

JOINT CITY-COUNTY COMPREHENSIVE PLAN 2005-2025

COMMUNITY ASSESSMENT

for

OGLETHORPE COUNTY

And the cities of

ARNOLDSVILLE, CRAWFORD, LEXINGTON, AND MAXEYS

DRAFT – DECEMBER 2005

Prepared by the Northeast Georgia Regional Development Center

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I. INTRODUCTION

Purpose

This report lays the foundation for the revisions to the joint city-county Comprehensive Plan for Oglethorpe County that will create an agenda to manage growth over the next twenty years. Specifically, the report outlines a set of issues and opportunities related to each of the Comprehensive Plan's elements that are based on an analysis of the existing conditions and historical trends.

The report is designed to meet the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) and adopted on May 1, 2005.

Scope

The report is written in executive summary format to provide an overview of the major findings. Detailed information on existing conditions, historical trends, and future forecasts are included in the Technical Addendum posted on the Northeast Georgia Regional Development Center's (NEGRDC) website.

The report contains four key components addressing the findings in the Technical Addendum including; a list of issues and opportunities resulting from an analysis of the available data; an analysis of existing development patterns; an evaluation of the community's existing policies and development patterns for consistency with DCA's Quality Community Objectives (located in the Technical Addendum); and an analysis of supportive data and information illustrating conformance with the Department of Natural Resources Environmental Planning Criteria and the Service Delivery Strategy.

Methodology

The report is a product of a review of the community's plans, policies, regulations and development patterns by the NEGRDC and encompasses Oglethorpe County and the cities of Arnoldsville, Crawford, Lexington, and Maxeys.

The Community Assessment is the first step in the revision of the Comprehensive Plan. The Assessment will be submitted to the Georgia DCA for review and approval and will form the basis for developing the Community Agenda. The Community Agenda represents the community's vision, goals, policies, key issues and opportunities that the community chooses to address, and an action plan highlighting the necessary tools for implementing the plan.

II. ISSUES AND OPPORTUNITIES

Population

🕒 Issues

1. The county has experienced an annual growth rate in population over the past 15 years that has surpassed the statewide rate. This trend is expected to continue over the next twenty years with the population forecasted to nearly double by 2025.

Economic Development

🕒 Issues

1. There is a lack of available employment opportunities in Oglethorpe County for the expanding labor force.
2. The county needs to increase the amount of economic activity to offset the increasing tax burden on homeowners.
3. The available capacity of the existing wastewater treatment plant (located in the City of Crawford) is insufficient to accommodate prospective business and industry.
4. The skills of the existing labor force are mismatched with the locally available jobs increasing the outflow of commuters.

🕒 Opportunities

1. The county has an abundance of pristine natural areas that could be utilized as a tool to promote eco and agri-tourism as an economic development strategy.
2. Revitalize the municipal downtowns to take advantage of their historic resources and redirect small business activity to the cities.
3. Focus economic recruitment initiatives on businesses matching the skill-set of the local labor force and requiring minimal infrastructure needs.
4. Capitalize on Oglethorpe County's expanding agricultural economy through a focus on recruiting agribusiness into the county.
5. Focus economic growth in areas that can be most easily served by both traditional (water, sewer, and roads) and neo-traditional (telecommunication) infrastructure networks to take advantage of Oglethorpe County's proximity to Athens-Clarke County and the University of Georgia. The better equipped the county is to handle economic growth the greater the opportunity to attract business and industry that does not require location in an urban environment.

Housing

🕒 Issues

1. Residential development on the fringe of the county increases the investment required in infrastructure expenditure (roads, water, schools, public safety) and provides greater proximity to employment and shopping opportunities outside of the county.

2. The majority of housing is moderately priced. Lower values for owner-occupied housing reduces the taxable revenue accrued from residential development and places financial burdens on local governments to provide the necessary services.
3. Single-family detached and manufactured units dominate the stock of available housing. The lack of diversity in the housing supply limits options for low-to-moderate income and elderly households.

🕒 **Opportunities**

1. Invest in the necessary infrastructure to allow for a greater diversity of housing types, sizes, and values to be developed within, and surrounding the municipalities. Without access to water and sewer residential development is limited to low-density, single-family housing.

