

Heard County Board of Commissioners
Comprehensive Plan Resolution

Whereas, the Heard County Board of Commissioners has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standard and Procedures of the Georgia Planning Act of 1989; and

Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 12th and 18th days of October, 2022.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners shall officially adopt the updated Comprehensive Plan for the twenty year period of 2022 – 2042.

So resolved this the _____ day of October, 2022.

Heard County Board of Commissioners

Lee Boone, Chairman

ATTEST:

Suzanne Palmer, County Clerk

LEE BOONE
Chairman

HEARD COUNTY COMMISSION
P.O. Box 40
201 Park Avenue
Franklin, GA 30217

**BOARD OF
COMMISSIONERS**

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October 18, 2022

Three Rivers Regional Commission
P.O. Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Heard County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Lee Boone at 770-675-3821.

Sincerely,

Lee Boone, Chairman
Heard County Board of Commissioners

Enclosures

**Heard County & the Town of
Centralhatchee, the City of
Franklin, and the City of
Ephesus
Joint Comprehensive Plan
2022-2042**



Prepared by:
Sharon Armstrong, Heard Co. Planner
Review: 3 Rivers RC
P.O. Box 1600, Franklin, GA 30217

INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

Heard County was created in 1830 from 301 square miles of Carroll, Coweta, and Troup counties. It was named for Stephen Heard, an influential patriot of the American Revolution (1775-1783), a planter, and a governor of Georgia from 1780 to 1781. The county seat is the City of Franklin. There are two other incorporated cities in Heard County: Centralhatchee and Ephesus. Centralhatchee is located in the northeastern portion of the County, while Ephesus is located in the northwestern portion of the County.

Purpose of the plan

The Heard County & the Town of Centralhatchee, the City of Franklin, & the City of Ephesus Joint Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, polices, and specific implementation measures are listed to set policy for particular segments and specific areas of the city.

At the time of the plan update, the members of the Heard County Board of Commissioners were:

Lee Boone, Chairman
James Perry
Gwen Caldwell
David Walls
Larry Hammond
Larry Hooks

The members of the Centralhatchee Town Council were:

Barbie Crockett, Mayor
Emmett Jackson
Eley Loftin
Barbara Norwood
Walt Wiggins
Josh Gladney

The members of the Ephesus City Council were:

Denney Rogers, Mayor
Aubin Cumbie, Jr.
Paul Gosdin, Jr.
Donna Henderson
Tony Rogers
Chris Cumbie
Ray Gosdin

The members of the Franklin City Council were:

Mayor- Kevin Hayes
Diane Dunlap- Empty Seat
Alane Bradfield - City Councilwoman
Willie Almond - City Councilman
Robbie Hilton - City Councilman
Deon Senn - City Councilman
Jessica LaPointe - City Clerk

Comprehensive Plan Steering Committee and Public Participation

The Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus Councils appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the city council, city government, and other community stakeholders. The members of the committee were:

Lee Boone, Chairman-Heard County Board of Commissioners
Kathy Knowles, Executive Director, Development Authority of Heard County
James Perry, Heard County Board of Commissioners
David Wall, Heard County Board of Commissioners
Macie Cassel - Heard County Community Development
Barbie Crockett, Mayor-Town of Centralhatchee
Linda Rogers, City Clerk-Town of Centralhatchee
Denney Rogers, Mayor-City of Ephesus
Linda Yearwood, City Clerk-City of Ephesus
Kevin Hayes, Mayor-City of Franklin
Jessica LaPointe, City Clerk-City of Franklin
Melinda Brown, President, Heard County Chamber of Commerce

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus’s decision-making process for the future of their communities.

VISION STATEMENT

By 2042, Heard County and the Town of Centralhatchee, City of Ephesus, and City of Franklin will improve the quality of life for its citizens by actively offering enhanced recreation, supporting educational and job training opportunities, promoting diverse housing, encouraging small business development, creatively capitalizing upon the communities’ rural character, and preserving their natural and cultural heritage.

LIST OF COMMUNITY GOALS AND POLICIES:

ECONOMIC DEVELOPMENT

Goal: We will encourage development or expansion of businesses and industries that are suitable for the communities. We will also continue to place a high priority focus on tourism.

Policies:

- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will encourage the development of downtown Franklin as a vibrant center for culture, government, dining, residential and retail diversity.
- We will focus on heritage, eco and agri-tourism initiatives; especially focusing on the river.
- We will collaborate with West Georgia Technical College to provide adult satellite classes and courses for local citizens and to develop a full-service adult education center in the Franklin Industrial Park.
- We will support programs for retention, expansion and creation of businesses that enhance our economic well-being, targeting commercial, agriculture, and tourism-based businesses.

- We will maintain an atmosphere in which entrepreneurial enterprise is nurtured in our community.
- We will expand infrastructure as needed to attract desirable industrial and commercial development.
- We will develop a 100+-acre site for industrial development where infrastructure is readily available and will support future development of a speculative building for attracting industry.
- We will conduct careful cost/benefit analysis when making decisions on proposed development projects.

