

Franklin County Joint
Comprehensive Plan 2008-2030

COMMUNITY AGENDA

Prepared for:
Franklin County
City of Canon
City of Carnesville
City of Franklin Springs
City of Lavonia
City of Royston

Georgia Mountains RDC
Gainesville, Georgia

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Franklin County Joint Comprehensive Plan 2008-2030

- COMMUNITY AGENDA -

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Sections containing discussion for each community is presented in the following order:

Franklin County
Canon
Carnesville
Franklin Springs
Lavonia
Royston

INTRODUCTION

PURPOSE

This document, the *Community Agenda of the Franklin County Joint Comprehensive Plan: 2008-2030*, represents the culmination of the efforts to plan for the future well-being for the county, its five municipalities, the residents and various stakeholders by identifying the critical, consensus issues and goals for the community. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future.

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

SCOPE

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

PROFILE OF FRANKLIN COUNTY AND ITS MUNICIPALITIES

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

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

COMMUNITY VISION

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

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

General Vision Statements

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

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

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

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

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

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

Franklin County

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

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

“...will be a progressive community,”

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

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

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

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

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

“...preserving our natural resources,”

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

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

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

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

The City of Canon

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

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

The City of Carnesville

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

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

The City of Franklin Springs

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

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

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The City of Lavonia

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

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

The City of Royston

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

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

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Goals and Objectives

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

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

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• Identification of Issues and Opportunities

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

Common/Shared Issues for all Communities

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

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surrounding incorporated areas.

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

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

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

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

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

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

- Rural transit study recently completed.
- Develop formal sidewalk improvement plans at each municipality
- Develop county-wide bike plan
- Implement projects from the GMRC Regional Bike Plan
- Update Future Development Strategy upon completion of sewer and water plans currently underway.
- Review land-use regulations to ensure compliance with Comprehensive Plan.
- Develop a report profiling existing special needs housing
- Host forum to identify needs and recommendations for special needs housing
- Continue support of Dev. Authority.
- New County sewerage system being developed
- Develop report on projected demand for job skills, compared with existing resources for education and training
- Host forum to review options for improving education for county residents
- Implement needed projects identified within the Banks- Franklin- Jackson Multimodal Transportation Study (MTS)
- Update the MTS in 2011

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2.2 Franklin County (unincorporated)

Issues

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

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

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

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

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

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

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

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

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

Implementation Strategies

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

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2.3 CANON

Issues

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

Walkable downtown

Limited wastewater management

Traditional neighborhoods

Elderly care

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

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

Limited law enforcement capabilities

Limited protection for water resources

Conservation of historic resources

Limited planning resources
Need to improve/ sustain regional cooperation

Implementation Strategies

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

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2.4 CARNESVILLE

Issues

Limited workforce

High percentage of commuting workforce

Lack of basic commercial services

Imbalance between agriculture, industrial and commercial development

Low retention of young workforce

Undeveloped interchanges

Revitalization of existing industrial sites

Limited elderly housing options

Limited low income housing availability

Limited code enforcement and planning

Minimal environmental regulations

Limited bypass options

Need to maximize access to I-85

Congested traffic within downtown

Limited sewer capacity

Need to retain attractive and compact downtown

Need to ensure walkable downtown

Sidewalk expansion and repair

Congested traffic within downtown

Need to provide historic preservation

Need to expand water supply

Limited police protection

Need for expansion of government buildings.

Implementation Strategies

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

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

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

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

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

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

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

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

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

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2.5 FRANKLIN SPRINGS

Issues

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

Lack of elderly care

Need for minimally priced low to moderate income housing options

Lack of open space

Need to accommodate growth of Emmanuel College

Need to continue development focus along Main Street

Limited historic preservation

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

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

Minimal planning and code enforcement

Implementation Strategies

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

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2.6 LAVONIA

Issues

Need for growth management

Maintaining downtown appeal

Need for more historic preservation

Must fully participate in planning and development initiatives

Need for transportation alternatives

Impact of SR 17 expansion and bypass

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

Need to sustain growing workforce

Need to sustain viability of industrial job market

Need to meet increasing housing demand

Need to maintain policies allowing variety in housing types

Need to attract high quality housing

Need to accommodate additional annexations

Need for improved emergency response

Need to address increasing water system demands

Need for wastewater system upgrades

Need to protect groundwater recharge areas

Implementation Strategies

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

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

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

- Work with GEFA to invest in first responder services

- Update water and sewer management plans

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

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2.7 ROYSTON

Issues

Population growth management
Growing housing demand

Need to promote facilities & services for elderly

Increased reliance on mobile homes

Limited economic diversity
Decreasing manufacturing market
Unbalanced tax base

Limited environmental protection regulations
Need to improve land use regulations

Minimal protection for historic resources

Demand to foster a Victoria Bryant State Park Greenway; Need to continue emphasis on alternative transportation

Need for wastewater treatment upgrades

Traffic impact from SR 17 widening project

Implementation Strategies

- Maintain utility and infrastructure plans to accommodate growth
- Work with the hospital and related services and facilities in maximizing role as a regional center for health care and elderly care
- Review/update residential development policies to minimize reliance on, and provide effective alternatives to, manufactured housing
- Foster more traditional neighborhoods around the city
- Work with the Development Authority to recruit additional industry, especially businesses outside health care
- Review/ update environmental regulations as needed
- With GMRC, produce full review and assessment of existing development regulations
- Hold annual reviews of development trends and effectiveness of local development policies
- Review/ update historic resource preservation measures as needed;
- Develop a bicycle and pedestrian accessibility plan
- Pursue a trail and bike route to Victoria Bryant State Park
- Apply for RTF funds as available
- Expand/upgrade wastewater treatment facility
- Provide GDOT with list of goals and concerns for SR 17 improvement
- Review traffic management plans with GDOT
- With other communities, develop land use management plan for SR 17 corridor