Natural Resources

🕒 **Issues**

1. Preservation of agricultural resources and open space/greenspace.
2. Water quality degradation in Town Creek watershed as development increases.
3. Protecting the groundwater recharge area in the Crawford-Arnoldsville corridor as this is a prime development area that will require public water service in order to limit sprawl.
4. Uniform enforcement of Environmental Ordinances by all jurisdictions.

🕒 **Opportunities**

1. Implement greenspace protection plan – an average of 1,050 acres annually.
2. Prioritize areas for greenspace acquisition/designation.
3. Limiting impervious surface cover to <25 % within the Town Creek Watershed as this part of the county continues to develop.
4. Focus infrastructure in the Arnoldsville-Crawford corridor to facilitate development that will protect the area’s groundwater recharge area.

Cultural Resources

🕒 **Issues**

1. The county’s cultural resources are thoroughly documented through formal surveys and other local initiatives. The county’s most significant properties are also recognized through National Register listing. Crawford, Stephens, Maxeys and Arnoldsville are, however, not formally recognized as historic communities.
2. The county has a unique collection of historic resources. Information and educational materials about these resources exists in numerous forms, but little coordination exists in using this information to promote economic development opportunities.
3. A significant number of historic properties are not being improved and exist as unused and deteriorated buildings.
4. Vacancy among historic properties is widespread, both for commercial and residential properties. Rehabilitation of these properties is slow in progressing.

5. Management plans and feasibility studies for historic properties are needed to determine potential uses and rehabilitation costs.
6. Historically appropriate changes in historic areas are required in Lexington but elsewhere are voluntary.

🕒 **Opportunities**

1. Recognize appropriate historic areas through listing in the National Register of Historic Places to promote preservation and offer program benefits.
2. Create and/or participate in formal programs using state or national models to promote cultural resources and foster economic development opportunities through the increase in cultural tourism.
3. Promote the use of state, federal, and local financial incentives for rehabilitating historic properties.
4. Seek preservation grants to assess the reuse potential of government and non-profit owned buildings.
5. Continue participation and enhancements to the Certified Local Government Program (CLG) in Lexington and improve planning tools used in preservation planning (e.g., design guidelines, surveys, preservation studies, and training).

Community Facilities and Services

🕒 **Issues**

1. Public Sewerage service is at capacity with limited opportunities to accommodate new customers.
2. The water network is limited in the county and does not provide adequate pressure throughout the service area to provide full fire protection.
3. All new development is anticipated to utilize septic tanks for on-site wastewater treatment, which increases the potential for tank failure and environmental degradation.
4. The joint Athens-Clarke and Oglethorpe counties landfill reports a 15-year waste disposal capacity, which will require additional space to accommodate the projected growth.
5. Projected age distribution of the population illustrates an increase in school-aged children that will exceed existing capacities of the school system.

🕒 **Opportunities**

1. Explore inter-jurisdictional opportunities for infrastructure expansion maximizing the efficiency of financial investment.
2. Include school site planning in growth management decisions addressing the location of new facilities in relation to residential growth.

Intergovernmental Coordination

🕒 **Issues**

1. Oglethorpe County is now a part of the Athens Metropolitan Area but not a part of the regional transportation planning authority.

2. Intergovernmental coordination will be required to provide adequate infrastructure capacities to accommodate the projected growth.

🕒 **Opportunities**

1. Work closely with the Madison-Athens-Clarke-Oconee-Regional-Transportation-Study (MACORTS) to address the increasing transportation needs for Oglethorpe County.
2. Continue to address inter-jurisdictional water supply through the Service Delivery Strategy.

Transportation

🕒 **Issues**

1. Increased truck traffic and congestion within downtown Lexington and Crawford along U.S. Highway 78.
2. The increase in residential development in conjunction with the increase in commuter labor force can be attributed to the increase in Vehicle Miles Traveled (VMT) on local roads that are not designed to accommodate increased levels of traffic.
3. Low-density, rural development reduces opportunities for accommodating alternative modes of transportation, specifically bicycle and pedestrian facilities.
4. Over X% of local roads are unpaved.