HOUSING

Goal: We will promote an adequate range of safe, affordable, and resource efficient housing in the communities.

Policies:

- We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- We will support multifamily housing on vacant and available land where infrastructure is readily available.
- We will coordinate with state and federal agencies in creating incentives programs for affordable housing, and homebuyer education programs.
- We will promote affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.

NATURAL AND CULTURAL RESOURCES

Goal: We will promote the efficient use of natural resources, identify, and protect environmentally sensitive areas of our communities. We will promote and protect each community's unique qualities and history.

Policies:

- We will encourage individual property owners to protect identified historic resources, promote compatibility measures for new development, and add additional districts to the county's Historic Overlay Districts.
- We will seek funding to preserve and rehabilitate the Heard County History Center and Museum.
- We will pursue options for additional space for historical artifacts and genealogical data.
- We will support the implementation of a Tourism Plan to enhance visitor access to the History Center, Chattahoochee Old Town at Brush Creek Park, historical sites and heritage programs throughout the county.
- Enforce the Chattahoochee River Protection ordinance with a 300-foot buffer requirement.

- We will actively enforce protection and conservation of environmentally sensitive areas and important natural resource areas when making decisions about future developments.
- We will support the preservation of green and open space.
- We will coordinate development within proximity to available infrastructure.
- We will enhance buffer and open space requirements between incompatible land uses where there is potential detriment to environmentally sensitive areas.
- We will actively implement the county Solid Waste Ordinance to enhance waste reduction and recycling initiatives.

COMMUNITY FACILITIES AND SERVICES

Goal: We will provide adequate community facilities and services to meet the citizens and business/industrial needs.

Policies:

- We will expand our wastewater treatment facilities and capacity to allow for additional growth in and around the City of Franklin.
- We will continue to expand water service lines based on highest growth area need and to facilitate improved pressure and fire protection.
- We will explore feasible options for future development of a surface water reservoir.
- We will continue expanding passive and active recreation, such as playgrounds, bike trails, BMX/skate parks, ball fields/courts and gathering areas.
- We will encourage small parks and community facilities to be located as focal points in communities.
- We will continue to enhance passive recreation opportunities in Chattahoochee Old Town at Brush Creek Park and on the greenway utilizing the County Tourism Plan and the Chattahoochee Greenway Trail Plan as guides.
- We will expand public safety facilities and services as needed based on growth trends.
- We will develop strategies to recruit rural healthcare providers to serve local residents.
- We will expand existing schools, including classrooms, gymnasiums, and administrative facilities as needed based on growth trends.
- We will conduct an annual review and update, if necessary, of our Service Delivery Strategy
- We will implement broadband infrastructure and maintain with any necessary upgrades.

TRANSPORTATION

Goal: We will address the transportation needs, challenges, and opportunities of all community residents.

Policies:

- We will promote walkable, safe neighborhoods.
- We will continue development of the greenway system, pedestrian accesses and scenic by-ways for resident accessibility and economic development.
- We will continue to support new regional initiatives including public transit and pedestrian/bike paths.
- We will continue to upgrade the local road system.
- We will enhance parking and accessibility in downtown Franklin and encourage off-street parking.
- We will continue to work with the Georgia DOT on traffic calming, and traffic and pedestrian safety measures.
- We will develop attractive gateway entrances, including signage and landscaping at our community entrances.

LAND USE

Goal: We will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land.

Policies:

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will encourage reinvestment and redevelopment opportunities within existing municipalities, particularly where in-fill development is feasible.
- We will develop landscaping guidelines to create a unified and pleasing visual environment in our downtowns and new commercial development.
- We will support new development that is sensitive to the historic and rural setting of our communities.
- Our neighborhoods will be interactive communities with easy access to schools, parks, residences and businesses through walkways, bike paths, roads, and public transportation.
- We will update zoning ordinances and cooperate where appropriate in developing uniform standards between jurisdictions.
- We will update signage regulations that promote visual aesthetics and add value to the communities.
- We will encourage greenspace and open space in new development designs.

NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus currently lacks or sectors of the communities where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted.

SWOT Analysis Chart

(Strengths, Weaknesses, Opportunities, Threats)

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none"> • Accessibility to cable in Cities • Good schools • Strong faith community • Water infrastructure • Community facilities • Chattahoochee River • Greenspace • Location • Low crime rate • Quality of life • Historic resources • Parks 	<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none"> • Argitourism • Need commercial development on Highway 27 • Greenspace and park development • Heard County Arena • Heritage tourism • Expand opportunities on the Chattahoochee • Bush Head Shoals Park • Recruit Kia Suppliers • Senior Living • Paddle Georgia • Travel Ball Tournaments
<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of citizen involvement • Limited supply of entry level housing • Lack of natural gas • Lack of quality jobs • Lack of quality rental property • Lack of space for retail • Lack of a trained/skilled workforce • Limited access to healthcare • Limited excess sewer capacity • Need for a water reservoir • Tax base is dependent on power plants • Need to expand water and sewer • Affordable housing – 1st time buyer • Broadband Availability 	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none"> • Apathetic society • Drugs • Competition with surrounding counties • Federal government regulations on power plants • Lack of economic diversity • Loss of revenue from coal tax • Water pollution in Chattahoochee River • Lack of quality development • County has become dependent on power plants

LIST OF NEEDS AND OPPORTUNITIES

The Plan Steering Committee identified needs and opportunities that exist within Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus. This list should help guide future planning efforts and prioritize projects undertaken by the communities.

