



Oglethorpe County

Comprehensive Plan 2037

Good ground, Deep Roots.

Prepared by the Oglethorpe County Board of Commissioners

Acknowledgments

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CHAPTER 1. INTRODUCTION

Oglethorpe County has completed a state-mandated update of its Comprehensive Plan, also known as the Community Agenda. The process was managed with guidance and involvement of local residents, a Stakeholder Committee and County Staff. Local staff and elected and appointed officials will use the Comprehensive Plan as a reference in making rezoning and capital investment decisions. The plan's policies will guide rezoning decisions and decisions by elected officials and staff to reinforce the goals of the community. This document outlines the community's vision, identifies the key issues and opportunities throughout the community, sets forth a set of supportive policies to help guide local decision makers, and outlines a short-term work program outlining the community's actions over the next five years.

Scope

The Comprehensive Plan was prepared under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-.02 — Requirements, specifically Chapter 110-12-1-.03 – Plan Elements.

The Comprehensive Plan includes the following five components:

- Community Goals
- Needs & Opportunities
- Community Work Program
- Land Use Element

This plan is a living document and is intended to be updated as necessary to reflect changes in local conditions.

2021 Comp Plan Update

Steering Committee Meeting

Discuss the Public Participation Plan, and what is needed from the Steering Committee.

First Public Hearing

First Public Hearing to be held May 10th. This will be so the Public may comment on the Public Participation Plan.

Implement Public Participation Plan

This will be when we get our feedback from stakeholders, and the general public using mostly web based surveys.

Draft Plan

Begin drafting what the final product will look like based off of feedback from the PPP. This will take place August 2-11.

Steering Committee Meeting

Once Rough Draft is completed, the Steering Committee will be the first to see and comment on it. This meeting would be held on Aug 12.

Second Public Hearing

Held on Aug 23 (ZB meeting). This will give the Zoning Board a chance to comment, and the public will then have the opportunity to comment.

BOC Meeting

Present the product to BOC for them to approve submittal to the Regional Commission/DCA

Submit to Regional Commission/DCA

Submit to the Regional Commission/DCA for comments no later than September 7th.

October 31 Deadline

CHAPTER 2. COMMUNITY VISION

VISION STATEMENT

Oglethorpe County is a peaceful farming community with a stable economy, only a short drive from Athens and the University of Georgia. The county's rural qualities offer a supportive living environment for families of all ages that value self-reliance and relief from urban sprawl. The community desires residential growth that is balanced with the ability of the schools and government to provide high quality service. New and continued economic activity will complement the county's lifestyle in a way which supports the rural qualities identified in the county narrative.

GUIDING PRINCIPLES

PROTECT AND SUPPORT AGRICULTURAL USES.

Agriculture remains an important part of the county's identity as well as its economy. The Future Development Map designates an agricultural area limiting infringement and incompatibility between non-farm and farm uses. Additionally, buffers and separation requirements between residential and agricultural uses should be implemented wherever necessary.

COORDINATE INFRASTRUCTURE EXPANSION WITH LAND USE.

It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water, and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.

ENCOURAGE INNOVATIVE DEVELOPMENT TECHNIQUES.

Master planned developments and conservation subdivisions, meeting the county's vision and goals, will be encouraged to increase the amount of open space within new development, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections providing inter-parcel connectivity minimizing the impact of increased vehicle trips on the road network.

ENCOURAGE THE EXPANSION OF EMPLOYMENT OPPORTUNITIES (INDUSTRIAL, OFFICE, OR COMMERCIAL USES) IN APPROPRIATE LOCATIONS.

The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.

PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

Oglethorpe County's environmentally sensitive areas are important components of the county's identity and vital to the environmental integrity of the county and region. As the county continues to grow increased pressures will be placed on the county's resources as development encroaches on sensitive natural areas. The Future Development Map illustrates the significant environmentally sensitive areas and limits incompatible land uses in conjunction with the county's zoning code.

