Clay County: Sutton – Warren House (U.S. Hwy. 27) and the Toney – Standley House (Days Cross Road Community). There are no National Register Historic Districts in unincorporated Clay County. There are also no archaeological National Register Historic Sites in unincorporated Clay County. See Future Development Areas Map.
Clay County has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county’s borders was completed in 1998, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Fort Gaines Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

**Areas Where Development May Outpace Availability of Facilities & Services**
Clay County has extended water lines into the northern section of the county along the shore of Lake Walter F. George to encourage development and mitigate the presence of non-conforming lots. To further encourage development and bring existing non-conforming lots into compliance with Clay County land use planning documents, Clay County will soon need to provide sewer in this area as well as water. See Future Development Areas Map.

**Areas with Significant In-fill Development Opportunities**
In-fill opportunities exist in and around Fort Gaines. Overall, in-fill opportunities within the city limits are good, because of available public water and public sewer. However, some existing vacant lots should be kept for park and open space. See Future Development Areas Map.

**Brownfields**
In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield’s. Some issues involving Brownfield’s are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield’s can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

Potential Brownfield’s in Clay County, Bluffton and Fort Gaines consist of mostly junk yards, old gas stations, and property with abandoned vehicles and equipment. See Future Development Areas Map.
**Areas of Disinvestment**
All communities have areas of disinvestment or areas in need of improvement; Clay County, Bluffton, and Fort Gaines are no different. Market forces over time will stabilize or improve most of the areas in need of revitalization. However in some cases a public/private partnership will be needed to make improvements happen. See Future Development Areas Map.
Clay County, Georgia
Areas Requiring Special Attention

Legend
- State Highway
- US Highway
- Parcels
- City Limits
- Waterways
- County Boundary

Areas Where Development Likely To Occur
Significant Cultural Resources (City Limits)
Significant Natural Resources (Conservation Areas, Groundwater Recharge Areas, Streams, Wetlands)
Character Areas

Defining Narrative
Character Areas are specific geographic areas within unincorporated Clay County that have unique or special characteristics to be preserved or enhanced; have the potential to evolve into a unique area with more intentional guidance; or require special attention due to unique development issues. Each Character Area Vision Statement, is not meant to conflict with the Community-Wide Vision Statement given previously, but is meant to give additional guidance to planning commissioners and elected officials in updating and reviewing land use regulations and in reviewing and approving new developments. Each Character Area is a planning sub-area within the county where more detailed, small area planning and implementation of certain policies, investments, incentives and/or regulations may be applied in order to preserve, improve or otherwise influence its future development patterns in a manner consistent with the community vision.

For all Character Areas, there are overarching policies which should be followed.

- Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
- Protect residential areas and their residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within Clay County.
- Protect residents from significant hazards to life, health and property.
  - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Clay County, the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns. This includes, but is not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.
  - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with the policies and programs of Clay to enhance mutual understanding and improve decision-making.
Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Clay County and on through routes for local and regional travelers.

- Minimize conflicts between local and through traffic using every available means.
- Provide for timely maintenance and improvement of roads.
<table>
<thead>
<tr>
<th>Character Areas</th>
<th>Vision</th>
<th>Land Uses</th>
<th>Quality Community Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay Co U.S. Highway 27 Corridor</td>
<td>Clay County will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.</td>
<td>Agricultural&lt;br&gt;Residential (low and high density)&lt;br&gt;Commercial&lt;br&gt;Industrial&lt;br&gt;Limited public/institutional.</td>
<td>Economic Prosperity&lt;br&gt;Local Preparedness&lt;br&gt;Transportation Options&lt;br&gt;Regional Cooperation&lt;br&gt;Housing Options</td>
</tr>
<tr>
<td>Clay Co Chattahoochee River Corridor</td>
<td>Clay County will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Clay County will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.</td>
<td>Agriculture/forestry&lt;br&gt;Parks/ recreation/ conservation&lt;br&gt;Residential (low density)&lt;br&gt;Limited industrial&lt;br&gt;Limited public/institutional</td>
<td>Economic Prosperity&lt;br&gt;Resource Management&lt;br&gt;Efficient Land Use&lt;br&gt;Local Preparedness&lt;br&gt;Sense of Place&lt;br&gt;Regional Cooperation&lt;br&gt;Transportation Options</td>
</tr>
<tr>
<td>Clay Co GA Highway 39 Corridor</td>
<td>Clay County will ensure that all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views are protected.</td>
<td>Agriculture/forestry&lt;br&gt;Residential (low density R-1 and RR)&lt;br&gt;Commercial</td>
<td>Economic Prosperity&lt;br&gt;Resource Management&lt;br&gt;Efficient Land Use&lt;br&gt;Local Preparedness&lt;br&gt;Sense of Place&lt;br&gt;Regional Cooperation&lt;br&gt;Housing Options&lt;br&gt;Transportation Options</td>
</tr>
<tr>
<td>Clay Co Recreational &amp; Conservation Area</td>
<td>Clay County will protect its natural and cultural resources, local and state parks, conservation areas, and other significant preserves. Clay County's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.</td>
<td>Agriculture/forestry&lt;br&gt;Parks/ recreation/ conservation&lt;br&gt;Limited public/institutional</td>
<td>Economic Prosperity&lt;br&gt;Resource Management&lt;br&gt;Efficient Land Use&lt;br&gt;Local Preparedness&lt;br&gt;Sense of Place&lt;br&gt;Regional Cooperation&lt;br&gt;Housing Options&lt;br&gt;Transportation Options</td>
</tr>
<tr>
<td>Clay Co Rural Residential &amp; Farmland</td>
<td>Clay County will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Clay County’s economy. Existing residential areas in Clay County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Clay County and its people.</td>
<td>Agriculture/forestry&lt;br&gt;Residential (low density)&lt;br&gt;Transportation/ communication/ utility&lt;br&gt;Limited institutional</td>
<td>Economic Prosperity&lt;br&gt;Resource Management&lt;br&gt;Efficient Land Use&lt;br&gt;Local Preparedness&lt;br&gt;Sense of Place&lt;br&gt;Housing Options</td>
</tr>
<tr>
<td>Walter F. George Lakeside</td>
<td>Clay County will protect Lake Walter F. George through sound and wise planning and the use of best management practices. Clay County will encourage the use of the Lake as a location for primary homes, second homes, and lakeside related commercial and high-density housing while reserving adequate public access.</td>
<td>Agriculture/forestry&lt;br&gt;Parks/ recreation/ conservation&lt;br&gt;Residential (low and high density)&lt;br&gt;Commercial (PUD or R-3)&lt;br&gt;Limited public/institutional</td>
<td>Economic Prosperity&lt;br&gt;Resource Management&lt;br&gt;Efficient Land Use&lt;br&gt;Local Preparedness&lt;br&gt;Sense of Place&lt;br&gt;Regional Cooperation&lt;br&gt;Housing Options&lt;br&gt;Transportation Options</td>
</tr>
<tr>
<td>Character Areas</td>
<td>Vision</td>
<td>Land Uses</td>
<td>Quality Community Objectives</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Lakeside Suburban Area</td>
<td>This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to the lake and government facilities, shopping, dining, socializing and entertainment facilities in Fort Gaines.</td>
<td>Mixed-residential, commercial and public (A-1, RR, R-1, C-1, PUD)</td>
<td>Economic Prosperity Resource Management Efficient Land Use Local Preparedness Sense of Place Regional Cooperation Housing Options Transportation Options</td>
</tr>
<tr>
<td>Other / Special</td>
<td>Clay County and the Cities of Bluffton and Fort Gaines will continue to have a nursing home as well as public schools, public housing, cemeteries, parks, and other public buildings and recreational facilities in the county.</td>
<td>Public/Institutional</td>
<td>Resource Management Efficient Land Use Local Preparedness Regional Cooperation Transportation Options Educational Opportunities Community Health</td>
</tr>
</tbody>
</table>
Vision:

Clay County will ensure proper management of developed and undeveloped land on both sides of US Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.

Description:

- Buildings will be architecturally integrated with the site and one another.
- New parking areas will be landscaped to minimize visual impact on adjacent roads and uses.
- The majority of new parking will be located at the rear or side of buildings to minimize visibility from the highway.
- New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Landscaped tree islands and medians will be used to break up large expanses of paved parking.
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.

Land Uses or Zoning Categories to be allowed:

Agricultural, residential (including low-density single-family and a mix of high-density residential including single-family and multi-family residential), commercial, industrial and limited public/institutional. Public water and sewer or private package treatment systems are required for high density development in this area. Preferred land use categories include: A-1, R-R, R-1, C-1, I-1.
Quality Community Objectives addressed:
Economic Prosperity, Local Preparedness, Transportation Options, Regional Cooperation, Housing Options

Implementation Measures and Strategies:

■ Promote and enhance US Highway 27 in Clay County.
  • Encourage the implementation of a Gateways Program in Clay County.
  • Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
  • Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
  • Encourage and support the development of a uniform building permit process including application forms and review criteria.

■ Support economic development that is compatible with the highway service industry.
  • Promote an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27.
  • Encourage development on sites that are already served by water and sewer.
  • Support regional/state tourism alliances to promote existing and future natural, historic, and cultural resources to increase the number of visitors.

■ Maintain a natural vegetation buffer along the corridor.
  • Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
  • Encourage and support the development of a Sign Ordinance for Clay County.
  • Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.
Clay County Chattahoochee River Corridor

**Vision:**

Clay County will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Clay County will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.

**Description:**

- Limited development in this area in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Example: Conservation Easement

Chattahoochee River
**Land Uses or Zoning Categories to be allowed:**

Agriculture/forestry, parks/recreation/conservation, low density residential, limited industrial and public/institutional. Preferred land use categories include: A-1, R-R, R-1, and PUD.

**Quality Community Objectives addressed:**

Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Transportation Options

**Implementation Measures and Strategies:**

- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
  - Encourage maximum use of the county’s natural resources while maintaining sound environmental protection practices.
  - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
  - Encourage local schools to use these facilities as outdoor classrooms.
  - Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - Encourage the further development of eco-tourism initiatives.
  - Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors.
  - Encourage the development of the Clay/Quitman/Stewart/Calhoun County’s GA Hwy 39 Scenic Byways Designation.
■ Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
  • Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  • Discourage the obstruction of scenic views and sites in the county.

■ Promote and Enhance the Outdoor Recreation Industry.
  • Encourage the development of additional campsites.
  • Encourage additional boat ramps along the Chattahoochee River.
  • Encourage the development of Private Hunting Lodges.
  • Encourage large property owners to lease their land to hunters.
  • Encourage the development of service facilities to meet the needs of this sector of the economy.
  • Establish natural habitats for a variety of wildlife.
  • Encourage the safe, wise and legal use of firearms and other hunting techniques.
  • Develop and promote additional competitions and festivals targeted to this market.

■ Conserve and maintain shared green spaces for recreation and natural resources preservation.
  • Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.

■ Protect residential areas and their residents from incompatible land uses and their activities.
  • Discourage incompatible land uses, adjacent or within residential areas.
  • Encourage safe, effective, and aesthetically pleasing residential developments.
  • Prohibit the disposal of hazardous waste within Clay County.
• Improve and expand the existing housing stock for all income levels.
  • Support continued improvement of existing housing conditions through all available public and private means.
  • Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
  • Strive for the elimination of housing discrimination and promote fair housing practices.
  • Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  • Promote and encourage affordable housing opportunities.
  • Encourage owners of substandard units to improve their properties through the use of every available means.

Example: Historically Appropriate Affordable Housing

Residence on Bluff Street
Vision:
Clay County will ensure that all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views are protected.

Description:
- Limited development in this area in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged to protect viewsheds as identified on a case by case basis.

Land Uses or Zoning Categories to be allowed:
Agriculture/forestry, low-density single-family residential, commercial development including but not limited to, transportation, related retail establishments, office buildings and other service related uses. Commercial development will be encouraged at highway intersections. Zoning categories preferred include: A-1, R-1, RR, and C-1.

Quality Community Objectives addressed:
Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options
Implementation Measures and Strategies:

- Establish and enforce guidelines to protect characteristics deemed to have scenic value.
  - Require compatible landscaping and architectural designs that enhances the scenic value of the corridor.
  - Encourage and support the development of a Sign Ordinance for Clay County.
- Manage flow of traffic; using directory signage to clustered developments.
  - Provide pedestrian linkages to adjacent and nearby residential or commercial districts.
  - Encourage the implementation of a Gateways Program in Clay County.
  - Maintain a natural vegetation buffer along the corridor.
  - Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
  - Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.
Vision:
Clay County will protect its natural and cultural resources, local and state parks, conservation areas, and other significant preserves. Clay County’s natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.