ECONOMIC DEVELOPMENT

Needs

- There is a need for diverse and available employment opportunities in Heard County for the expanding labor force.
- There is a need for higher paying job opportunities in the Heard County area perpetuating the outflow of daily commuters and the exodus of graduates.
- There is a need for a greater amount of economic activity in the County to reduce the tax burden on homeowners.
- There is a need to revitalize downtown Franklin because of the By-pass of downtown.

Opportunities

- There is an opportunity to take advantage of eco, heritage and agri-tourism, utilizing the abundant natural areas, as an economic development strategy.
- There is an opportunity to revitalize the town centers to take advantage of their historic resources and promote small business activity inside the cities.
- There is an opportunity to focus economic recruitment initiatives on business and industry matching the skill-sets of the local labor force and requiring minimal infrastructure needs.
- There is an opportunity for increased agri-business recruitment capitalizing on Heard County's existing agricultural economy.
- There is an opportunity to encourage and collaborate on continued expansion of local job training programs.
- There are opportunities to explore ways to obtain broadband in our communities.
- There are opportunities to upgrade, develop, and promote available local sites, infrastructure and technologies that are attractive to targeted business and industry.

HOUSING

Needs

- The need for residential development in the unincorporated peripheries of the county increases the investment required for infrastructure expenditure.
- There is a need for entry-level housing.
- There is a need for diversity in the housing supply limiting the options for low-to-moderate income and elderly households.
- There is a need to promote greenspace and parks for community gathering spaces.
- There is a need to enhance existing community parks.

Opportunities

- There are opportunities to invest in the necessary infrastructure to allow for a greater diversity of housing types, sizes, and values to be developed within, and surrounding the municipalities where services are readily available.
- There is an opportunity to enforce ordinance and codes in place to protect against insufficient and poor quality in residential development.
- There is an opportunity to promote available land for housing development to the development community.

NATURAL & CULTURAL RESOURCES

Needs

- We need to protect and promote our preservation of agricultural resources and open space/greenspace.
- We need to protect the groundwater recharge areas in Franklin at the US 27/GA 34 interchange and above the Centralhatchee city limits, as these are prime development areas.
- We need uniform enforcement of Environmental Ordinances by all jurisdictions.
- We need a natural resources promotion campaign to increase tourism.
- We need to protect the county's cultural resources that are thoroughly documented through formal surveys and other local initiatives. The county's most significant properties are protected locally as historic overlay districts: Davis-Ridley Historic Rural District, Bell Home place/Salem Church, Bethel/Bethel-Heard, Flat Rock Campground, Old Tennessee Rd and Bethel Primitive Church.
- We need to promote the significant historical and genealogical data available in the History Center and significant archeological interpretive resources at Old Town Chattahoochee at Brush Creek Park.
- We need significant improvement and restoration of historic properties so that they do not deteriorate.

- We need management plans and feasibility studies for historic properties to assess and determine potential uses and rehabilitation costs.
- We need to focus on the rich cultural heritage related to the agrarian, Native American and African-American settler.
- We need to find funding sources to support cultural resources.

Opportunities

- There is an opportunity to expand infrastructure along the US 27 north and GA 34 east corridors to facilitate development while protecting the area's groundwater recharge area and the county's watershed.
- There is an opportunity to promote and develop Bush Head Shoals.
- There is an opportunity to recognize all historic districts, sites and significant buildings through listing in the National Register of Historic Places; to promote preservation and deriving economic development benefits.
- There are opportunities to create and/or participate in existing best practices programs to promote cultural resources and increase cultural tourism.
- There is an opportunity to promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.
- There are opportunities to continue participation and enhancements to the Certified Local Government Program in Heard County and improve planning tools used in preservation planning.
- There is opportunity to expand development of heritage education programs, trails and interpretive resources to promote cultural variances within each community.
- There is an opportunity for heritage tourism promotion.
- There are opportunities to participate in quilt trails, covered bridge trails and other tourism trails.

COMMUNITY FACILITIES & SERVICES

Needs

- There is a need for surface water capacity to be addressed in the near future.
- There is a need for sewage line expansion in the existing system.
- There is a need for additional personnel, equipment, and maintained facilities in Emergency Response and Public Safety facilities to meet current levels of requirement.

- There is a need for recreation facility expansion as participation increases.
- There is a need for greater healthcare access within the county, as residents are required to seek medical assistance in surrounding suburban cities.
- There is a need for a satellite Sheriff's office in Centralhatchee.
- There is a need for additional sidewalks in Centralhatchee.
- There is a need for agriculture education and outreach at the Heard County Arena.