LAND USE COMPATIBILITY.

The intensity, scale and design of new development should be compatible with the function, character, and scale of adjacent land uses. Adequate transitions and buffers should be provided as needed to mitigate any adverse impacts on adjacent properties.

CHAPTER 3. CHARACTER AREAS

Introduction

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the county’s vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The core of the county’s vision is the preservation of the rural character. The Future Development Map outlines the general intent for accommodating growth, while maintaining a positive relationship between the natural and built environments. As a whole, the map illustrates the relationship of land use to the supportive infrastructure and community facilities over the long-term. The arrangement of land development patterns indicates the long- term investment strategies for efficiently accommodating new growth.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan’s goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

The following table provides an overview of each of the character areas.

Character Areas

Character Area	Description	Compatible Zoning Designations
<i>Back Forty</i>	Primarily forest and farms, land preservation a priority and lowest level of infrastructure support.	A-1, A-2, B-1, HI(me), PD
<i>Rural Living</i>	Balanced mix of forestry, farms and homes. The area is within reasonable commuting distance to major regional employers and under pressure to develop, however services cannot be efficiently provided so residential growth should remain modest.	A-2, AR, B-1, OS
<i>Residential Transition</i>	Intended to accommodate bulk of county's growth. This area is situated in proximity to schools, arterial roads, municipal water, and existing communities. Primary location for increased residential density and retail.	AR, R-1, R-2, R-3, OS, PD, B-1
<i>Country Crossroads</i>	Identified areas are a reflection of existing communities. Intended to allow a mix of uses including residential and commercial uses within the community nodes. The area is designed to provide limited convenience shopping and services for surrounding residential areas.	PD, B-1, AR, R-1, R-2, R-3
<i>Gateway Corridor</i>	This character area includes a full spectrum of live, work and shop land uses. This area is highly visible and represents a central section of the county including US Highway 78 from Arnoldsville Road to Crawfordville Road.	B-1, B-2, B-3, R-1, R-2, R-3, PD, LI, OS
<i>Employment Center</i>	The overall character of this area is intended for large-scale, employment-intensive uses. The area is designed to provide a compatible mix of commercial development, professional offices and light industrial uses.	OIP, LI, HI, PD

BACK-FORTY



This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value.

APPROPRIATE LAND USES

- Forestry Operations
- All agricultural operations, including livestock, dairy and crop production
- Timber Production and Harvesting
- Surface Mining
- Recreational Facilities
- Low Density Residential
- Agritourism
- Public or Institutional Uses

COMPATIBLE ZONING CATEGORIES

A-1: Intensive Agricultural District: Large areas (a minimum of 30-acres) devoted to intensive commercial agriculture. Large-scale livestock operations that may produce odors, dust, or noise are the primary users.

A-2: General Agricultural District: Designed to preserve farmland and promote agricultural uses related to timber and crop production, horticultural uses, or limited livestock operations (typically associated with pasture land).

B-1: Local Business: Individual, small businesses designed to support nearby farming, forestry, mining and outdoor recreation.

HI (me): Heavy Industrial District (mineral extraction): Intended to accommodate mineral or material extraction, mining, quarrying, and other natural material removal operations.

PD: Planned Development District: The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

IMPLEMENTATION STRATEGIES

Promote use of conservation easements.

Maintain large lot sizes.

Work to promote agriculture and agriculture-related businesses to keep agriculture industry viable.

RURAL LIVING



This character area is a balanced mix of forestry, farms, and homes. The area is within reasonable commuting distance to major regional employers. It represents an area under pressure to develop, but is also an area where services cannot be most efficiently provided. Major residential development that characterizes suburban sprawl should be prohibited. Tracts commonly range in size from 10 to 20 acres. Grazing, row crops and other general agricultural uses are appropriate, but this character area should not experience new intensive agriculture. Adequate buffers should mitigate land use conflict between existing intensive agriculture and existing residential areas. The Smithonia Historic District is identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

APPROPRIATE LAND USES

- Low Density Residential
- Public or institutional uses.
- Local Business
- Recreational facilities.
- General Agricultural Uses

COMPATIBLE ZONING CATEGORIES

A-2 - General Agricultural District: Designed to preserve farmland and promote agricultural uses related to timber and crop production, horticultural uses, or limited livestock operations (typically associated with pasture land).