🕒 **Opportunities**

1. The location of the planned U.S. Highway 78 bypass will alleviate truck traffic through the downtown corridors in Lexington and Crawford.
2. Address Athens Metropolitan Area transportation issues through regional planning efforts identifying facility needs.

Land Use

🕒 **Issues**

1. New development is occurring within the unincorporated areas disconnected from existing municipalities.
2. Residential development is encroaching into active agricultural areas increasing the potential conflicts between farms and subdivisions.

🕒 **Opportunities**

1. Encourage reinvestment and redevelopment opportunities within existing municipalities.
2. Reserve land for commercial/industrial growth on the Future Land Use map to accommodate economic development initiatives.
3. Create public/private partnerships that identify financially feasible opportunities for preserving greenspace.

III. ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Existing Land Use

The existing land use information and map is used to illustrate the issues and opportunities in relation to the existing development patterns. Analyzing the existing land use map in conjunction with the historical trend data can help to illustrate how the development patterns were formed.

The land use map is an illustration of what of what is currently on the ground and includes the cities of Arnoldsville, Crawford, Lexington, and Maxeys. It is based on a compilation of tax assessor’s data in comparison with aerial photography, and field surveys to determine what the predominant land use is for every parcel of land throughout the county.

Table 1 defines the types of land uses found in Oglethorpe County, and Table 2 breaks down the existing land use by category and total acreage. Figure 1 illustrates the existing countywide land use map.

Table 1: Land Use Definitions

Land Use Category	Definition
Agriculture, forestry, fishing, and hunting	These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats.
Arts, entertainment, and recreation	These establishments operate facilities or provide services for a variety of cultural, entertainment, and recreational functions.
Education, public administration, health care, and other institutions	This is an aggregation of all public and institutional facilities.
General sales or services	Comprise the vast majority of establishments typically associated with commercial land use.
Manufacturing and wholesale trade	Manufacturing establishments are located in plants, factories or mills and employ workers who create new products by hand; wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office.
Mining and extraction establishments	These establishments refer to all activities that extract solid, liquid, or gaseous minerals or perform other preparations of these materials at a mine site.
Residence or accommodation functions	Comprise all establishments offering residence or accommodation, such as homes, apartments, elderly housing, and hotels.
Transportation, communication, information, and utilities	Establishments that serve passengers and cargo movements; produce or distribute information; or provide utility services.

All land use categories are based on the Land Based Classification System Land Classification Categories, as developed by the American Planning Association.

Table 2: Oglethorpe County Existing Land Use

Agriculture, forestry, fishing, and hunting	239,397	86.15%
Arts, entertainment, and recreation	671	0.24%
Educ., public admin., health care, and other institutions	1,967	0.71%
General sales or services	418	0.15%
Manufacturing and wholesale trade	386	0.14%
Mining and extraction establishments	1,193	0.43%
Residence or accommodation functions	33,615	12.10%
Transportation, communication, information, and utilities	249	0.09%
Total	277,896	100.00%