Opportunities

- There is an opportunity to explore inter-jurisdictional and inter-agency infrastructure expansion maximizing the efficiency of financial investment in particular: fire protection, water system expansion and broadband services.
- There are opportunities to explore areas where impact fee requirements would facilitate expedited infrastructure improvement, both linear and non-linear.
- There is an opportunity for a water reservoir as cited in the long-range water plan and Hazard Mitigation Plan.
- There is an opportunity for a multi-purpose facility (i.e. Civic Center).

CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community, which contain unique characteristics and physical form. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace or parkland.

Character areas have been identified individually for Heard County, and the Town of Centralhatchee, City of Ephesus, and City of Franklin. Each local government’s character area list contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

HEARD COUNTY

Character areas identified within unincorporated Heard County include Chattahoochee River corridor, scenic corridor, developing residential, rural village, rural residential/agriculture and conservation.

Chattahoochee River Corridor



Description

Heard County is located within the middle Chattahoochee River region. This important natural resource bi-sects and flows the full length of the county. It is not only a natural resource but a cultural one as well. The Chattahoochee River in the southern part of the county forms the northernmost section of West Point Lake.

Desired Development Patterns

Over half of the land area along the Chattahoochee River corridor is under the jurisdiction of the US Army Corps of Engineers. The buffer requirements associated with the Army Corps land allows much of the river protection of development encroachment and disturbance. The protection and promotion of the corridor as a vital natural resource asset will be a priority.

Land Uses

Land uses permitted along the corridor would be public, rural residential, and agriculture.

Implementation Measures

- Continue intergovernmental cooperation between Heard County and the US Army Corps of Engineers.
- Collaborate with the State of Georgia on the development and promotion of Bush Head Shoals Park.
- Promote existing and develop new access points to the river.
- Collaborate with the Chattahoochee Riverkeeper for promotional and educational activities.
- Continue to enforce the local buffer requirement along the corridor.
- Designate the river as an official blueway or canoe trail.

Scenic Corridor

Description

Rural roadways within Heard County have been identified as local scenic routes. These routes are located in western and southern Heard County and highlight miles of scenic landscapes and crossroad communities.

Desired Development Patterns

Maintaining the rural and scenic character of these designated routes should be promoted. The designation of additional rural historic districts such as the Ridley-Davis Historic District could be pursued. The utilization of conservation subdivisions would allow the maximum amount of rural land to be protected and buffer development from roadway view sheds.



Land Use

Land uses permitted within this character area include residential, Agriculture, and Conservation.

Implementation Measures

- Promote the use of conservation subdivisions.
- Seek to designate new rural historic districts or overlays.
- Update promotional maps and brochures of the designated routes for tourism.

Developing Residential



Description

The greatest potential for developing residential in Heard County is adjacent to the incorporated municipalities and near highway corridors, and overflow development from surrounding counties such as Carroll, Coweta, and Troup. New residential development should reflect the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation and Planned Unit Development Subdivision conserve open space and rural character.

Land Uses

Land uses permitted in this character area include single-family residential, neighborhood commercial.

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.

Rural Village

Description

Small crossroad communities exist throughout Heard County. Each community functions as a rural village, and serves to maintain distinct character. Many of these communities still contain local landmarks such as churches, old stores, schools, and historic homes. Rural villages in Heard County include Roosterville, Frolona, Texas, Cooksville, Glenn, and the once incorporated town of Corinth.



Desired Development Patterns

The maintenance of the unique sense of place within each rural village will be desired. Preservation of remaining historic structures should be pursued. Creating a historic district or overlay district for priority villages should be considered.

Land Uses

Land uses allowed within each rural village includes residential, neighborhood commercial, public/institutional.

Implementation Measures

- Promote the designation of historic districts such as local overlay districts or listing on the National Register of Historic Places.
- Support neighborhood commercial, which respects and compliments the historic architecture located within each village.
- Promote the community with the scenic corridor brochure.
- Support the preservation of existing historic structures.

Rural Residential/Agriculture

Description

The majority of the land area within Heard County is designated as rural residential and agriculture. Residential development is sparse and the area contains active agriculture and timberland uses.



Desired Development Patterns

This area of Heard County is the least affected by future residential growth. The maintenance of the rural character and the protection of the view shed along the roadways support preservation of important resource and land uses. Conservation subdivisions and Planned Unit Development (PUD) should be promoted if residential development occurs in the future. Natural resources should be utilized for passive recreational opportunities.

Land Uses

Land uses permitted within the character area include single-family residential, agriculture and forestry.