AR - Agricultural/Rural Residential District: Intended for low-density single-family residential development with a minimum lot size of 5-acres. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.

B-1 : Local Business: Individual small businesses that are compatible with residential uses.

OS - Open-Space/Conservation Design Development District: The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.

IMPLEMENTATION STRATEGIES

Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

Permit rural cluster or conservation subdivision design that incorporate and protect significant amounts of open space.

RESIDENTIAL TRANSITION



The overall character of the area can be classified as primarily residential and is intended to accommodate residential growth. This area is situated in proximity to schools, arterial roads, municipal water, and existing communities. Growth in the area would facilitate increased retail economic activity inside the county. Increased density may be allowed based on design and the availability of infrastructure. The area may be suitable for neighborhood-level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure. The area may also accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

APPROPRIATE LAND USES

- Residential uses at varying densities.
- Public or institutional uses.
- Recreational facilities.
- Mixed-use, neighborhood-scale commercial uses may be appropriate within a master planned development.

COMPATIBLE ZONING CATEGORIES

AR : Agricultural/Rural Residential District: Intended for low-density single-family residential development with a minimum lot size of 5-acres. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.

R-1 : Single-Family Residential District: Composed of single-family residential development with private water and sewerage systems. Density can increase with access to public water and sewerage systems.

R-2 : Two-Family Residential District: The district can accommodate single-family detached units as well as two-family attached units. Increased development intensities are linked to the availability of public water and sewerage.

R-3 : Multi-Family Residential District: Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, public water, and public sewer.

OS : Open-Space/Conservation Design Development District: The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.

PD : Planned Development District: The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

B-1 : Local Business District: The district is intended for the development of small clusters of neighborhood-scale commercial activities in proximity to increased residential densities associated with single-family residential development.

IMPLEMENTATION STRATEGIES

Permit accessory housing units.

Add traffic calming improvements, sidewalks, street trees, and increased street interconnections to improve walkability and slow traffic within existing neighborhoods.

COUNTRY CROSSROADS



The overall character of this area is intended to provide a mixed-use environment that combines residential and commercial uses within community nodes. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. These nodes may be suitable for higher-density residential development depending on the availability of the necessary supportive infrastructure and the compatibility with the surrounding land uses. The identified areas are a reflection of existing communities. Within the municipalities, the area reflects the location of the downtown core. The Maxeys Historic District is expected to be identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

APPROPRIATE LAND USES

- Residential – low-to-moderate densities depending on the availability of infrastructure.
- Limited Commercial – designed to allow neighborhood-scale commercial development intended to serve the surrounding residents.
- Recreational facilities.
- Public and institutional uses.
- Appropriate residential zones will vary depending on the availability of supportive infrastructure necessary to accommodate higher development densities.

COMPATIBLE ZONING CATEGORIES

PD : Planned Development District: The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

B-1 : Local Business District: The district is intended for the development of small clusters of neighborhood-scale commercial activities in proximity to increased residential densities associated with single-family residential development.

AR : Agricultural/Rural Residential District: Intended for low-density single-family residential development. The district is intended to preserve the scenic and rural characteristics of the county and discourage higher development intensities in areas that do not have adequate existing, or planned, infrastructure networks.

R-1 : Single-Family Residential District: Composed of single-family residential development. Intensities can increase with access to public water and sewerage systems.

R-2 : Two-Family Residential District: The district can accommodate single-family detached units as well as two-family attached units. Increased development intensities are linked to the availability of public water and sewerage systems.