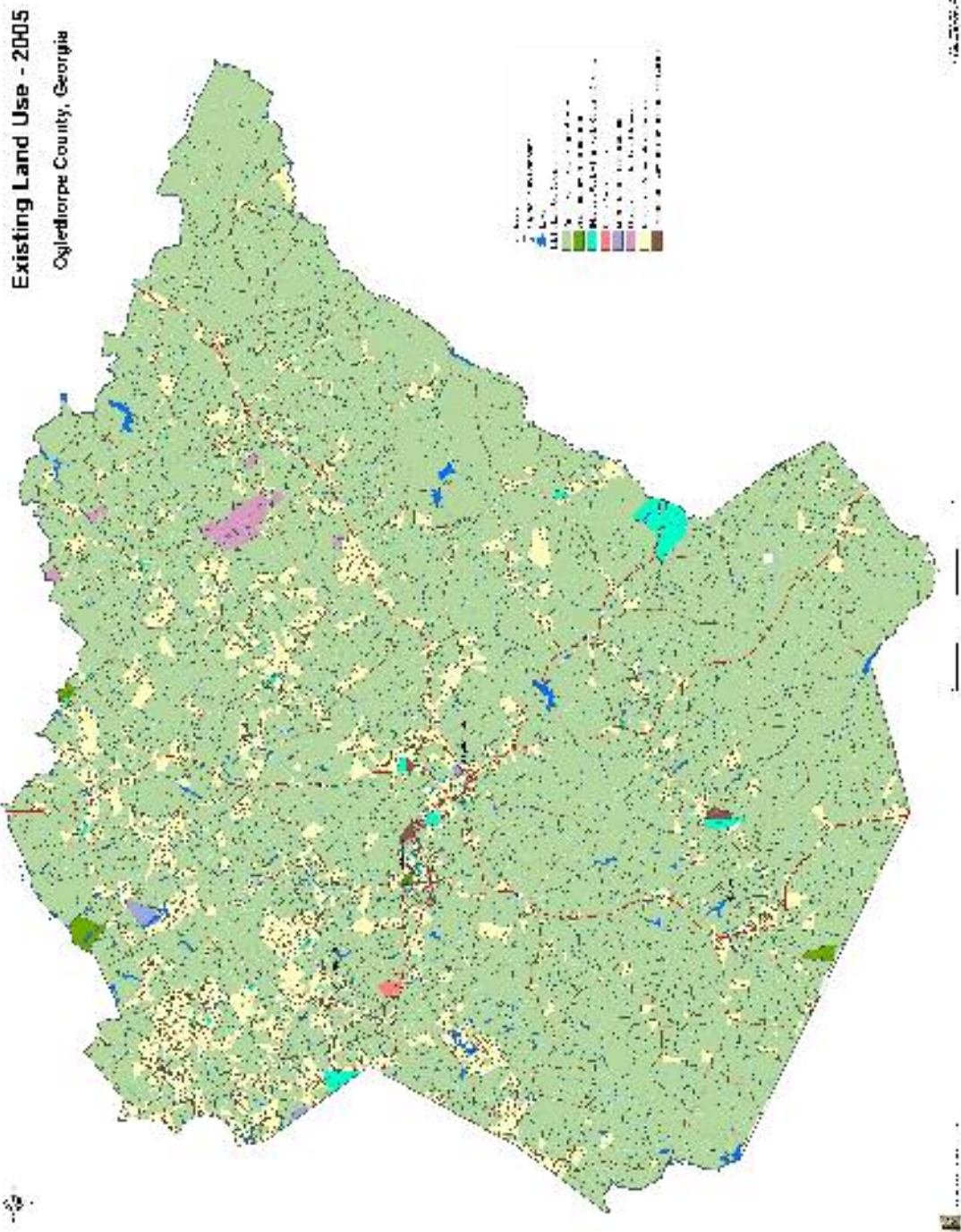
Although development has increased in the county over the past decade, over 86% of the county remains in a rural or agricultural state and nearly 15% of the residential acreage is on lots greater than 40 acres.

The majority of residential development is outside of the city limits and represents 97.4% of total residential acreage. Opportunities do exist for development within the city limits, particularly within Arnoldsville and Maxeys where 75% and 59% of land respectively is classified as Agriculture, forestry, fishing, and hunting. Crawford and Lexington have significantly less land area for new development but do present opportunities for reinvestment and redevelopment within their downtowns.

Commercial and industrial areas do not account for much of the developed land in the county, representing a total of less than 0.3%. This is a reflection of the lack of employment opportunities that was discussed within the issues and opportunities section.

Figure 1 presents an illustration of the countywide Existing Land Use patterns for Oglethorpe County. The map represents a first draft of the existing land use and will be refined throughout the public participation process to correct any inaccuracies that may exist on the map.

Figure 1: Oglethorpe County Existing Land Use



Areas Requiring Special Attention

As growth continues there are inevitably going to be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where growth should be avoided, where growth is likely to occur, and where growth could potentially be stimulated. Figure 2 provides a map of all Areas Requiring Special Attention.

- **Areas of significant natural or cultural resources**

The map illustrates the presence of a variety of environmentally sensitive areas located throughout the county. The environmental areas include wetlands, floodplains, streams, groundwater recharge areas, steep slopes, and the small water supply watershed for the Crawford reservoir.