Implementation Measures

- Promotion of the use of conservation subdivisions and Planned Unit Development to preserve rural character and greenspace
- Support and encourage passive recreational activity
- Support local farmers and maintain productive agricultural land uses
- Protect the environment and watersheds by utilizing best practices for land disturbance, forestry and farming activity

Conservation



Description

Heard County contains an abundance of natural resources. The Chattahoochee River is included within this area and serves as the main water source for West Point Lake. West Point Lake begins in the southern portion of the county and offers ample recreational opportunities. Two parks located within Heard County, Brush Creek Park and Snake Creek Park, offer boat access to the lake and camping facilities. A unique nature preserve owned by The Nature Conservancy is located in Heard County. The site contains acres of granite outcrops, known locally as Flat Rock. According to the Nature Conservancy, granite outcrops occur from Virginia to Alabama. Ninety percent of the exposed granite is found in Georgia. Heard County contains many of these unique natural features.

Desired Development Patterns

Due to the protection, sensitive nature and land ownership of much of these properties, and development will be highly restricted and in some cases prohibited. Any development occurring close to these resources should be buffered and avoided if possible. Natural resources within the conservation area should be protected and when possible, used for increased passive recreational use.

Land Uses

Land Uses permitted in this character area will be restricted to conservation and educational passive activities.

Implementation Measures

- Protect natural resources from development.
- Buffer any development that occurs adjacent to the conservation area.
- Promote the natural resources within the area for eco-tourism and environmental education.
- When feasible, utilize natural resources for passive recreation.

Parks



Description

Heard County is a rural and forested part of the state. Two main parks are Brush Creek Park and Bush Head Shoals Park. Brush Creek Park is located along the Chattahoochee River. It allows for recreation and camping. Bush Head Shoals is an area of rapids also along the Chattahoochee River.

Desired Development Patterns

Due to the protection, sensitive nature and land ownership of much of these properties, and development will be highly restricted and in some cases prohibited. Any development occurring close to these resources should be buffered and avoided if possible. Natural resources within the conservation area should be protected and when suitable, used for increased passive recreational use.

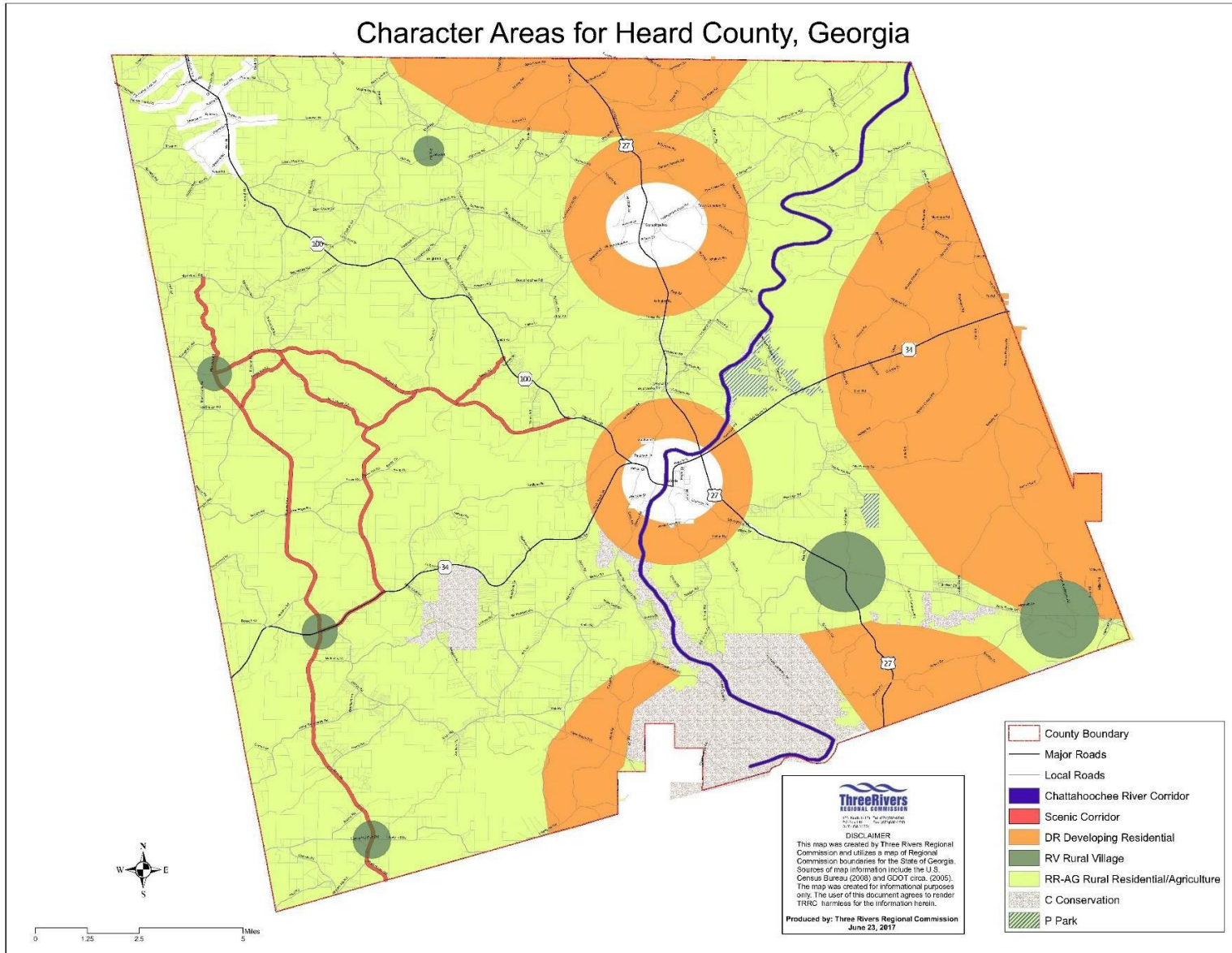
Land Uses

Land Uses permitted in this character area will be restricted to conservation.