R-3 : Multi-Family Residential District: Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, water, and sewer.

IMPLEMENTATION STRATEGIES

Encourage a mix of retail, services, and offices to serve neighborhood residents day-to-day needs.

Include direct connections to greenspace and trail networks

GATEWAY CORRIDOR

This character area includes a full spectrum of live, work and play land uses. This area is highly visible and represents a central section of the county including US Highway 78 extending from the Arnoldsville Road to Crawfordville Road. This area should present an image which reflects the county narrative. The corridor is deemed suitable for commercial development with a focus on retaining and enhancing the aesthetic qualities of the corridor through landscaping, lighting and signage requirements. Development in this area should be compatible with surrounding natural and cultural features. Access management to U.S. Highway 78 should be regulated minimizing single parcel entryways and promoting inter-parcel access. Any existing blight should be addressed.

APPROPRIATE LAND USES

- Commercial – retail
- Commercial – services
- Public or Institutional uses
- Industrial
- Residential – all densities
- Recreation

COMPATIBLE ZONING CATEGORIES

B-1 : Local Business District: The district is intended for the development of small clusters of neighbor- hood-scale

commercial activities in proximity to increased residential densities associated with single-family residential development.

B-2: Highway Business District: Commercial district along major thoroughfares intended to provide commercial uses requiring high vehicle traffic counts and access to major roads.

B-3: General Business District: Clusters of high intensity commercial development located at major intersections along arterial roads.

R-1: Single-Family Residential District: Composed of single-family residential development at intensities of up to 0.5 acres per dwelling unit with access to public sewerage systems.

R-2: Two-Family Residential District: The district can accommodate single-family detached units as well as two-family attached units.

R-3: Multi-Family Residential District: Intended for high-density, attached residential development requiring access to adequate infrastructure networks including roads, water, and sewer.

PD : Planned Development District: The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county.

LI : Light Industrial District: The intent of the district is to provide a suitable environment for clustered light industrial uses that have a low-impact on the surrounding environment.

OS : Open-Space/Conservation Design Development District: The purpose is to allow greater flexibility in site design and to encourage the preservation of open space.

IMPLEMENTATION STRATEGIES

Establish guidelines on development to protect the characteristics deemed to have scenic value.

Manage access to keep traffic flowing; using directory signage to developments.

EMPLOYMENT CENTER



The overall character of the area is intended for large-scale, employment intensive commercial uses. The area is designed to provide a compatible mix of commercial development (retail and services), professional offices, and light industrial uses. The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks. General commercial retail and service development should be focused along the US Highway 78 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

APPROPRIATE LAND USES

- Office and professional development. Where possible office uses should be clustered.
- Light industry - this includes warehouse and distribution centers, wholesale companies, research and technology uses, or other similar businesses that do not have significant impacts on the environment.

COMPATIBLE ZONING CATEGORIES

OIP : Office/Institutional/Professional District: The intent of the district is to cluster a variety of professional and business offices and allows small-scale commercial uses that are appropriate within an office setting.

LI : Light Industrial District: The intent of the district is to provide a suitable environment for clustered light industrial uses that have a low-impact on the surrounding environment.

HI :Heavy Industrial District: Intended for intensive manufacturing operations that have the potential to adversely impact the environment, or the public health, safety, and welfare.