FUTURE DEVELOPMENT STRATEGY

General Land Use Plan

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

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

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

Quality Community Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Community Agenda

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

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

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

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

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

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

Recommended Character Areas

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

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

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

Rural Franklin County

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

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

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

Land Uses

Agricultural
Conservation
Parks
Residential
Churches
Neighborhood Commercial

Quality Community Objectives

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

Implementation Strategies

Management of utility improvements in this area

Amend development policies to allow/encourage conservation design

Rural Residential

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

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

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

Land Uses

Residential
Conservation
Churches
Community Facilities
Neighborhood Commercial
Parks

Quality Community Objectives

Sense of Place
Regional Identity
Appropriate Businesses
Housing Choices

Implementation Strategies

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

Suburban Residential

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

Land Uses

Residential
Churches
Parks

Quality Community Objectives

Housing Choices

Implementation Strategies

Long-term capital improvement plans

Traditional Neighborhood

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

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

Land Uses

Residential
Churches
Neighborhood Commercial
Parks

Quality Community Objectives

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

Implementation Strategies

Capital improvement plans to expand this pattern of utilities and infrastructure

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Urban Neighborhood

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

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

Land Uses

Residential
Churches
Community Facilities
Neighborhood Commercial
Office
Parks

Quality Community Objectives

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

Implementation Strategies

Capital improvement plans to expand this pattern of utilities and infrastructure

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas

Neighborhood Revitalization

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

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

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
Parks

Quality Community Objectives

Sense of Place
Infill Development
Regional Identity
Housing Choices

Implementation Strategies

Develop neighborhood assessment and redevelopment plan

Upgrade capital facilities and infrastructure as needed

Pursue outside assistance for targeted redevelopment projects

Lakeside Residential

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

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

Land Uses

Residential
Community Facilities
Conservation
Churches
Neighborhood Commercial
Parks

Quality Community Objectives

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

Implementation Strategies

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Amend development policies to allow/encourage conservation design

Village Mixed-Use

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

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

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

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
General commercial
Office

Quality Community Objectives

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

Implementation Strategies

Consideration of design guidelines or reference book

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas

Town Center

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

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

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

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
General commercial
Office

Quality Community Objectives

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

Implementation Strategies

Consideration of design guidelines or reference book

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas

Historic Area

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

Land Uses

Residential
Agricultural
Conservation
Churches
Neighborhood Commercial
Parks

Quality Community Objectives

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

Implementation Strategies

Restrict capital improvements in this area

Amend development policies to allow/encourage conservation design

Pursue assistance with structural rehabilitations

Provide context sensitive infill development policies

Business Employment Center

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

Land Uses

Office
Light Industrial

Quality Community Objectives

*Employment Opportunity
Appropriate Businesses*

Implementation Strategies

Consider design guidelines for the BEC district

Develop traffic management plan for the BEC district

Community Services Area

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

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

Land Uses

Community Facilities
Offices
Parks

Quality Community Objectives

Sense of Place
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Maintain quality of public facilities

Health Services District

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

Land Uses

Offices
Health Care Facilities
Neighborhood Commercial
Arterial Commercial

Quality Community Objectives

Sense of Place
Employment Opportunities
Appropriate Businesses
Infill Development

Implementation Strategies

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

Develop traffic management plan for the area

College District

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

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

Land Uses

Offices
College related facilities
Churches
Neighborhood Commercial

Quality Community Objectives

Sense of Place
Appropriate Businesses
Housing Choices
Employment Opportunities

Implementation Strategies

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

Develop traffic management plan for the area

Gateway Corridor

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

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

Land Uses

Offices
Arterial Commercial
Light Industrial
Community Facilities

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Develop traffic management plan for the Gateway area

Light Industrial and Business

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

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

Land Uses

Offices
Light Industrial
Warehousing
Community Facilities
Commercial

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Maintain utilities and infrastructure

Enforce environmental and developmental regulations

Industrial

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

Land Uses

Light Industrial
Warehousing
Community Facilities

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Maintain utilities and infrastructure

Enforce environmental and developmental regulations

Airport District

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

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

Land Uses

Airport
Warehousing
Light Industrial
Office
Commercial

Quality Community Objectives

Employment Opportunities
Appropriate Businesses

Implementation Strategies

Explore concept of airport business park

Rural Arterial Mixed Use

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

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

Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Agricultural

Quality Community Objectives

Regional Identity
Open Space preservation
Environmental Protection
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Restrict capital improvements in this area

Amend development policies to allow/encourage conservation design

Lavonia/ Carnesville Growth Corridor

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

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

Land Uses

- Residential
- Churches
- Commercial
- Office
- Community Facilities
- Agricultural

Quality Community Objectives

- Regional Identity*
- Open Space preservation*
- Appropriate Businesses*
- Employment Opportunities*

Implementation Strategies

- Introduce utility and infrastructure improvements to this area
- Amend development policies to allow/encourage conservation design

SR 17 Corridor

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

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

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

Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Light Industrial

Quality Community Objectives

Regional Identity
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/encourage conservation design