Implementation Measures

- Protect natural resources from development.
- Buffer any development that occurs adjacent to the conservation area.
- Promote the natural resources within the area for eco-tourism and environmental education.
- When feasible, utilize natural resources for passive recreation.

Heard County Character Area Map



TOWN OF CENTRALHATCHEE

The Town of Centralhatchee has identified four character areas. They include the historic corridor, development residential, agriculture and rural residential and rural gateway corridor.

Historic Corridor



Description

Within the Town of Centralhatchee, this area delineates the historic spine of the community. Most civic, commercial, and public functions are located here along the old Highway 27 route and now known as Centralhatchee Parkway. Mom and pop businesses remain along the corridor with churches, historic residential and the Centralhatchee Elementary School.

Desired Development Patterns

The corridor will remain the heart of the community. With the expansion of the City Park and the newly built City Hall, and as commercial growth commences along the rural highway corridor (GA Highway 27), the historic core of the city will remain the center of most activity within Centralhatchee for many years to come.

Land Uses

Land use categories allowed in this character area include public/Institutional, residential, commercial.

Implementation Measures

- Continue the expansion of sidewalks.
- Encourage small scale - neighborhood style commercial activity.
- Implement beautification activities.
- Implement wayfinding signage.
- Rehabilitate the historic well house and make it a focal point of the community.

Developing Residential



Description

The Developing Residential character area in Centralhatchee is adjacent to the historic corridor. Beginning at the edge of the historic corridor, this area contains, on a small scale, suburban style residential development. The area has the potential for increased subdivision style residential.

Desired Development Patterns

New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.

Land Uses

Land uses allowed within this character area include single family residential.

Implementation Measures

- Promote the use of traditional neighborhood design (TND) principles.
- Promote the use of conservation subdivisions.
- Support connectivity between developments.

Agricultural/Rural Residential



Description

Rural land encompasses a large portion of the land area within the town limits of Centralhatchee. The area contains active farmland and large tract residential.

Desired Development Patterns

This area will remain rural and agricultural into the near future. Buffering of any new subdivision development will be encouraged.

Land Uses

Land uses within this character area include agricultural and residential.

Implementation Measures

- Promote the use of conservation subdivisions to protect rural character and preserve greenspace

Rural Gateway Corridor



Description

U.S. Highway 27, a major north-south route bisects the Town of Centralhatchee. This rural divided four-lane highway is a gateway to Centralhatchee for both domestic and commercial activities. It is along this corridor where increased commercial activity will likely occur in the future.

Desired Development Patterns

Land along the Rural Gateway Corridor offers the most potential for increased commercial activity within the Town of Centralhatchee. New commercial activity should be developed in nodes so that commercial uses are contained and allow limited curb cut into the highway. Proper landscaping will be encouraged to keep the gateway entrances into the city attractive.