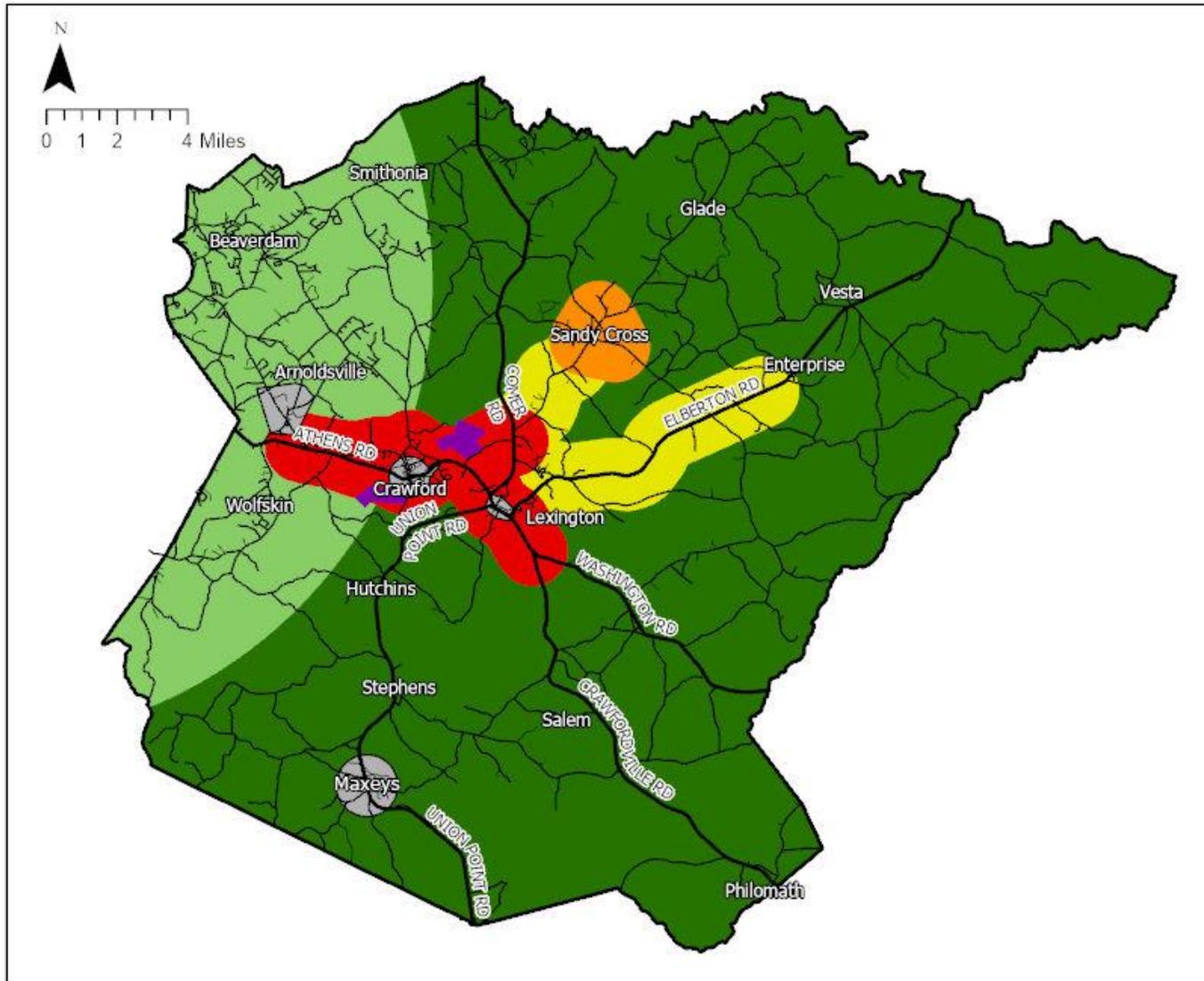
PD : Planned Development District: The planned development districts encourage a mix of compatible land uses and allow greater flexibility with regard to site development to meet the vision and goals of the county. The districts are designed as an overlay appended to the underlying zoning category (residential, commercial, institutional or industrial).

IMPLEMENTATION STRATEGIES

Encourage developments using planned development concepts, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network.

Expand public sewerage, as identified as a long-term need, to accommodate desired commercial growth.