Description:
- Limit development in this area (only including agricultural use, bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields, and low-density residential) in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary with careful designs.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.
- Promote areas as passive recreation and tourism destinations.

Land Uses or Zoning Categories to be allowed:
Agriculture/forestry, parks/ recreation/ conservation, low-density residential, and public/institutional in a very limited manner. Preferred land use categories include: A-1 and R-R.

Quality Community Objectives addressed:
Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Educational Opportunities

Implementation Measures and Strategies:
- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
• Encourage maximum use of the county’s natural resources while maintaining sound environmental protection practices.
• Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
• Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
• Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

■ Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  • Encourage local schools to use these facilities as outdoor classrooms.
  Support the development of additional cultural resources that will aid in the understanding of local heritage.
  • Encourage the further development of Bagby State Park, Lake Walter F. George, the Meadowlinks, Sutton’s Corner Museum, and the Phenomenon Trail.
  • Support regional tourism alliances with other counties and other facilities (such as Florence Marina State Park or Providence Canyon) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
  • Encourage the development of the Clay/Quitman/Stewart/Calhoun County’s Scenic Byways Designation.

■ Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
  • Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  • Discourage the obstruction of scenic views and sites in the county.

■ Promote and Enhance the Outdoor Recreation Industry.
  • Encourage the further development of the Cotton Hill Campground.
  • Encourage the development of additional campsites.
  • Encourage additional boat ramps along the Chattahoochee River and Lake Walter F. George.
  • Encourage the development of Hunting Lodges.
• Encourage large property owners to lease their land to hunters.
• Encourage the development of service facilities to meet the needs of this sector of the economy.
• Establish natural habitats for a variety of wildlife.
• Encourage the safe, wise and legal use of firearms and other hunting techniques.
• Develop and promote additional competitions and festivals targeted to this market.
Clay County Rural Residential and Farmland

Vision:
Clay County will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Clay County's economy. Existing residential areas in Clay County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Clay County and its people.

Description:
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, housing will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.
- Promote the use of conservation easements by land owners.
- Widen roadways only when absolutely necessary and with careful designs.

Land Uses or Zoning Categories to be allowed:
Agriculture/forestry, low density residential, transportation/communication/utility, and public institutional in a limited manner. With an approved public water and/or sewer system minimum lot size shall be three quarters (3/4) acre and one (1) acre without either water or sewer. Preferred land use categories include: A-1, RR, and R-1.
Quality Community Objectives addressed:
Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Housing Options

Implementation Measures and Strategies:

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective, and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.
- Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions through all available public and private means.
  - Strive to improve the quality of development along Lake Walter F. George and the Chattahoochee River as recreational second homes.
  - Strive for the elimination of housing discrimination and promote fair housing practices.
  - Discourage residential development in areas designated as having critical environmental hazards such as floodplains and severe slopes.
  - Promote and encourage more affordable housing opportunities.
  - Encourage owners of substandard units to improve their properties through the use of every available means.
Vision:
Clay County will protect Lake Walter F. George through sound and wise planning and the use of best management practices. Clay County will encourage the use of the Lake as a location for primary homes, second homes, and lakeside related commercial and high-density housing while reserving adequate public access.

Description:
- Public access to the Lake will be preserved.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.
- Preferred residential development will be stick built and modular. Manufactured Housing Units will be discouraged.

Land Uses or Zoning Categories to be allowed:
Agriculture/forestry, parks/recreation/conservation, low and high density stick built or modular residential and commercial development as part of a PUD or R-1 zoning classification and public/institutional in a very limited manner. All high-density development must have public water and/or sewer or include a private package treatment system. Preferred land use categories include: A-1, R-R, R-1, and PUD.
Quality Community Objectives addressed:

Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options

Implementation Measures and Strategies:

- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
  - Encourage maximum use of the county’s natural resources while maintaining sound environmental protection practices.
  - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
  - Encourage local schools to use these facilities as outdoor classrooms.
  - Encourage the further development of eco-tourism initiatives.
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.
  - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  - Discourage the obstruction of scenic views and sites in the county.
- Promote and Enhance the Outdoor Recreation Industry.
  - Encourage the development of additional campsites.
  - Encourage additional boat ramps along the Lake.
  - Encourage the development of service facilities to meet the needs of this sector of the economy.
  - Establish natural habitats for a variety of wildlife.
  - Develop and promote additional competitions and festivals targeted to this market.
- Conserve and maintain shared green spaces for recreation and natural resources preservation.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective, and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within Clay County.
- Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions through all available public and private means.
  - Strive to improve the quality of development along the Lake as recreational second homes.
  - Strive for the elimination of housing discrimination and promote fair housing practices.
  - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - Encourage owners of substandard units to improve their properties through the use of every available means.
  - Encourage stick built and modular residential development.
  - Discourage Manufactured Housing Units.
Lakeside Suburban Area

Vision:
This area will be a focal point for the county offering a concentration of activities to include low, moderate and high-density housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. An attractive, residential, mixed-use, pedestrian-friendly place where people choose to live due to its proximity and connection to the lake and government facilities, shopping, dining, socializing and entertainment facilities in Fort Gaines.

Description:
- Public access to the Lake will be preserved.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Land Uses or Zoning Categories preferred:
Land Use categories preferred include mixed-residential (stick built, modular, and manufactured housing units) and commercial and public uses, parks, etc. Zoning classifications preferred include A-1, RR, R-1, C-1, PUD. Public water and sewer or approved septic tanks are required for development in this area. Public water and sewer is necessary for higher density development.

Quality Community Objectives for this Area:
Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options
**Implementation Measures/Strategies:**

- Add sidewalks and provide amenities such as benches and streetlights to new developments and existing higher density areas.
- Encourage a mix of residential and community facilities at small enough scale and proximity to encourage walking between destinations.
- Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions.
  - Strive for the elimination of housing discrimination and promote fair housing practices.
  - Promote and encourage more affordable housing opportunities.
  - Encourage owners of substandard units to improve their properties.
- Promote mixed, residential uses, blending residential development with schools, parks, recreation, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
- Promote strong connectivity and continuity between developments.
- Establish good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/subdivisions, and multiple site access points.
- Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.
- Where feasible retrofit subdivisions to better conform to user sensitive design.
- Promote infill development where possible.
- Encourage adaptive re-use of historic structures.
- Preserve historic and cultural buildings and monuments.
- Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures.