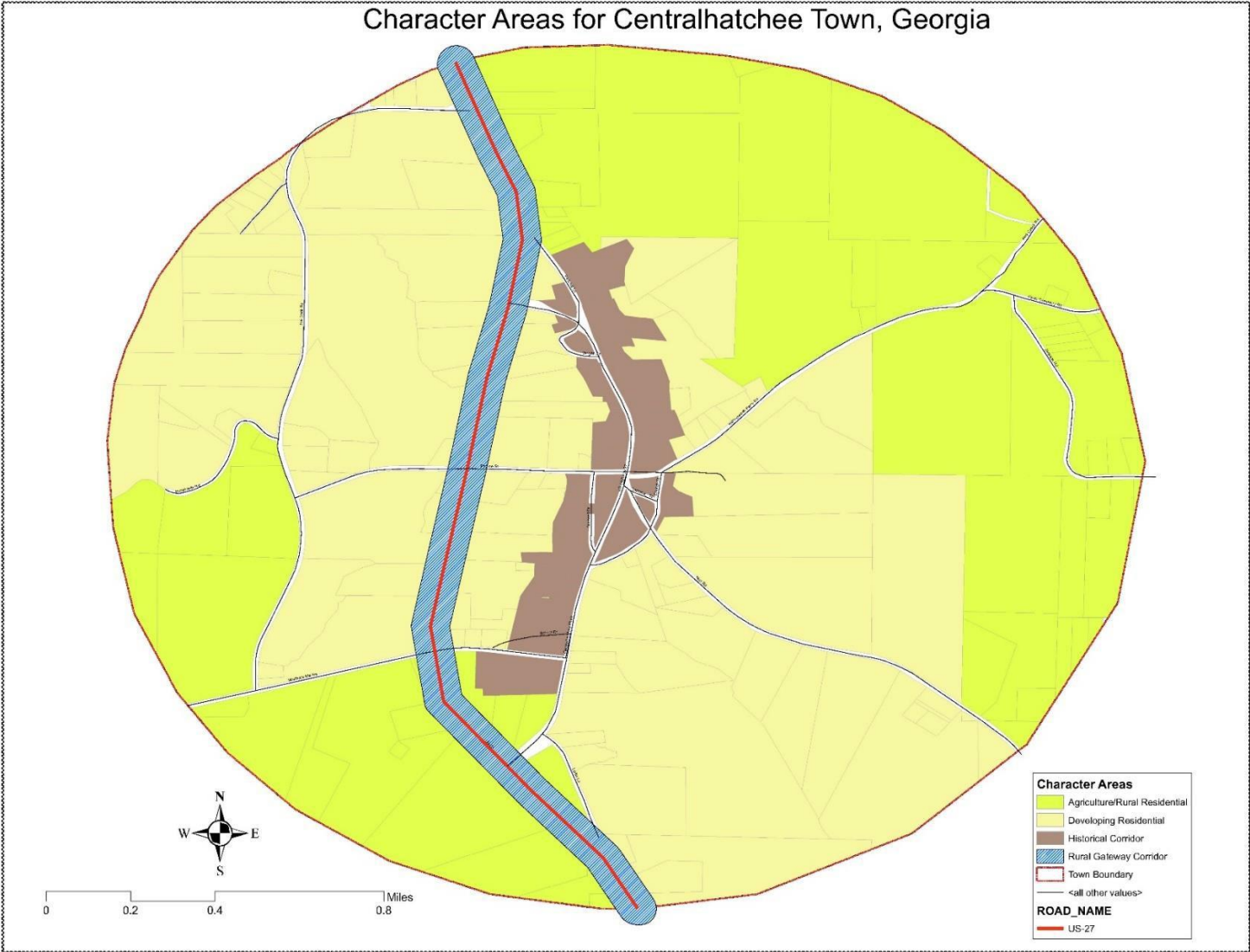
Land Uses

Land uses within this character area include highway commercial.

Implementation Measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

Town of Centralhatchee Character Area Map



City of Ephesus

Historic Town Center



Definition

Ephesus's location along a rural highway has made for a charming, historic town center. The town's location along a rural scenic highway has left behind historic filling stations, barns, and homes. Many of the historic buildings remain in reasonable condition.

Desired development patterns

Ephesus encourages submission of construction plans, building designs and landscaping that are sensitive to natural features of the site, including topography and views.

Specific land usage

Land dedicated to homes, sites, buildings and structures greater than 50 years of age.

Implementation measures

Georgia Historic Resource Survey - Collect and record information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.

Georgia Register of Historic Places Nomination - State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation

Agriculture



Definition

This area represents most of the City's land and is actively farmed for vegetables and livestock. Most of the agriculture character area is along major highways running through the Town.

Desired development patterns

Ephesus recommends large minimum lot size requirements to limit development density and protect farmland and rural character and preservation of environmentally sensitive areas by setting them aside as public parks or trails.

Specific land usage: This character area is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Implementation measures: *Purchase of Development Rights*-Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space

Scenic Byway Nomination Georgia's Scenic Byways- Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities. State and national programs are linked.

Rural Residential



Definition

Ephesus's rural residential area is one of the largest components of the city. Most homes were built prior to 2010.

Desired development patterns

Ephesus recommends a distribution of affordably priced homes throughout the town; new residential development that matches the mix of housing types and styles or older, closer-in neighborhoods or the community.

Specific land usage

Land designated for single-family large lots in a rural setting.

Implementation measures:

Housing for Low to Moderate-Income Households and Special Needs Populations -Affordable housing to meet the needs of persons with disabilities; affordable housing to serve the elderly population; or new single-family units for moderate-income, first-time homebuyers.

Commercial



Definition

Ephesus has a commercial area that is mainly along one major highway that runs through the City. Currently the most thriving business is a convenience store and gas station along with other small businesses.

Desired development patterns

Ephesus recommends improvement of street appearance and amenities of commercial businesses.