The Lexington, Philomath and Smithonia Historic Districts, each of which is listed on the National Register of Historic Places, illustrate the significant cultural resources. Additionally, there are eight individual structures listed on the National Register that are identified on the map.

- **Areas where rapid development or change of land uses is likely to occur**

Existing development patterns have indicated that the northwestern area of the county has experienced the most rapid rates of growth. The presence of an expanded water system originating in Arnoldsville and the proximity to the increasing employment opportunities in Athens-Clarke County indicates that this area is likely to continue to experience residential growth over the next twenty years under the existing conditions.

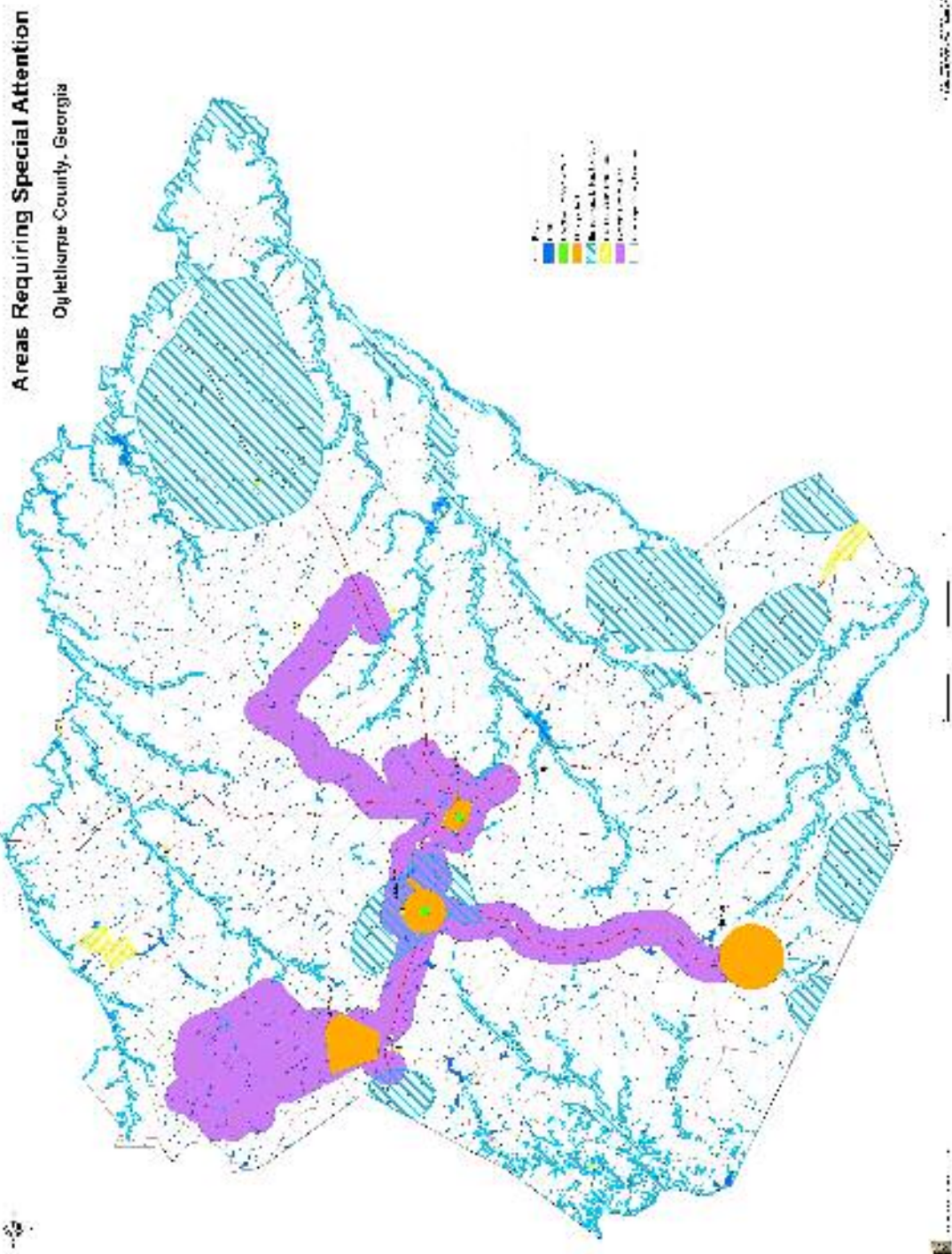
- **Areas where the pace of development has or may outpace the availability of community facilities and services, including transportation**