Workers Restoring Historic Windows
Vision:
Clay County and the Cities of Bluffton and Fort Gaines will continue to have public schools, public housing, cemeteries, parks, and other public buildings and recreational facilities. These are public land uses that are not likely to change over the planning period.

Description:
- Landscaped buffers between the roadways and pedestrian walkways will be constructed.
- Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
- Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.
- Public Housing developments will offer a mix of housing types (single-family homes, town homes, live/work units, lofts, over-the shop, and apartments).
- Public Housing developments will have a healthy mix of uses (corner groceries, barbershops, drugstores) within easy walking distance of residences.
- Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- Cemeteries will have fences and be landscaped.
- New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).
**Land Uses or Zoning Categories to be allowed:**

Public/Institutional

**Quality Community Objectives addressed:**

Resource Management, Efficient Land Use, Local Preparedness, Regional Cooperation, Transportation Options, Educational Opportunities, Community Health

**Implementation Measures and Strategies:**

- Conserve, maintain and promote existing recreation areas.
  - Encourage maximum use of natural resources while maintaining sound environmental protection practices.
  - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

- Improve and extend the public water systems to better serve the current and future population.
  - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
  - Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.

- Encourage coordination between Fort Gaines and Clay County for the expansion of the public sewer system.

- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
• Provide for safe, efficient movement of people, goods and services in and around Clay County and the Cities of Bluffton and Fort Gaines.
• Minimize conflicts between local and through traffic using available means.
• Provide for timely maintenance and improvement of streets.
• Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.

Encourage and Support the provision of educational opportunities for residents of Clay County and the Cities of Bluffton and Fort Gaines.
• Encourage and support the expansion of Adult Education opportunities in Clay County.
• Encourage and support the expansion of services at the library in Fort Gaines.
• Encourage and support the activities of the Clay County School System to educate the children of Clay County.

Support and encourage the provision of recreational and fine arts opportunities for the residents of Clay County and the Cities of Bluffton and Fort Gaines.
• Encourage collaboration between the Clay County Board of Education and the Clay County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
• Encourage and support the development of a Clay County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.
• Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
## Community Work Program

### Clay County Report of Accomplishments 2007 - 2012

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support a public transportation system in the 4-county area.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Continue maintenance program for government buildings to include a new roof for the historic courthouse and a new county government center.</td>
<td>Currently Underway</td>
<td>Continue into 2014. Project is in the planning stages.</td>
</tr>
<tr>
<td>Work with the City of Fort Gaines and Bagby Park to construct the Phenomenon Trail.</td>
<td>Currently Underway</td>
<td>Phase 1 completed in 2013. Phase 2 underway. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Support the Clay County Volunteer Fire Department.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Recruit and retain appropriate medical personnel and facilities to attend to the needs of county residents to include constructing a medical/dental clinic.</td>
<td>Not Accomplished</td>
<td>The County does not have the staff or funding to complete this goal. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed recreation improvements.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Provide full-time Emergency Medical Service to the county and municipalities.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Construct and maintain public water and sewer systems in growing areas of the county.</td>
<td>Currently Underway</td>
<td>Projected Completion Date: 2014 Completing extension plans for water system now and applying for additional funds.</td>
</tr>
<tr>
<td>Resurface county roads, pave densely populated roads, and provide drainage improvements to include Lakeview, County Line, St. Luke Church Rd, Pebble Shores, and Jenny Lynn.</td>
<td>Currently Underway</td>
<td>Projected Completion Date: 2015 Using LMIG and TSPLOST funds.</td>
</tr>
<tr>
<td>Expand the county library to include an archives section/building.</td>
<td>Postponed</td>
<td>Resume in 20???. This item will be combined with another in the new work program.</td>
</tr>
<tr>
<td>Encourage public-private partnerships to develop new recreational opportunities.</td>
<td>Currently Underway</td>
<td>Projected Completion Date: 2016 Developing partnerships with White Oak Pastures (Bluffton) and County Rec Dept.</td>
</tr>
<tr>
<td>Purchase necessary equipment and vehicles for public safety and public service departments including laptops in all sheriff’s and EMS vehicles and a hydraulic-lift stretcher for the ambulance.</td>
<td>Currently Underway</td>
<td>Projected Completion Date: 2014</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Status</td>
<td>Explanation</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>--------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Work with the EDC and neighboring counties on a regional Welcome Center.</td>
<td>Not Accomplished</td>
<td>Lack of funding. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Market Bagby State Park and Lodge and the Meadowlinks Golf Course.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Support the efforts of the Clay County Development Authority in developing lakefront retirement community.</td>
<td>Postponed</td>
<td>Projected Completion Date unknown due to a legal issue, but this is still a commission priority. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Support the Clay County Development Authority, Clay County Economic Development Council, the 4-County Southwest Georgia Development Authority, and the Clay County Chamber of Commerce.</td>
<td>Completed</td>
<td>All elements of this activity were completed, except for the 4-county Southwest Georgia Development Authority. That organization disbanded. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Apply for a Scenic Byway Designation for Hwy 39.</td>
<td>Postponed</td>
<td>Resume in 2015. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Review and update development ordinances to promote environmentally friendly development with proper infrastructure and greenspace.</td>
<td>Postponed</td>
<td>Resume 2015. This item will be combined with another item in the new work program.</td>
</tr>
<tr>
<td>Recruit appropriate businesses for the county, especially major highway corridors.</td>
<td>Currently Underway</td>
<td>Two projects are in the development phase: Solar Farm Facility and Bio Mass Factory.</td>
</tr>
<tr>
<td>Develop a work force training program for county residents.</td>
<td>Currently Underway</td>
<td>Clay County is Included in the PILOT program.</td>
</tr>
<tr>
<td>Develop an inventory of sites and buildings that are available for redevelopment.</td>
<td>Not Accomplished</td>
<td>Lack of funding. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.</td>
<td>Currently Underway</td>
<td>The County has ordered new signage. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Housing</td>
<td>Status</td>
<td>Explanation</td>
</tr>
<tr>
<td>Support efforts of the Southwest Georgia Housing Authority to increase affordable housing in the area.</td>
<td>Currently Underway</td>
<td>The County will continue to support this organization, but this will not be an element in the new work program.</td>
</tr>
<tr>
<td>Provide for a code-enforcement program in the county.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Pursue housing redevelopment programs to renovate/ rebuild substandard housing throughout the county.</td>
<td>Currently Underway</td>
<td>Continue into 2014. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Develop standards for use, placement, and compatibility of Manufactured Housing Units in the county.</td>
<td>Not Accomplished</td>
<td>Waiting on industry decision. This will not be an element in the new work program.</td>
</tr>
</tbody>
</table>
### Land Use