Royston/ Franklin Springs Growth Corridor

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

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

Land Uses

Residential
Churches
Neighborhood Commercial
Office
Community Facilities

Quality Community Objectives

Regional Identity
Open Space preservation
Appropriate Businesses
Employment Opportunities

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design

Potential Northwest Arterial Corridor

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

Land Uses

NA

Quality Community Objectives

*Transportation Alternatives
Employment Opportunities*

Implementation Strategies

Coordinate northwest corridor planning strategy with GMRC, GDOT

Recreation Area

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

Land Uses

Community Facilities
Parks

Quality Community Objectives

Heritage Preservation
Open Space preservation
Environmental Protection

Implementation Strategies

Restrict capital improvements in this area

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Develop Recreation Master Plan

Environmental Resource Area

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

Land Uses

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

Quality Community Objectives

Sense of Place
Regional Identity
Open Space preservation
Environmental Protection

Implementation Strategies

Restrict capital improvements in this area

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Amend development policies to allow/encourage conservation design

Community Agenda

IMPLEMENTATION PROGRAM

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

Policies

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

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

Long-Term Activities and Ongoing Programs

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

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

Report of Accomplishments

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

Community Agenda

Report of Accomplishments - City of Canon

Action	Status	Comment
Participation in County wide implementation of mandatory recyclables and drop stations	Complete	
On-going project to upgrade City water lines	Complete	Ongoing, long-term policy
New waterlines will expand water service to approximately 30 new customers	Complete	Ongoing, long-term policy
Water Reduction Conservation Plan in accordance with State of Georgia Usage Plan	Complete	Ongoing, long-term policy
Purchase of new City water truck for better customer service	Postponed	Awaiting funding
Purchase of new City 1 ton dump truck for Street Dept.	Complete	
Adopt Safety Policy Statement in accordance with LGRMS	Complete	
Purchase of 1 new fire truck	Postponed	Awaiting funding
Develop a committee for Historical Preservation of local citizens to explore possible means of funding to repair Downtown Historic Buildings	Complete	
Join with County Chamber of Commerce in promotion of Franklin	Complete	Ongoing policy
Continue to pursue the right plan of action for the City by adopting and enforcing Zoning Ordinance	Complete	
Adopt and enforce City Animal Control Regulations	Complete	
Pursue grant to expand City Park by installing basketball court/shuffle board/paved parking	Complete	
Pave Fowler Street to City Limit/asphalt agreement	Complete	
Conduct historic resources survey in conjunction with county/cities	Postponed	To be done in next STWP
Implement work program established by water resource task force	Complete	

Community Agenda

Report of Accomplishments - City of Carnesville

Action	Status	Comment
Sidewalks	Complete	
Expand city water lines	Complete	
Expand sewer lines	Complete	
Fire department equipment	Complete	
Annex land	Complete	
Codify zoning book	In Progress	
Update city map	Complete	
City mural	Complete	
Christmas decorations	Complete	
Flower planters and landscaping	Complete	
Acquire land for City Park	Postponed	Awaiting funding
Handicap ramp	In progress	
Develop EPA emergency plan	In progress	Scheduled for 2011
Develop plan to increase sewage treatment capacity	Complete	Working with County
Construction as necessary to increase sewage treatment capacity	Complete	Working with County
Provide playground equipment at park site	Postponed	Awaiting funding
Prepare preservation/tourism plan in conjunction with county/cities	Postponed	To be done in next STWP

Community Agenda

Report of Accomplishments - Franklin County

Action	Status	Comment
Adopt/enforce zoning ordinance	Complete	
Amend mobile home regulations	Complete	
Gateway Industrial Park Franklin/Hart County Chamber activities	Complete	
Complete development site for ind. park	Complete	
Enforce erosion control ordinance	Complete	EPD serves as issuing authority
Recreation Authority develop Rocky Ford Recreation Park	Postponed	Revisiting Parks and Rec needs
Adopt building permits ordinance for residences	Complete	
Pave 20 miles of roadways	Complete*	*Priority roads paved during planning period
Maintain County watersheds	Complete	
Purchase new fire truck for each rural fire dept.	In Progress	Long-term policy
Issuing Authority/Inspector for Land Disturbing Permits	Complete	EPD serves as issuing authority
Adopt river corridor protection measures/Multi County project	Complete	Part V regulations; Coordination with Corps and DNR
Adopt floodplain ordinance	Complete	
Monitor roadways for speeding violators	Complete	
Request additional monitoring by GA State Patrol	Complete	
Install 90 miles of water line in county	Complete	
Enlarge wastewater treatment plant	In Progress	Facility improvements being designed
Construct Courthouse annex for additional office space		Constructed Justice Center
Enlarge Community Service Building (Senior Center)		
Purchase 3 new Sheriff's Department vehicles annually	Cancelled	Some new vehicles acquired; Need now reviewed annually
Conduct historic resources survey in conjunction with Cities	Postponed	To be done in next STWP
Construct Workforce Training Center	Complete	
Prepare preservation/tourism plan in conjunction with Cities	Postponed	To be done in next STWP
Develop roadside park at Cromer's Mill covered bridge	Postponed	Revisiting Parks and Rec needs
Bold Spring National Register District nomination	Postponed	Revisiting Parks and Rec needs
Adopt ground water recharge area protective measures	Complete	Adopted as part of zoning regs.
Recreation Dept. takes over Red Hill/Sandy Cross sites.	Complete	

Community Agenda

Action	Status	Comment
Adopt Watershed Protection Ordinance	Complete	Adopted as part of zoning regs.
Acquire land for remaining dispersed recreational facilities	In Progress	
Construct recreation facilities including tennis courts at dispersed County location	In Progress	