The City of Crawford is the only jurisdiction in the county that has a wastewater treatment system and it has already reached its capacity with limited opportunity to accommodate any additional users. Existing conditions in the northwestern area of the county have already led to inadequate fire protection and as development continues in this area additional investment will be required in fire personnel, facilities, and equipment. As development continues there will be impacts to all community services and infrastructure networks, including schools, water service, and law enforcement without continued investment in personnel, facilities and equipment.

- **Areas with infill and/or redevelopment opportunities**

Infill/redevelopment opportunities do exist within the municipalities, specifically within downtown Lexington's historic district, which contains a number of historic structures that represent opportunities for the rehabilitation of existing historic structures for economic development purposes.

Figure 2: Areas Requiring Special Attention



Preliminary Character Areas

Character areas are defined as geographic areas of a community that share unique characteristics or have the potential to evolve as a unique area. Character areas can be used to illustrate existing patterns of development and also as guidelines for desired development patterns based on a community vision.

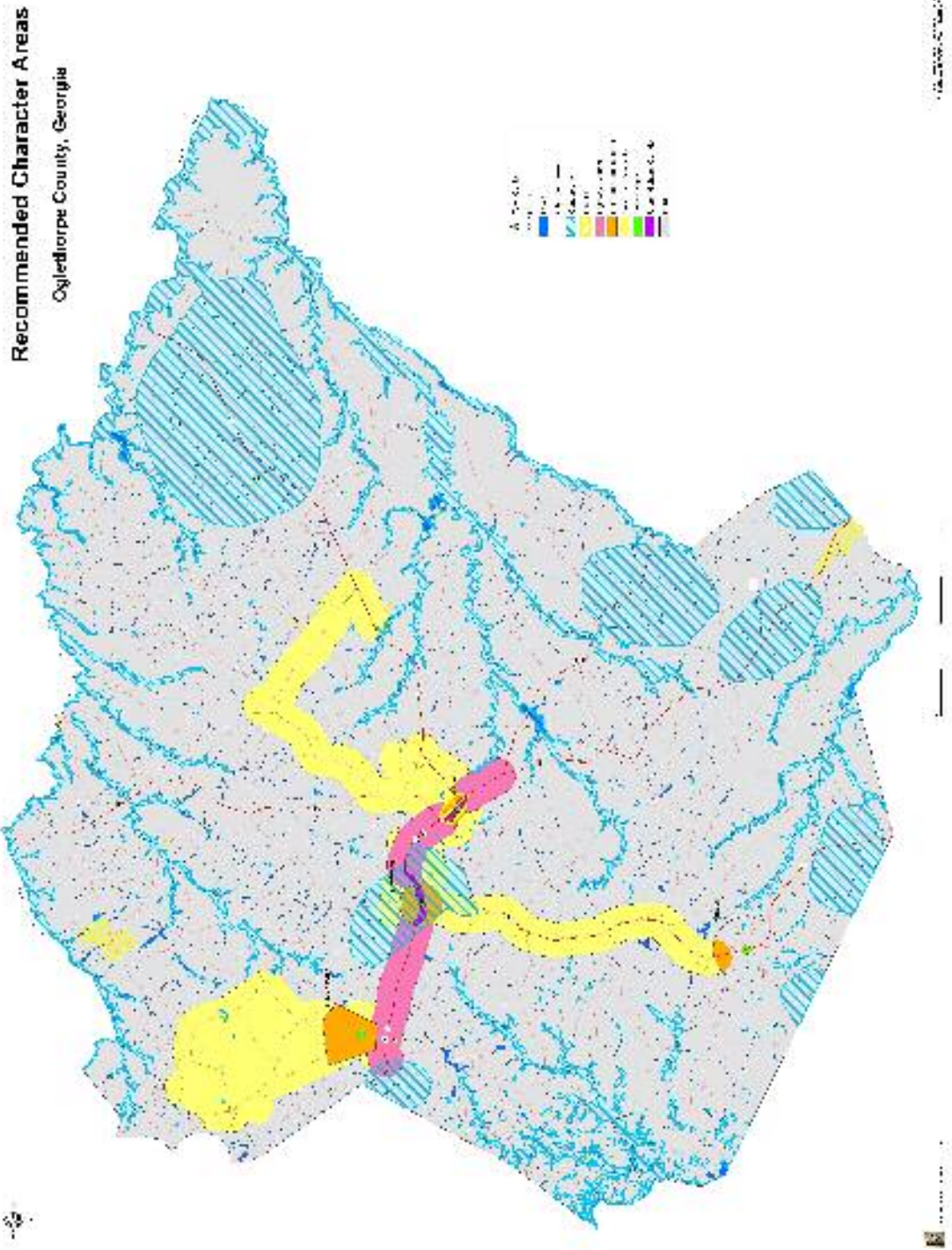
The following character areas are based on existing conditions and the information contained in the section on Areas Requiring Special Attention. As the public participation process evolves and a community vision emerges the character areas will be revisited to make the map compatible with the vision, goals and objectives of the community.