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review and update Comprehensive Plan</td>
<td>Currently Underway</td>
<td>Projected Completion Date: 2014</td>
</tr>
<tr>
<td>Review and update Solid Waste Management Plan</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Enforce zoning ordinance and subdivision regulations</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Adopt and enforce buffer requirements along roadways</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Continue efforts of farmland protection in the county</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Adopt an ordinance to encourage preservation of existing shade trees or planting of new ones in new developments</td>
<td>Not Accomplished</td>
<td>Due to lack of development, this is not a commission priority at this time. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Develop a community greenspace plan that identifies new areas for passive recreation and organizes a tree planting program for public spaces</td>
<td>Currently Underway</td>
<td>Continue into 2014. This item will be combined with another item in the new work program.</td>
</tr>
<tr>
<td>Review the existing subdivision ordinance to provide illustrative examples of desirable new development</td>
<td>Postponed</td>
<td>Resume in 2015. This item will be combined with another element in the new work program</td>
</tr>
</tbody>
</table>

### Natural and Historic Resources

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopt Part V Planning Criteria for wetlands and groundwater recharge areas</td>
<td>Postponed</td>
<td>Lack of funding. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Adopt and enforce buffer requirements along roadways</td>
<td>Postponed</td>
<td>Resume in 2015. This item will be combined with another element in the new work program.</td>
</tr>
<tr>
<td>Adopt Total Maximum Daily Load (TMDL) limits for Drag Nasty, Hog, Pataula, and Roaring Branch Creeks and the Chattahoochee River</td>
<td>Postponed</td>
<td>Resume in 2014. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Develop an inventory of natural and cultural resources to aid in county decision making</td>
<td>Cultural Resources Completed Natural Resources Not Accomplished</td>
<td>There is a historic resource survey for Bluffton. However, this is not a council priority at this time. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Review and update zoning code and all development ordinances to reflect current state law and best development practices.</td>
<td>2014: X, 2015: X</td>
<td>Clay County, RVRC</td>
</tr>
<tr>
<td>Form a committee of the County Tax Assessor, Planning Commission and Board of Commissioners to investigate ways to optimize tax revenues through development choices.</td>
<td>2014: X, 2015: X</td>
<td>Clay County, RVRC</td>
</tr>
<tr>
<td>Upgrade Cottonhill campground and Sandy Branch park.</td>
<td>2014: X</td>
<td>Clay County</td>
</tr>
<tr>
<td>Partner with the School Board and Family Connections to offer/enhance after-school and tutoring programs for children.</td>
<td>2014: X, 2015: X</td>
<td>Clay County, Board of Education, Clay Family Connections, 4-H</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>Partner with prospective industries to insure that local citizens have workforce training and job skills to gain employment.</td>
<td>X X X X X X</td>
<td>Clay County Industries Workforce Investment Administration Technical College</td>
</tr>
<tr>
<td>Request Area Agency on Aging to offer training for caregivers and for chronic disease management.</td>
<td>X X X X X</td>
<td>Clay County RVRCAAAN</td>
</tr>
<tr>
<td>Partner with Bagby State Park to develop golfing and fishing tournaments and eco-tourism events.</td>
<td>X X X X X X</td>
<td>Clay County Bagby State Park Friends of Bagby</td>
</tr>
<tr>
<td>Improve and expand the county’s recreation program to include a wider variety of events and activities.</td>
<td>X X X X X X</td>
<td>Clay County Clay Family Connections Board of Education</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Partner with Fort Gaines and the Fort Gaines 200 organization on the celebration of the city’s bicentennial.</td>
<td>X X X X X</td>
<td>Clay County, Fort Gaines, Fort Gaines 200</td>
</tr>
<tr>
<td>Partner with Fort Gaines and the Downtown Development Authority to create a Farmer’s Market.</td>
<td>X X X X X X</td>
<td>Clay County, Fort Gaines, DDA, GA Farm Bureau</td>
</tr>
<tr>
<td>Partner with White Oak Pastures on developing agri-tourism events and activities that complement existing offerings.</td>
<td>X X X X X X</td>
<td>Clay County, White Oak Pastures, GA Dept of Ag, GA Organics</td>
</tr>
<tr>
<td>Develop a maintenance schedule for paving and upkeep of county roads.</td>
<td>X</td>
<td>Clay County, Golden Triangle RC&amp;D</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Review alternative paving types or systems to maximize transportation</td>
<td>2014: X, 2015: X</td>
<td>Clay County Golden Triangle RC&amp;D</td>
</tr>
<tr>
<td>dollars.</td>
<td>2016: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2017: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2018: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2019: X</td>
<td></td>
</tr>
<tr>
<td>county roads.</td>
<td>2016: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2017: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2018: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2019: X</td>
<td></td>
</tr>
<tr>
<td>Continue maintenance program for government buildings to include a new</td>
<td>2014: X, 2015: X</td>
<td>Clay County</td>
</tr>
<tr>
<td>roof for the historic courthouse and a new county government center.</td>
<td>2016: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2017: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2018: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2019: X</td>
<td></td>
</tr>
<tr>
<td>Work with the City of Fort Gaines and Bagby Park to construct the</td>
<td>2014: X, 2015: X</td>
<td>Clay County Ft Gaines City Council Bagby State Park</td>
</tr>
<tr>
<td>Phenomenon Trail.</td>
<td>2016: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2017: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2018: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2019: X</td>
<td></td>
</tr>
<tr>
<td>Encourage and support the expansion of services at the library in</td>
<td>2014: X, 2015: X</td>
<td>Clay County Ft Gaines City Council Kinchafoonee Regional Library System</td>
</tr>
<tr>
<td>Fort Gaines.</td>
<td>2016: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2017: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2018: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2019: X</td>
<td></td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Apply for a Scenic Byway Designation for Hwy 39.</td>
<td>2014: X, 2015: X</td>
<td>Clay County, Ft Gaines City Council, Clay County EDC, GDOT</td>
</tr>
<tr>
<td>Adopt highway corridor/overlay district to regulate parking, signage, landscaping, buffers and points of ingress and egress.</td>
<td>2014: X, 2015: X, 2016: X, 2017: X</td>
<td>Ft Gaines City Council, Clay County Board of Commissioners, GDOT</td>
</tr>
<tr>
<td>Pursue housing redevelopment programs to renovate/ rebuild substandard housing throughout the county.</td>
<td>2014: X, 2015: X, 2016: X</td>
<td>Clay County</td>
</tr>
<tr>
<td>Adopt Part V Planning Criteria for wetlands and groundwater recharge areas.</td>
<td>2014: X, 2015: X, 2016: X</td>
<td>Clay County</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td>Adopt Total Maximum Daily Load (TMDL) limits for Drag Nasty, Hog, Pataula, and Roaring Branch Creeks and the Chattahoochee River.</td>
<td>X</td>
<td>Clay County</td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Promote appropriate development along and enhance aesthetics of U.S. Hwy. 27.</td>
<td>X X X X X X X</td>
<td>Clay County Clay County EDC</td>
</tr>
<tr>
<td>Encourage local schools to use the cultural, historic and natural resources of Clay County for educational purposes.</td>
<td>X X X X X X X</td>
<td>Clay County Clay County BOE</td>
</tr>
<tr>
<td>Support regional/state tourism alliances to increase the number of visitors.</td>
<td>X X X X X X X</td>
<td>Clay County Clay County EDC RVRC</td>
</tr>
<tr>
<td>Purchase necessary equipment and vehicles for public safety and public service departments including laptops in all sheriff’s and EMS vehicles and a hydraulic-lift stretcher for the ambulance.</td>
<td>X X X X X X X</td>
<td>Clay County GEMA</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Construct and maintain public water and sewer systems in growing areas of the county.</td>
<td>X</td>
<td>Clay County EPD</td>
</tr>
<tr>
<td>Support the efforts of the Clay County Development Authority in developing lakefront retirement community.</td>
<td>X X X X</td>
<td>Clay County Clay County EDC</td>
</tr>
</tbody>
</table>
Appendix
## Appendix