Report of Accomplishments - City of Franklin Springs

Action	Status	Comment
Decrease ISO Rating from 8 to 7	Complete	
Connect to Franklin Co. water system as primary source	Complete	
Request increase in waste water effluent from DNR	Complete	
Upgrade of fire fighting equipment	Complete	
Purchase new pumper/tanker	Complete	
Adopt Subdivision Ordinance	Complete	
Develop land use map	Complete	
Purchase chipper	Complete	
Participate in recycling program with Franklin County	Complete	
Adopt Erosion Control Ordinance	Complete	
Begin and complete landscape project along Hwy. 29-Main Street	Complete	
Implement work program established by water resources task force	Complete	
Adopt Watershed Protection Program	Complete	
Conduct historic resources survey	Postponed	To be done in next STWP

Community Agenda

Report of Accomplishments - City of Lavonia

Action	Status	Comment
Adopt Groundwater Recharge Area Protection measures	Complete	
Adopt Watershed Protection Ordinance	Complete	
Conduct historic resources survey in conjunction with county/cities	Postponed	To be done in next STWP
Provide pedestrian/bike trail down Bear Creek Road to Lavonia Recreation Park	In Progress	
Install antique lighting poles on South Hwy. 17 entrance to downtown	Complete	
Purchase new fire truck Class A Pumper	Complete	
Purchase new police vehicle	Complete	
Improve and repair/replace sidewalks in Downtown	In Progress	
Improve entrances to City Limits on Hwy. 17 with new signage	Complete	
Purchase new garbage/recycle truck	Complete	
Upgrade wastewater treatment plant to comply with EPD permits	Complete	
Install new 15" sewer line from I-85 interchange to Wastewater Treatment Plant	Complete	
Adopt/enforce new sign ordinance	Complete	
Create Recreation Dept. to oversee Lavonia Recreation Park	Complete	
Complete construction of Lavonia Recreation Park	Complete	
Provide water and sewer services to Gateway Industrial Park	Complete	
Fire Department purchase a thermal imaging camera	Postponed	Awaiting funding
Update City Base Map	Complete	
Update Zoning Ordinance and Map	Complete	

Community Agenda

Report of Accomplishments - City of Royston

Action	Status	Comment
Build a new police facility	Complete	
Nominate Franklin Springs Street residences to National Register	Postponed	To be done in next STWP
Sewer system improvements	Complete	
Water system improvements	Complete	
Conduct Historic resources survey in conjunction with County/Cities	Postponed	To be done in next STWP
Adopt/enforce preservation ordinance	Postponed	To be done in next STWP
Prepare preservation/tourism plan in conjunction with Counties/Cities	Postponed	To be done in next STWP
Expand gas lines in north Franklin County along I-85 connector	Complete	
Implement Pay-As-You-Throw Recycle system with County	Complete	
Acquire property for recreational park in City	Complete	
Do streetscape with major upgrades to utilities downtown	In Progress	
Purchase welding truck for Gas Dept.	Complete	
Expand Gas Service Dept.	Complete	
Add meter reader for Gas and Water Dept.	Complete	
Purchase truck for meter reader	Complete	
Sidewalk renovations and expansion	Complete	
Do leak survey of water/ stormwater system	Complete	
Participate in countywide water resources task force, handled by facilitator	Complete	
Purchase on new police vehicle per year	Complete*	New vehicle purchased; Further need reviewed annually
Purchase leaf handling sanitation truck	Complete	
Decrease ISO rating to 5	Complete	
Relocate gas mains along SR 17	In Progress	
Adopt Watershed Protection Ordinance	Complete	
Apply for Certified Local Government (CLG) Status	Complete	
Improve entrances to City Limits with signage and landscaping	Complete	
Increase number of National Register nominations	Complete	

Short-Term Work Program

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

Note: Due to the extended plan development process, the STWP will cover the years 2010-2014.

Community Agenda

Short-Term Work Program – Franklin County/Joint

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services. To be regularly updated, and specified needs should be incorporated into local plans.	\$5,000	DHR	DHR, County, GMRC, Hospital
2010	Develop a residential market profile after the recession.	\$1,000	County, DCA	Chamber, Planning Dept., GMRC
2010	Develop detailed report on profile of existing housing inventory.	\$5,000	County, DCA	Chamber, Planning Dept., GMRC
2010	Host annual forum to review and assess local economy.	\$1,000	Chamber, Dev. Authority	Chamber, Dev. Authority, GMRC, GDED
2010	Develop traffic management plan for the I-85 corridor.	\$20,000	GDOT	GDOT, County, Cities, Dev. Authority
2011	Review environmental regulations and update as needed.	\$3,000	DNR	GMRC, County, Cities
2011	Update water resource master plans	\$10,000	DNR, County, Cities	County, Cities, DNR
2011	Develop report identifying maximum amount of water accessible to Franklin County	\$10,000	DNR, County, Cities	County, Cities, DNR
2012	Develop updated, parcel-based environmentally sensitive areas map using new fly-over imagery.	\$500	DNR, DCA	County, Cities, GMRC
2012	New County sewerage system being developed	TBD	Grants, loans, local	County
2012	Review and update Service Delivery Agreements.	\$1,000	County, Cities	County, Cities, GMRC
2013	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2013	Develop formal sidewalk improvement plans at each municipality	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2013	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2014	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

Community Agenda

Short-Term Work Program – Franklin County/Joint (Cont'd)