Oglethorpe County Future Land Use Map, 2021



Character Areas

- Back Forty
- Country Crossroads
- Gateway Corridor
- Residential Transition
- Rural Living
- Employment Center

CHAPTER 4. NEEDS AND OPPORTUNITIES

*Needs or Opportunities shown as **italicized** are considered “Priority Needs” and have a corresponding action item listed in the Short-Term Work Plan section of this document. Reference to those action items are shown in parentheses at the conclusion of the italicized sentence.*

ECONOMIC DEVELOPMENT

NEEDS

- ***The county needs to increase the amount of economic activity to offset the increasing tax burden on homeowners. (1,6)***
- ***Broadband is unreliable or unavailable in many areas of the County. (3)***

OPPORTUNITIES

- The county has an abundance of farmland that could be utilized to promote agritourism. (7)
- The municipal downtown areas possess valuable historic resources that could attract tourism and investment.
- The county has a unique collection of historic resources. Information and educational materials about these resources exist in numerous forms, but little coordination exists in using this information to promote economic development opportunities.
- The county’s cultural resources are thoroughly documented through formal surveys and other local initiatives. The county’s most significant properties are also recognized through National Register listing. Crawford, Stephens, Maxeys and Arnoldsville are, however, not formally recognized as historic communities.
- ***The county owns a sizable tract of land suitable for light industrial development. (4)***

HOUSING

NEEDS

- ***1/3 of the population of the County is over 55. (3)***
- ***Policy to direct residential development toward areas of the County that can support increased density with closer proximity to services and schools. (3)***
- Single-family detached and manufactured units dominate the stock of available housing. The lack of diversity in the housing supply limits options for low-to-moderate income and elderly households.

COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE

NEEDS

- Water network is limited in the county and does not provide adequate pressure throughout the service area to provide full fire protection. (4)
- Some new development is anticipated to utilize septic tanks for on-site wastewater treatment, which increases the potential for tank failure and environmental degradation.
- ***The joint Athens-Clarke and Oglethorpe counties landfill reports a 15-year waste disposal capacity, which will require additional space to accommodate the projected growth. (5)***
- Additional sources of water and expanded capabilities of the delivery network.

OPPORTUNITIES

- Utilization of excess wastewater treatment capacity at City of Crawford plant.
- ***Address the need for broadband throughout the county. (6)***

LAND USE

NEEDS

- Policy to address conflict between the location of new residential areas and incompatible uses.

OPPORTUNITIES

- Creating interactive maps for zoning, future land use, historical preservation, and in other areas. (7,8)

NATURAL RESOURCES

NEEDS

- Preservation of agricultural resources and open space.
- Uniform enforcement of Environmental Ordinances by all jurisdictions.
- Minimize adverse impacts of development on environmentally sensitive area.

CHAPTER 5. SHORT-TERM WORK PROGRAM

	Project Description	'21	'22	'23	'24	'25	Estimated Cost	Funding Source	Responsible Party
OGLETHORPE COUNTY									
1	Develop and market a master plan for 600 acres owned by County.	X	X				\$10,000	General Fund, EDA	EDA
2	Create and implement an agritourism ordinance.	X	X				\$0	-	ED, Planning Staff
3	Prepare a study evaluating ordinance revisions that could allow a greater flexibility in housing types to support senior's needs.	X	X				\$500	General Fund	Planning staff
4	Evaluate potential for county-wide water system with municipalities to improve fire suppression capability.	X	X				\$5,000	General Fund	Board of Commissioners, Cities of Arnoldsville, Maxeys, Lexington, Crawford
5	Planning, engineering, and permitting for the Phase III expansion of C & D Landfill.	X	X	X	X		\$300,000	Solid Waste Authority	Solid Waste Authority
6	Continue working to expand broadband throughout the county.	X	X	X	X	X	\$50,000	Grants, EDA	EDA
7	Create easy to access GIS maps and shapefiles for various	X	X	X			\$2,500	Grants, General Fund	Planning Staff

	departments throughout county.								
8	Create a Historical Resource Map.	X	X	X			\$5,000	Grants, General Fund	Planning Staff, Regional Commission
9	Prepare for implementation of Next Gen 911.		X	X	X	X	\$500,000	Grants, E911 Fund, SPLOST, General Fund	Board of Commissioners
10	Continue working on the expansion of the Multi-Use Linear Park (Firefly Trail).	X	X	X	X	X	\$10,000	Grants, General Fund	Board of Commissioners, State, EDA
11	Conduct a study on the potential for a Government Complex.		X				\$5,000	Grants, General Fund	Board of Commissioners