### Comprehensive Plan Update Schedule

<table>
<thead>
<tr>
<th>Plan Element</th>
<th>Required Update Elements</th>
<th>Optional Update Elements</th>
<th>Work Session Agenda</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Public Hearing</td>
<td>✓</td>
<td></td>
<td>• Plan Update Process/Meeting Schedule</td>
<td>December 19, 2013</td>
</tr>
<tr>
<td>Community Goals</td>
<td></td>
<td>✓</td>
<td>• Develop Vision Statement.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• List Community Goals.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Community Policies.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Character Areas and Defining Narrative.</td>
<td></td>
</tr>
<tr>
<td>Needs and Opportunities</td>
<td>✓</td>
<td></td>
<td>• Develop this list using S.W.O.T analysis.</td>
<td>January 6, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Provide supplemental planning recommendations.</td>
<td>January 14, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Analysis of data and information</td>
<td>February 7, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Analysis of consistency with quality community objectives.</td>
<td>February 11, 2014</td>
</tr>
<tr>
<td>Land Use Element</td>
<td>✓</td>
<td></td>
<td>• Character Area Map and Defining Narrative.</td>
<td>February 11, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Future Land–Use Map and Narrative</td>
<td>March 4, 2014</td>
</tr>
<tr>
<td>Economic Development Element</td>
<td></td>
<td>✓</td>
<td>• Use CEDS information to develop this section.</td>
<td>March 18, 2014</td>
</tr>
<tr>
<td>Community Work Program</td>
<td>✓</td>
<td></td>
<td>• Define activities that each govt. plans to undertake during the next 5 years to</td>
<td>March 4, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>address priority Needs and Opportunities.</td>
<td>March 18, 2014</td>
</tr>
<tr>
<td>Transportation Element</td>
<td></td>
<td>✓</td>
<td>• Discuss with Planning and Zoning Commission (where applicable) any updates to prior</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>plan.</td>
<td></td>
</tr>
<tr>
<td>Housing Element</td>
<td></td>
<td>✓</td>
<td>• Discuss with Planning and Zoning Commission (where applicable) any updates to prior</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>plan.</td>
<td></td>
</tr>
<tr>
<td>Service Delivery Strategy (SDS)</td>
<td>✓</td>
<td></td>
<td>• All Local Governments required to update SDS</td>
<td>April 2014</td>
</tr>
<tr>
<td>2nd Public Hearing</td>
<td>✓</td>
<td></td>
<td>• Final Plan Review and Comments.</td>
<td>April 17, 2014</td>
</tr>
</tbody>
</table>

**Notes:**
- Plan date of adoption June 30, 2014; Plan Submission to DCA for review no later than April 30, 2014.
- Combination of the Mayor/Councilor or Chairman/Commissioner and Planning and Zoning commission members (where applicable) will act as steering committee.
- RVRC will email stakeholder list to the Local Elected Official and City staff for update.
- RVRC is responsible for scheduling and documenting 2 public hearings during comp plan update process.
Clay County Leadership Team and Stakeholder List

Leadership Team

David Shivers
Roselle Moody
Joyce Sanders
Jim Snyder
Lee Hubbard
Earnest Jenkins
James Davenport
Adria McLendon
Anne Lynn
Bill Gleaton
James Crozier
Ken Penuel (Clay Economic Development Council Member)

Stakeholders

Betty Adams
Pat Andrae
Sherri Baker
Jo Ann Braxton
Almeda Freeman
Peggy Brown
Sue Cook
Kathryn Fuller
Carolyn Gleaton
Arlene Goodman
Debbie Harrell
Suzie Tedford
Marcia Huggins
Christine King
Joyce Martin
Janice Miller
Betty Mills
Colleen Morrell
Ann Penuel
Sonja Sedberry
Nan Stanfield
Barbara Whatley