Year	Action	Estimated Cost	Funding Source	Responsibility
2012	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2013	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2014	Develop a report profiling existing special needs housing	\$1,000	DHR	DHR, County, Cities, GMRC
2011	Develop report on projected demand for job skills, compared with existing resources for education and training	\$3,000	GDED, Chamber, Dev. Authority	Chamber, Dev. Authority, GMRC, GDED, School Board
2014	Host forum to review options for improving education for county residents	\$1,000	Chamber, Dev. Authority	Chamber, Dev. Authority, GMRC, GDED, School Board
2012	Implement needed projects identified within the Banks- Franklin- Jackson Multimodal Transportation Study (MTS)	TBD	GDOT, SPLOST	GDOT, County, Cities
2011	Update the MTS in 2011	\$10,000	GDOT, local	GDOT, County, Cities
2010	Update inventory of historic resources			
2011	Develop/ update recreation plan	\$5,000	DNR, DCA, County, Cities	County, Cities, GMRC
2013	Update solid waste demand forecasts	\$500	County, Cities	County, Cities, GMRC
2013	Update Community Assessment and Public Participation Program	\$10,000	County, Cities, DCA	County, Cities, GMRC, DCA
2014	Update Community Agenda	\$15,000	County, Cities, DCA	County, Cities, GMRC, DCA

Community Agenda

Short-Term Work Program – Franklin County

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Review/ Consider updates to Lake Hartwell Management Plan with Army Corps and Hart County.	NA	NA	County
2010	Develop EPD advised watershed management plan for all public intakes	\$5,000	DNR	DNR, County, Cities, GMRC
2010	Include potential water demand as part of new development reviews	NA	NA	DNR, Planning Department
2010	Identify farms eligible for Centennial Farms program	\$1,000	DNR	County, DNR, GMRC
2010	Continued expansion of the county wide water system	\$1,000,000	SPLOST	County
2010	Develop a centrally located waste water treatment plant and collection system	\$6,000,000	GEFA/Bonds/SPLOST	County; Public Works
2010	Expand Planning Department to include inspections, enforcement and zoning regulation	\$75,000	Gen. Fund	Planning Department
2011	Locate and purchase property for recreation centers	\$500,000	SPLOST	Parks and Recreation
2011	New Community Services Facility	\$1,500,000	SPLOST	County
2011	Continuation of transportation improvement projects for roads and bridges	\$500,000	Gen. Fund	Public Works
2012	Promote use of conservation development design in rural areas, and encourage higher development in or around the cities	\$1,000	County	Planning Department, GMRC
2012	Develop a fire fighter training center	\$500,000	SPLOST	Fire Department
2013	Use new aerial & parcel information to update prime farmland map	\$1,000	County	Planning Department, GMRC
2014	Construct a government office building on county property near the Justice Center	\$1,000,000	Bonds/SPLOST	County
2014	Replace obsolete fire-fighting equipment	\$1,000,000	SPLOST	Fire Department
2014	Expand & upgrade industrial parks	\$2,000,000	Taxes/SPLOST	Industrial Building Auth.

Community Agenda

Short-Term Work Program – Canon

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Develop downtown revitalization strategy; Emphasize infill development and role as a town center	\$3,000	DCA, City	City, DCA, GMRC
2010	Develop inventory of viable retail options for City, and strategy for business recruitment	\$1,000	GDED	City, DCA, GMRC
2010	Develop sidewalk master plan	\$2,000	GDOT	City, GMRC
2010	Participate in County-wide wastewater service planning	NA	NA	City
2010	Maintain Service Delivery Agreement, assuring provision of sewer service as needed in/around Canon	NA	NA	City
2010	Host charette to develop residential policies and strategy for preserving and expanding existing neighborhood form	\$500	DCA, City	City, DCA, GMRC
2010	Coordinate with Lavonia, Royston and other partners in ensuring the availability of adequate medical facilities and services	NA	NA	City
2011	Develop long-range airport economic development strategy	\$5,000	GDED, City	City, GDED, Airport, GMRC
2011	Provide GDOT with list of goals and concerns for SR 17 improvement;	NA	NA	City, GMRC
2011	Review traffic management plans with GDOT	NA	NA	City, GDOT
2010	With other communities, develop land use management plan for SR 17 corridor	\$10,000	DCA, City	City, GMRC
2012	Maintain partnerships with other communities for providing/expanding law enforcement services	NA	NA	City
2013	Review/ update historic resource protection regulations	\$1,000	DNR	City, GMRC, HPD
2013	Partner with the GMRC to provide regular land use plan reviews	\$500	DCA, City	City, GMRC
2014	Review/ Update Airport Master Plan	\$10,000	GDOT, FAA	City, Airport