CHAPTER 7. REPORT OF ACCOMPLISHMENTS

OGLETHORPE COUNTY			
Economic Development			
Item		Status	Notes
1	Hire an economic development professional to represent the County to outside investment.	Complete	
2	Develop a business retention and expansion program.	Complete	
3	Create a broadband committee to find solutions to lack of access and reliability.	Complete	
4	Actively promote and market Oglethorpe County's attractive economic resources through regional partnerships, state agencies, interstate clearinghouses, and local sources such as the Chamber of Commerce website.	Ongoing	Revised in STWP
5	Monitor the change in local economic conditions and asses the needs of local business and industry.	Ongoing	Not included in STWP as is not actionable.
6	Develop a business retention and expansion program to help local businesses.	Ongoing	Continued in STWP
7	Market Oglethorpe County as a destination for retirees	Ongoing	Revised in STWP
8	Develop and market a master plan for 600 acres owned by County.	Ongoing	Continued in STWP
9	Create a template for annual reporting of business starts and job growth.	Abandoned	Not included in STWP
10	Organize event to bring in developers of senior living communities to experience the County.	Complete	
Natural and Cultural Resources			
Item		Status	Notes
1	Conduct a long term water supply study that	Complete	

	explores local, regional, and multi-jurisdictional solutions for a county wide water system.		
2	Protect agricultural, residential, and environmentally sensitive areas from the encroachment of incompatible uses by following the Future Development Map and zoning codes.	Ongoing	
3	Inventory natural and cultural resources suitable for inclusion in a countywide and regional tourism plan.	Not accomplished	Tourism effort in county under evaluation.
4	Seek National Register of Historic Places status for historic structures where appropriate.	Ongoing	
5	Provide information to interested property owners regarding available state and federal incentives for the rehabilitation of historic structures.	Ongoing	Transitioned to municipalities where most historic structures exist.
6	Seek funding opportunities for the rehabilitation and reuse of historic resources.	Ongoing	Transitioned to municipalities where most historic structures exist.
Community Facilities and Services			
Item		Status	Notes
1	Evaluate potential for county-wide water system with municipalities to improve fire suppression capability.	Ongoing	
2	Continue to support and assist with the expansion of the city of Crawford's sewer system	Ongoing	Not included in STWP as is not actionable.
3	Landfill expansion	Ongoing	Revised in STWP
4	Continue to promote and monitor for effectiveness the existing recycling and waste reduction education programs.	Ongoing	Not included in STWP as is not actionable.
5	Install additional communications tower for emergency services.	Complete	

6	Install conduit for fiber (data) infrastructure under new roads.	Abandoned	Not included in STWP
7	Prepare assessment and report of C&D Landfill and potential expansion.	Complete	
Land Use			
Item		Status	Notes
1	Incorporate the goals and supportive policies of the Comprehensive Plan into all land use decisions.	Ongoing	Not included in STWP as is not actionable.
2	Create and implement an agritourism ordinance.	Ongoing	Revised in STWP
3	Prepare a study evaluating ordinance revisions that could allow a greater flexibility in housing types to support senior's needs.	Ongoing	Revised in STWP
4	Revise zoning ordinance to limit R-1 subdivisions to those areas served by public sewer.	Complete	
5	Revise zoning ordinance to incentivize conservation subdivisions.	Complete	