Kenneth Sumpter
Mable Giles
Bobby Dupree
Donna Brooks
Charles Crozier
Carol Sealey
Caryl Munford
Bobbie Brown
Carolyn Gleaton
Sheri Baker
Linda Morgan
Pete Klear
Cindy Shute
Cynthia Gore
Trey Anderson
Trey Crozier
Lisa Shivers
Deanna Bertrand
Eddie Watson
Carl Childs, Jr.
Phillip Wills
Appendix

Citizen Compiled List of Needs and Opportunities 2014: Clay County

- Better maintenance of roads and pavement repair.
- Fast food restaurant.
- Better use of Social Services Building for school experiences.
- Jobs.
- Re-zoning that allows for more businesses along Hwy 39.
- A technical school—more community education opportunities.
- Find a better place for public housing. Close the current building on the main street and re-develop that parcel for a recreational area.
- Better policing of drugs.
- Pave dirt roads.
- Clean the sides of existing roads.
- More police presence.
- Hwy 39 to Quitman County line needs repaving
- CR 115 needs repair and paving.
- More grading on all dirt roads.
- More and better citizen participation.
- More industry.
- Better usage of Bagby State Park.
- Partner with Bagby State Park to develop Golfing and Fishing Tournaments.
- Partner with the churches.
- Hold neighborhood clean-ups.
- Paved roads in the lake area.
- Repair road between Fort Gaines and Bluffton.
- Need local Medical and Dental care.
- Tutoring for youth.
- Arts and Music programs for children.
- Ad Valorem tax level of lots around the lake need to be stabilized or improved.
- 300 acre solar farm.
- Pellet Plant.
- Solar/Pellet Plant jobs.
- Nuisance Abatement Ordinance.
- Cottonhill Campground.
- Restoration of Buildings.
- County wide water/sewer.
- Transit System.
- Medical improvements.
- New Political atmosphere.
- Closer adherence to Comp Plan.
- Streamline Law Enforcement.
- Proper drainage on county dirt roads.
- Emergency Medical Care.
- Local High School.
- Improved housing.
- Better affordable housing.
- More youth activities.
- Recreation with supervision.
- More child care.
- Create a Boys and Girls Club
- Hospital with 24 hour emergency room.
- Training for caregivers of dementia patients.
- Develop agriculture like truck farms.
- Lower waterfront taxes.
Clay County Retail Marketplace Profile

<table>
<thead>
<tr>
<th>Industry Group</th>
<th>NAICS</th>
<th>Demand (Retail Potential)</th>
<th>Supply (Retail Sales)</th>
<th>Retail Gap</th>
<th>Leakage/Surplus Factor</th>
<th>Number of Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motor Vehicle &amp; Parts Dealers</td>
<td>441</td>
<td>$4,871,571</td>
<td>$2,720,695</td>
<td>$2,150,876</td>
<td>88.6%</td>
<td>1</td>
</tr>
<tr>
<td>Automobile Dealers</td>
<td>441</td>
<td>$3,377,591</td>
<td>$0</td>
<td>$3,377,591</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Other Motor Vehicle Dealers</td>
<td>441</td>
<td>$2,423,251</td>
<td>$0</td>
<td>$2,423,251</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Auto Parts, Accessories &amp; Tire Stores</td>
<td>441</td>
<td>$330,909</td>
<td>$272,832</td>
<td>$58,077</td>
<td>9.6%</td>
<td>2</td>
</tr>
<tr>
<td>Furniture &amp; Home Furnishings Stores</td>
<td>442</td>
<td>$426,833</td>
<td>$0</td>
<td>$426,833</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Furniture Stores</td>
<td>442</td>
<td>$256,959</td>
<td>$0</td>
<td>$256,959</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Home Furnishings Stores</td>
<td>442</td>
<td>$169,874</td>
<td>$0</td>
<td>$169,874</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>443</td>
<td>$399,844</td>
<td>$0</td>
<td>$399,844</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Big &amp; Material &amp; Supplies Dealers</td>
<td>444</td>
<td>$74,902</td>
<td>$721,600</td>
<td>$-646,798</td>
<td>-8.9%</td>
<td>1</td>
</tr>
<tr>
<td>Lawn &amp; Garden Equip &amp; Supply Stores</td>
<td>444</td>
<td>$603,838</td>
<td>$721,600</td>
<td>$-117,762</td>
<td>-8.9%</td>
<td>1</td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>445</td>
<td>$3,796,035</td>
<td>$3,602,449</td>
<td>$193,586</td>
<td>2.6%</td>
<td>4</td>
</tr>
<tr>
<td>Specialty Food Stores</td>
<td>445</td>
<td>$71,194</td>
<td>$0</td>
<td>$71,194</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Beer, Wine &amp; Liquor Stores</td>
<td>445</td>
<td>$155,814</td>
<td>$0</td>
<td>$155,814</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>446</td>
<td>$1,985,103</td>
<td>$545,144</td>
<td>$1,440,959</td>
<td>56.6%</td>
<td>1</td>
</tr>
<tr>
<td>Gasoline Stations</td>
<td>447</td>
<td>$2,779,675</td>
<td>$3,401,953</td>
<td>$-622,278</td>
<td>-10.1%</td>
<td>1</td>
</tr>
<tr>
<td>Clothing &amp; Clothing Accessories Stores</td>
<td>448</td>
<td>$1,072,465</td>
<td>$387,650</td>
<td>$684,815</td>
<td>47.0%</td>
<td>2</td>
</tr>
<tr>
<td>Clothing Stores</td>
<td>448</td>
<td>$796,322</td>
<td>$387,650</td>
<td>$408,672</td>
<td>34.6%</td>
<td>2</td>
</tr>
<tr>
<td>Shoe Stores</td>
<td>448</td>
<td>$142,093</td>
<td>$0</td>
<td>$142,093</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Jewelry, Luggage &amp; Leather Goods Stores</td>
<td>448</td>
<td>$134,050</td>
<td>$0</td>
<td>$134,050</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Sporting Goods, Hobby, Book &amp; Music Stores</td>
<td>451</td>
<td>$439,232</td>
<td>$195,990</td>
<td>$243,242</td>
<td>38.3%</td>
<td>1</td>
</tr>
<tr>
<td>Sporting Goods/Hobby/Musical Instruments Stores</td>
<td>451</td>
<td>$305,349</td>
<td>$139,290</td>
<td>$166,059</td>
<td>28.5%</td>
<td>1</td>
</tr>
<tr>
<td>Book, Periodical &amp; Music Stores</td>
<td>452</td>
<td>$88,853</td>
<td>$0</td>
<td>$88,853</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>General Merchandise Stores</td>
<td>452</td>
<td>$3,924,249</td>
<td>$0</td>
<td>$3,924,249</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Department Stores Excluding Leased Depts.</td>
<td>452</td>
<td>$2,205,760</td>
<td>$0</td>
<td>$2,205,760</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Other General Merchandise Stores</td>
<td>452</td>
<td>$2,718,489</td>
<td>$0</td>
<td>$2,718,489</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Miscellaneous Store Retailers</td>
<td>453</td>
<td>$507,350</td>
<td>$144,577</td>
<td>$362,773</td>
<td>55.6%</td>
<td>3</td>
</tr>
<tr>
<td>Florists</td>
<td>453</td>
<td>$26,437</td>
<td>$0</td>
<td>$26,437</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Office Supplies, Stationery &amp; Gift Stores</td>
<td>453</td>
<td>$154,074</td>
<td>$29,053</td>
<td>$125,021</td>
<td>59.4%</td>
<td>1</td>
</tr>
<tr>
<td>Used Merchandise Stores</td>
<td>453</td>
<td>$52,528</td>
<td>$0</td>
<td>$52,528</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Other Miscellaneous Store Retailers</td>
<td>453</td>
<td>$314,311</td>
<td>$115,524</td>
<td>$198,787</td>
<td>46.2%</td>
<td>2</td>
</tr>
<tr>
<td>Nonstore Retailers</td>
<td>454</td>
<td>$33,052</td>
<td>$0</td>
<td>$33,052</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Electronic Shopping &amp; Mail-Order Houses</td>
<td>454</td>
<td>$1,010,726</td>
<td>$0</td>
<td>$1,010,726</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Vending Machine Operators</td>
<td>454</td>
<td>$66,330</td>
<td>$0</td>
<td>$66,330</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Direct Selling Establishments</td>
<td>454</td>
<td>$252,996</td>
<td>$98,865</td>
<td>$154,131</td>
<td>44.0%</td>
<td>0</td>
</tr>
<tr>
<td>Food Services &amp; Drinking Places</td>
<td>722</td>
<td>$1,979,505</td>
<td>$400,249</td>
<td>$1,579,256</td>
<td>66.4%</td>
<td>1</td>
</tr>
<tr>
<td>Full-Service Restaurants</td>
<td>722</td>
<td>$796,451</td>
<td>$400,249</td>
<td>$396,202</td>
<td>33.1%</td>
<td>1</td>
</tr>
<tr>
<td>Limited-Service Eating Places</td>
<td>722</td>
<td>$999,426</td>
<td>$0</td>
<td>$999,426</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Special Food Services</td>
<td>723</td>
<td>$63,083</td>
<td>$0</td>
<td>$63,083</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Drinking Places - Alcoholic Beverages</td>
<td>724</td>
<td>$120,545</td>
<td>$0</td>
<td>$120,545</td>
<td>100.0%</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from -100 (total leakage) to -100 (total surplus). A positive value represents ‘leakage’ of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at http://www.esri.com/library/whatis/press/pr07110701a.html. Retail marketplace data is available online: http://www.esri.com/library/whatis/pr07110701a.html.