Community Agenda

Short-Term Work Program – Carnesville

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Identify/incorporate land for industrial, commercial and office use	NA	NA	City, Dev. Authority
2010	Consider targeted economic development recruitment for existing industrial sites/land	NA	NA	City, Dev. Authority
2010	Identify land for elderly and low-cost housing	NA	NA	City, DCA, GMRC
2010	Review development policies to ensure quality options are allowed and encouraged	\$1,000	DCA, City	City, DCA, GMRC
2010	Coordinate with Franklin County and GMRC to provide planning and code enforcement	NA	NA	City, County, GMRC
2011	Provide GDOT & FHWA with list of goals and concerns for improvements around I-85	NA	NA	City
2011	Review traffic management plans with GDOT	NA	NA	City
2011	Work with Franklin County to provide improved/ expanded sewer service within and around the city	TBA	Loans, grants, City	City, County
2012	Host charette to develop downtown revitalization strategy	\$1,000	DCA, City	City, DCA, GMRC
2012	Develop sidewalk improvement plan	\$3,000	GDOT, City	City, GDOT, GMRC
2013	Apply for TE funding for sidewalk improvements;	TBD	GDOT	City, GDOT, GMRC
2013	Review/ update historic resource protection regulations	\$1,000	DNR, City	City, HPD, GMRC
2013	Work with Franklin County to develop additional public water supply capacity and expanded delivery system	TBD	Loans, grants, City, County	City, County
2014	Work with other communities in developing expanded law enforcement (possible enhanced cooperative with County Sheriff's Department.	TBD	TBD	City
2014	Develop new City office space through expansion or relocation	TBD	Loans, grants, City	City

Community Agenda

Short-Term Work Program – Franklin Springs

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Work with Development Authority in identifying businesses (especially goods production or professional service) to diversify local industry	NA	NA	City, Dev. Authority
2010	Identify land for future industrial or office use	NA	NA	City, Dev. Authority
2010	Work with Royston and nearby medical facilities to ensure sufficient availability and accessibility of health care	\$5,000	DHR	Cities, Hospital
2010	Identify land for future development of low to moderate income housing	NA	NA	City, DCA, GMRC
2010	Review development policies to ensure the adequacy of conditions for low to moderate income housing	\$3,000	DCA, City	City, GMRC, DCA, housing Authority
2010	Develop green space plan	\$3,000	DNR, City	City, DNR, GMRC
2010	Review College Master Plan; Assess impacts on City	\$1,000	City	City, Emmanuel College, GMRC
2011	Review/amend development regulations as needed to ensure long-term viability of Main Street	\$5,000	DCA, GDOT	City, GMRC, DCA
2011	Develop/update historic preservation policies	\$2,000	DNR	City, GMRC, HPD
2011	Develop a bicycle and pedestrian plan; Apply for RTF and TE funding as available	\$3,000	GDOT, City	City, GMRC
2014	Expand and upgrade wastewater and water service capacity and delivery systems	\$500,000	Loans, grants, City	City, County
2012	Work with Franklin County, Royston and GMRC in providing improved and expanded planning and code enforcement	NA	NA	City
2013	Review status of City vehicles	NA	NA	City
2014	Purchase of priority vehicles	\$1,000,000	Loans, grants, City	City

Community Agenda

Short-Term Work Program – Lavonia

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Maintain utility and infrastructure plans to accommodate growth	\$2,000	City	City
2010	Develop/ Update Downtown Revitalization Plan and Pedestrian Accessibility Plan	\$10,000	GDOT, DCA, DNR, City	City, GMRC
2010	Foster/sustain Historic Resource Advisory Committee	NA	NA	City, GMRC, HPD
2010	Work with Franklin County to develop I-85 corridor management plan	\$5,000	City, County	City, County, GDOT, GMRC
2010	Work with Development Authority to ensure sufficient land and utilities for industrial growth	NA	NA	City
2010	Work with Development Authority to regularly review needs and concerns of local industries	\$1,000	City, GDED	City, Dev. Authority, GMRC
2011	Identify land for future annexation and development	NA	NA	City, Dev. Authority
2011	Work with GEFA to invest in first responder services	\$1,000,000	GEFA	City
2010	With other communities, develop land use management plan for SR 17 corridor	\$10,000	DCA, City	City, GMRC
2012	Update GIS data on groundwater recharge area boundaries and conditions	\$500	City	City, GMRC
2013	Assessment of City office space	\$5,000	City	City
2014	Update water and sewer management plans	\$20,000	Loans, grants, City	City, County

Community Agenda

Short-Term Work Program – Royston

Year	Action	Estimated Cost	Funding Source	Responsibility
2010	Health and Wellness Park	\$200,000	Grant/SPLOST	City
2010	Gas System Expansion	\$100,000	City Funds	City
2010	Water system expansion-Madison	TBD	Madison County Stimulus Funds	Madison County
2010	Water source expansion	\$80,000	SPLOST	City
2010	Develop policy and plans to support medical facilities in the area	\$2,000	GDED, City	City
2010	Review/update residential development policies to minimize reliance on, and provide effective alternatives to, manufactured housing	\$3,000	DCA, City	City, DCA, GMRC
2010	Develop plan to foster more traditional neighborhoods	\$3,000	DCA, City	City, DCA, GMRC
2010	Work with the Dev. Authority to recruit additional industry, especially businesses outside health care	NA	NA	City, Dev. Authority
2010	Review and assessment of existing development regulations	\$5,000	City, DCA	City, DCA, GMRC
2010	Ty Cobb Renovation to Librry	\$1,800,000	State Bldg Fund/Private Funds/City Funds	Athens Reg Library, City
2010	Water system expansion-Hart	TBD	Hart County Water Authority	Hart County Water Authority
2010	Waste water system upgrade	\$250,000+	SPLOST/Grants	City
2011	Hold annual reviews of development trends and effectiveness of local development policies	\$500	City, DCA	City, DCA, GMRC
2011	Review/ update historic resource preservation measures as needed;	\$1,000	DNR, City	City, HPD, GMRC
2011	Develop a bicycle and pedestrian accessibility plan	\$5,000	GDOT, City	City, GDOT, GMRC
2011	Concept plan for a trail and bike route to Victoria Bryant State Park	\$5,000	GDOT, City	City, GDOT, GMRC
2011	City Depot Renovation	TBD	Grants/Loans	City DDA
2011	City Hall Move and Renovation	\$40,000	Grants/City Funds	City
2012	Apply for RTF funds as available	TBD	City	City, GMRC
2012	Expand/upgrade wastewater treatment facility	TBD	Loans, grants, City	City
2012	Provide GDOT with list of goals and concerns for SR 17 improvement	NA	NA	City
2013	Review traffic management plans with GDOT	NA	NA	City
2010	With other communities, develop land use management plan for SR 17 corridor	\$10,000	DCA, City	City, GMRC