Table 3 provides a list of defined character areas that are illustrated in Figure 3.

Table 3: Character Areas

Character Area	Description
Rural	Consists primarily of pastures, woodlands, and farmlands as well as large-lot and estate residential areas.
Conservation	Areas of protected open space including wetlands, floodplain, groundwater recharge areas, watershed, and steep slopes.
Historic	Includes all national register listed properties and districts throughout the county.
Suburban Residential	These are areas that contain conventional subdivisions and are within proximity to a public water network.
Highway Corridor	This includes area along Highway 78 outside of municipal limits that are within proximity to public water and adjacent to the county's major thoroughfare and intended to accommodate commercial and industrial development.
Urban Highway Corridor	This represents the Highway 78 corridor through the cities of Crawford and Lexington and illustrates the desire to maintain a commercial presence along the corridor to a smaller scale more compatible with the existing development within the cities.
Neighborhood Residential	Illustrates the opportunity for increased residential development within each of the municipalities.
Town Center	Identifies a commercial center of the municipalities and illustrates a downtown concept within walking distance of the city residents.

Figure 3: Preliminary Character Areas



IV. ANALYSIS OF SUPPORTIVE DATA AND INFORMATION

Compliance with Rules for Environmental Planning Criteria

Oglethorpe County has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

- Section 200: River/Stream Corridor Protection District
- Section 300: Water Supply Watershed Protection District
- Section 400: Wetlands Protection District
- Section 500: Groundwater Recharge Area Protection District

The City of Crawford has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

- Section 300: Water Supply Watershed Protection District
- Section 400: Wetlands Protection District
- Section 500: Groundwater Recharge Area Protection District

The City of Maxeys has adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

- Section 400: Wetlands Protection District

Neither Arnoldsville, nor Lexington is required to adopt any of the Environmental Planning Criteria.

Analysis of Consistency with Service Delivery Strategy

The county and each of the municipalities have recently undergone a revision to the Service Delivery Strategy, as approved by the Georgia Department of Community Affairs by Memorandum on October 13, 2005.

The revision reflects the county's adoption of a zoning ordinance, building codes, subdivision regulations, and road and driveway ordinances. Arnoldsville and Maxeys have adopted the same set of regulations as the county and Crawford and Lexington have only adopted the building codes.

Additionally, the strategy was updated to reflect the current conditions relating to changes in service provision, specifically the extension of water lines into the unincorporated areas and the addition of a code enforcement officer that will issue building permits and enforce the county's building code countywide.