Source: Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.
Appendix

Map: Watershed

Clay County, Georgia Watershed Areas

Watershed Areas
- Chattahoochee River-Kolomoki Creek
- Chattahoochee River Walter F. George Reservoir
- Chattahoochee River-Barbour Creek
- Chattahoochee River-Cemochobee Creek
- Pachitla Creek-Little Pachitla Creek
- Patoula Creek
- Spring Creek-Perry Creek

Legend:
- Local Road
- State Road
- US Highway
- Clay_Cities
- Walter F. George Reservoir
- County Boundary
- Parcel Boundaries

RVRC

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Appendix

Map: Wetlands

Clay County, Geogria
Protected Wetlands

Protected Wetland Areas
- Forested Wetland
- Non-Forested Emergent Wetland
- Open Water
- Scrub/Shrub Wetland

State Highway
US Highway
City Limit
County Boundary
Waterways

Clay County Comprehensive Plan Update
Appendix

Map: Ground Slope

Clay County, Georgia
Ground Slope

Percent of Slope
- 0 - 3 % SLOPE
- 3.1 - 8 % SLOPE
- 8.1 - 15 % SLOPE
- 15.1 - 25 % SLOPE
- > 25.1 % SLOPE

State Highway
US Highway
City Limit
County Boundary
Waterways

Clay County Comprehensive Plan Update
RESOLUTION OF ADOPTION
CLAY COUNTY COMPREHENSIVE PLAN 2014-2018

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, Clay County has been notified by cognizant authority that the County’s most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Clay County Board of Commissioners that the Clay County Comprehensive Plan 2014-2018 be adopted.

Duly considered and approved by the Clay County Board of Commissioners in session this ______ day of September, 2014.

Clay County
Board of Commissioners

ATTEST

Chairman

County Clerk
RESOLUTION OF ADOPTION
TOWN OF BLUFFTON COMPREHENSIVE PLAN 2014-2018

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, the Town of Bluffton has been notified by cognizant authority that the Town’s most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Town of Bluffton Council that the Bluffton Comprehensive Plan 2014-2018 be adopted.

Duly considered and approved by the Town of Bluffton Council in session this ________ day of July, 2014.

Town of Bluffton
Council

Mayor

ATTEST

Town Clerk

[Signature]

[Signature]

[RECEIVED]
OCT 10 2014
BY:
RESOLUTION OF ADOPTION
CITY OF FORT GAINES COMPREHENSIVE PLAN 2014-2018

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, the City of Fort Gaines has been notified by cognizant authority that the City’s most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the City of Fort Gaines Council that the Fort Gaines Comprehensive Plan 2014-2018 be adopted.

Duly considered and approved by the City of Fort Gaines Council in session this 8th day of July 2014.

City of Fort Gaines
Council

Mayor

ATTEST

City Clerk