**A RESOLUTION OF
THE FRANKLIN COUNTY BOARD OF COMMISSIONERS
FRANKLIN COUNTY, GEORGIA**

~
**APPROVING THE TRANSMITTAL OF THE COMMUNITY
AGENDA OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN
FOR STATE AND REGIONAL REVIEW**

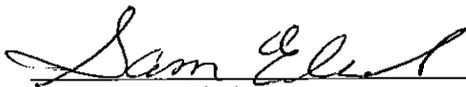
WHEREAS: The Franklin County Board of Commissioners, as the governing authority of the Franklin County, Georgia has participated in developing the required 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The County and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs:

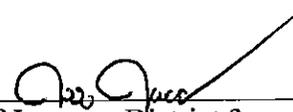
Now, therefore, **IT IS HEREBY RESOLVED** by the Board of Commissioners of Franklin County that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the County Commission this 14th day of Sept., 2009.

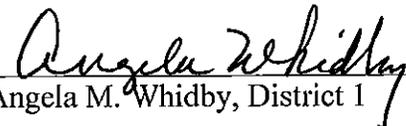
FRANKLIN COUNTY BOARD OF COMMISSIONERS



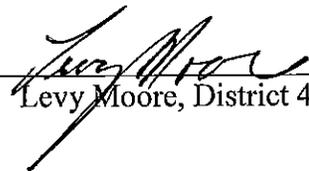
Sam Elrod, Chairman



Jeff Jacques, District 3



Angela M. Whidby, District 1

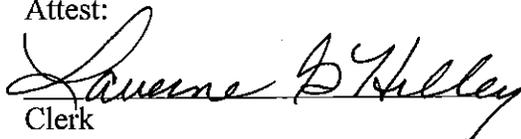


Levy Moore, District 4



Charles L. Cawthon, District 2

Attest:



Clerk

**A RESOLUTION OF
THE CITY COUNCIL OF CANON, GEORGIA**

**APPROVING THE TRANSMITTAL OF THE COMMUNITY
AGENDA OF THE CANON COMPREHENSIVE PLAN FOR STATE
AND REGIONAL REVIEW**

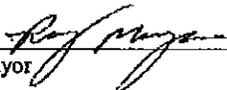
WHEREAS: The City Council, as the governing authority of the City of Canon, Georgia has participated in developing the required 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The City and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and

WHEREAS: Any final amendments made by the City prior to final submittal shall be identified as follows: None

Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the City Council/County Commission this 5th day of September 2009.



Mayor

ATTEST:



City Clerk

Adam Hazell

**A RESOLUTION OF
THE CITY COUNCIL OF CARNESVILLE, GEORGIA**

~
**APPROVING THE TRANSMITTAL OF THE COMMUNITY
AGENDA OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN
FOR STATE AND REGIONAL REVIEW**

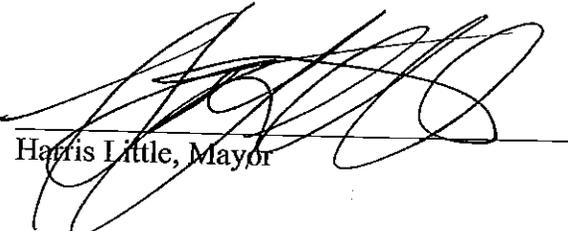
WHEREAS: The City Council, as the governing authority of the City of Carnesville, Georgia has participated in developing the required 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The City and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and

WHEREAS: Any final amendments made by the City prior to final submittal shall be identified as follows:
The City will submit the updated STWP administratively.

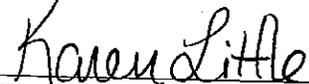
Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the City Council this 10th day of September, 2009.



Harris Little, Mayor

ATTEST:



Karen Little, City Clerk

**A RESOLUTION OF
THE CITY COUNCIL OF FRANKLIN SPRINGS, GEORGIA**

**APPROVING THE TRANSMITTAL OF THE COMMUNITY
AGENDA OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN
FOR STATE AND REGIONAL REVIEW**

WHEREAS: The City Council, as the governing authority of the City of Franklin Springs, Georgia has participated in developing the required 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The City and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and

WHEREAS: Any final amendments made by the City prior to final submittal shall be identified as follows:

Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the City Council/County Commission this 20 day of August, 2009.

Mayor

ATTEST:

Melody Scott
City Clerk

A RESOLUTION

CITY OF LAVONIA, GEORGIA

APPROVING THE TRANSMITTAL OF THE COMMUNITY AGENDA OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN FOR STATE AND REGIONAL REVIEW

WHEREAS: The City Council, as the governing authority of the City of Lavonia, Georgia has participated in developing the required 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The City and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the Mayor and City Council this 8 day of September 2009.