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

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	In the process.
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	In the process.
We recruit businesses that provide or create sustainable products.	No
We have a diverse job base, so that one employer leaving would not cripple us.	Yes

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

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	No
People who work in our community can afford to live here too.	Yes, but costs are rising disproportionately with income.
Our community has enough housing for each income level.	No, there is a lack of housing at the low and high ends.
We encourage new residential development to follow the pattern of our original town.	No
We have options available for loft living, downtown living, or neo-traditional living.	No
We have vacant and developable land available for multi-family housing.	No
We allow multi-family housing to be developed in our community.	Crawford is the only jurisdiction with sewer and ability to allow MF housing.
We support community development corporations building housing for lower-income households.	No
We have housing programs that focus on households with special needs.	No
We allow small houses built on small lots in appropriate areas.	No

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

Objective	Status
Our community has a comprehensive natural resources inventory.	Yes
We use this inventory to steer development away from environmentally sensitive areas.	Yes
We have identified our defining natural resources and have taken steps to protect them.	Yes
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes
Our community has and actively enforces a tree preservation ordinance.	No
Our community has a tree-planting ordinance for new development.	No
We are using stormwater best management practices for all new development.	Yes
We have land measures that will protect the natural resources in our community.	Yes

Social and Economic Development

Growth Preparedness: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
Our local governments, the local school board, and other decision-making entities use the same projections.	Yes
We have a Capital Improvements Program that supports current and future growth.	No
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community	Yes

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

Objective	Status
Our economic development program has an entrepreneur support program.	Yes
Our community has jobs for skilled labor.	No
Our community has jobs for unskilled labor.	No
Our community has professional and managerial jobs.	No

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

Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage.	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes
Our community encourages businesses that create products that draw on our regional heritage.	Yes
Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	Yes
Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	No

Resource Conservation

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

Objective	Status
We have designated historic districts on out community.	Yes
We have an active historic preservation commission.	Lexington has a Commission.
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	Lexington has preservation ordinances.

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

Objective	Status
Our community has a greenspace plan.	Yes
Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	No
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	No
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	Yes

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

Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	Yes
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Lexington protects its historic district.
We have ordinances to regulate the size and type of signage in our community.	No
If applicable, our community has a plan to protect designated farmland.	No.

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

Objective	Status
We have public transportation in our community.	No
We require that new development connect with existing development through a street network, not a single entry/exit.	No
We have a good network of sidewalks to allow people to walk to a variety of destinations.	No
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No
We require that newly built sidewalks connect to existing sidewalks wherever possible.	No
We have a plan for bicycle routes through our community.	Part of the regional plan.
We allow commercial and retail development to share parking areas wherever possible.	Yes

Part 2: Analysis of Consistency with Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the unique characteristics found throughout the state. It provides an opportunity for local governments to assess their progress towards meeting the community objectives set forth by the state.

Development Patterns

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

Objective	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	Zoning is typically single use countywide.
Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process?	No.
We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate?	No
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	No.
We have a program to keep our public areas clean and safe.	No
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Sidewalks are limited in the county.
In some areas several errands can be made on foot, if so desired.	Within the cities.
Some of our children can and do walk to school safely.	Limited opportunity.
Some of our children can and do bike to school safely.	Limited opportunity.
Schools are located in or near neighborhoods in our community.	Schools are centrally located in the county.

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

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	No
Our community is actively working to promote Brownfield Development?	Yes
Our community is actively working to promote Greyfield Development?	Yes
We have areas of our community that are planned for nodal development?	No
Our community allows small-lot development for some uses?	No.

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

Objective	Status
Our community provides workforce-training options for our citizens.	Available through the RDC.
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	No
Our community has higher education opportunities, or is close to a community that does.	Close to multiple options in Athens.
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No

Governmental Relations

Local Self-Determination: Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	No
We have a public-awareness element in our comprehensive planning process.	No
We have clearly understandable guidelines for new development.	Yes
We offer a development guidebook that illustrates the type of new development we want in our community.	No
We have reviewed our development regulations and/or zoning code recently and sure that our ordinances will help us achieve our QCO goals.	No
We have a budget for annual training for planning commission members and staff and we use it.	No
Our elected officials understand the land-development process in our community.	Yes

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

Objective	Status
We plan jointly with our cities and county for comprehensive planning.	Yes
We are satisfied with our service delivery strategies.	Yes
We cooperate with at least one local government to provide or share services.	Yes