Ralph Owens
Ralph Owens, Mayor

ATTEST:
Angela V. Greer
Angela V. Greer, City Clerk

**A RESOLUTION OF
THE CITY COUNCIL OF ROYSTON, GEORGIA**

**APPROVING THE TRANSMITTAL OF THE COMMUNITY
AGENDA OF THE FRANKLIN COUNTY COMPREHENSIVE PLAN
FOR STATE AND REGIONAL REVIEW**

WHEREAS: The City Council, as the governing authority of the City of Royston, Georgia has participated in developing the required 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The City and its partners have completed the Community Agenda element in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and

WHEREAS: Any final amendments made by the City prior to final submittal shall be identified as follows:

Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the Community Agenda is approved to be submitted to the Georgia Mountains Regional Commission to begin the State and regional review process.

Adopted by the City Council this 20th day of September, 2009.



Mayor

ATTEST:



City Clerk

A RESOLUTION OF FRANKLIN COUNTY, GEORGIA

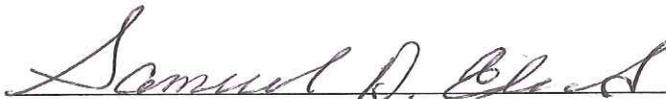
**ADOPTION OF THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN**

WHEREAS: Franklin County, Georgia has participated in the completion of the 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The updated plan has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

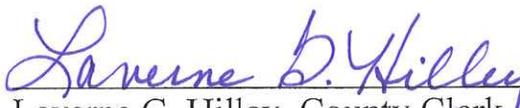
WHEREAS: The Franklin County Joint Comprehensive Plan has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

NOW, therefore, IT IS HEREBY RESOLVED by Franklin County that the Franklin County Joint Comprehensive Plan is hereby adopted, effective April 5, 2010.



Samuel D. Elrod, Chairman, Board of Commissioners

ATTEST:



Laverne G. Hilley, County Clerk

A RESOLUTION OF CITY OF CANON, GEORGIA
~
ADOPTION OF THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN

WHEREAS: City of Canon, Georgia has participated in the completion of the 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The updated plan has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

WHEREAS: The Franklin County Joint Comprehensive Plan has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

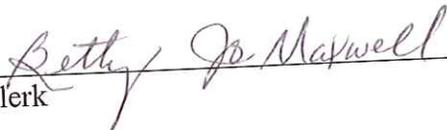
Now, therefore, **IT IS HEREBY RESOLVED** by City of Canon, that the Franklin County Joint Comprehensive Plan is hereby adopted, effective January 22, 2010.

Adopted by the City Council this 4th day of January 2010.



Chief Official

ATTEST:



Clerk

A RESOLUTION OF CITY OF FRANKLIN SPRINGS, GEORGIA

**ADOPTION OF THE FRANKLIN COUNTY JOINT
COMPREHENSIVE PLAN**

WHEREAS: City of Franklin Springs, Georgia has participated in the completion of the 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The updated plan has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

WHEREAS: The Franklin County Joint Comprehensive Plan has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by City of Franklin Springs that the Franklin County Joint Comprehensive Plan is hereby adopted, effective APRIL 15, 2010.

Adopted by the City Council this 15th day of April 2010.

Lenny O. Moore
Chief Official

ATTEST:

Susan Payne
Clerk

A RESOLUTION OF CITY OF LAVONIA, GEORGIA
ADOPTION OF THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN

WHEREAS: The City of Lavonia, Georgia has participated in the completion of the 10-year update to the Franklin County Joint Comprehensive Plan; and

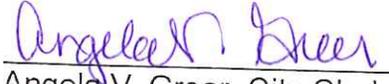
WHEREAS: The updated plan has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

WHEREAS: The Franklin County Joint Comprehensive Plan has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the Lavonia City Council that the Franklin County Joint Comprehensive Plan is hereby adopted, effective February 01, 2010.

Adopted this 2 day of February, 2010.

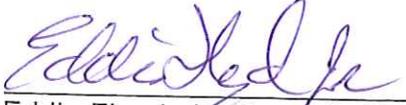
ATTEST:



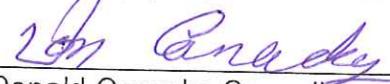
Angela V. Greer, City Clerk



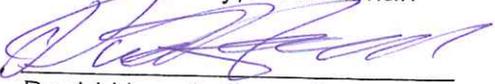
Ralph Owens, Mayor



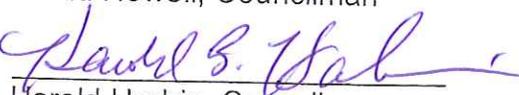
Eddie Floyd, Jr., Councilman



Donald Canady, Councilman



David Howell, Councilman



Harold Harbin, Councilman

A RESOLUTION OF CITY OF ROYSTON, GEORGIA
~
ADOPTION OF THE
FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN

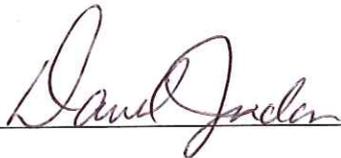
WHEREAS: The City of Royston, Georgia has participated in the completion of the 10-year update to the Franklin County Joint Comprehensive Plan; and

WHEREAS: The updated plan has been developed in accordance with the standards and requirements of the Georgia Department of Community Affairs; and

WHEREAS: The Franklin County Joint Comprehensive Plan has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **IT IS HEREBY RESOLVED** by the City of Royston that the Franklin County Joint Comprehensive Plan is hereby adopted, effective January 22, 2010.

Adopted by the Royston City Council this 12th day of January, 2010.



Mayor

ATTEST:



Clerk