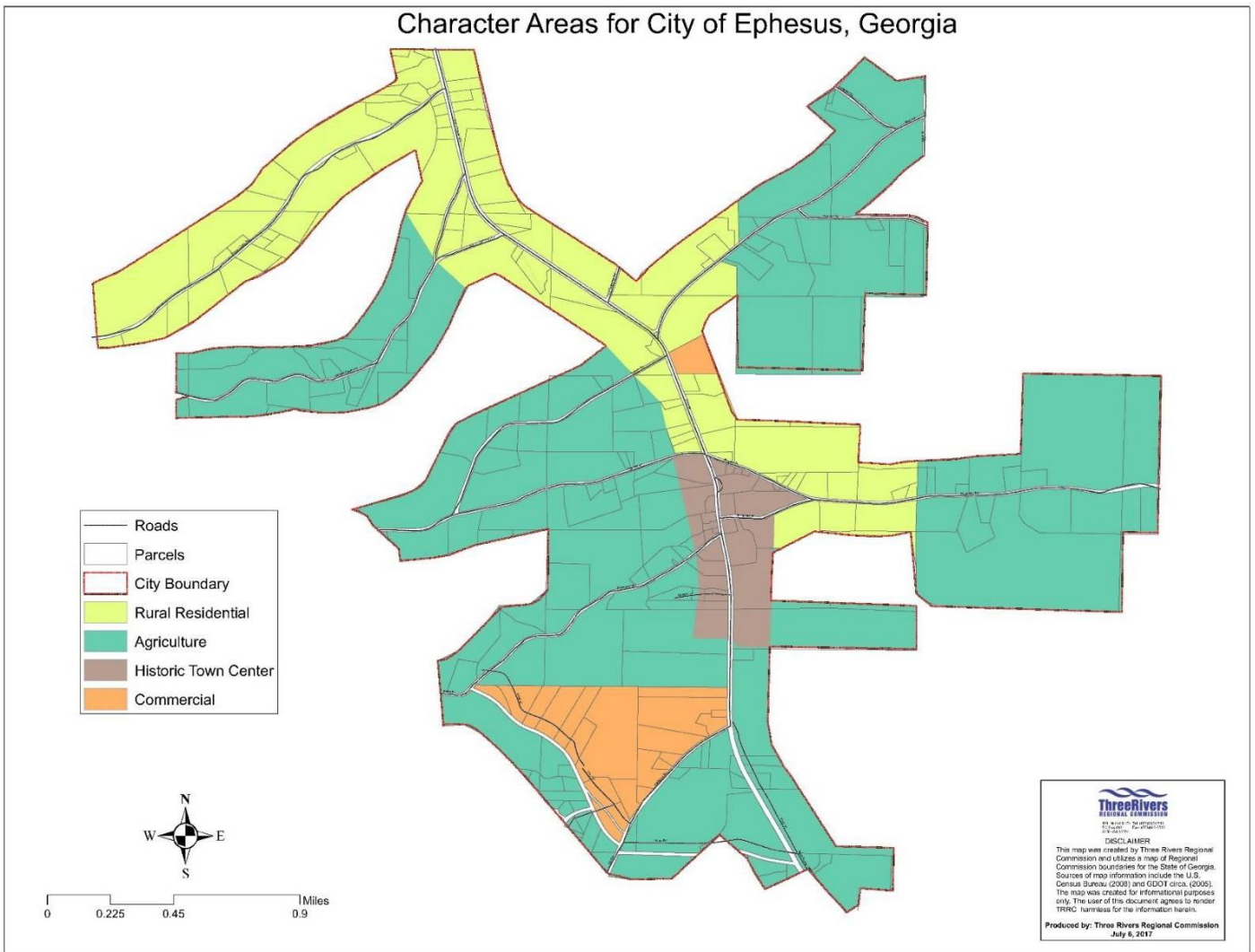
Specific land usage

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Implementation measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

City of Ephesus Character Area Map



City of Franklin

Developing Residential



Description

The Developing Residential character area in Franklin is adjacent to the historic corridor. Beginning at the edge of the historic corridor, this area contains, on a small scale, suburban style residential development. The area has the potential for increased subdivision style residential.

Desired Development Patterns

New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.

Specific Land Uses

Land uses allowed within this character area include single family residential.

Implementation Measures

- Promote the use of traditional neighborhood design (TND) principles.
- Promote the use of conservation subdivisions.
- Support connectivity between developments.

Commercial Corridor



Description

Franklin has a commercial area that is mainly along one major highway that runs through the City. There is a variety of businesses. Some of the largest are Jac Products, PPI, and West Georgia Technical College.

Desired development patterns

Franklin recommends improvement street appearance and amenities of commercial businesses.

Specific land usage

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Implementation measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, improve area safer and aesthetics, or other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

Traditional Residential



Description

Franklin's residential area is one of the largest components of the city. Most homes were built prior to 2010.

Desired development patterns

Franklin recommends a distribution of affordably priced homes throughout the town; new residential development that matches the mix of housing types and styles or older, closer-in neighborhoods or the community.

Specific land usage

Land designated for single-family and multi-family dwelling units organized into general categories of net densities according to the Franklin zoning ordinance.

Implementation measures

- *Housing for Low to Moderate-Income Households and Special Needs Populations* -Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers.

Conservation Army Corps



Description

Franklin contains an abundance of natural resources. The Chattahoochee River is included within this area and serves as the main water source for West Point Lake.

Desired Development Patterns

To support the protection, sensitive nature and land ownership of most of these properties, and development will be highly restricted and in some cases prohibited. Any development occurring close to these resources should be buffered and avoided if possible. Natural resources within the conservation area should be protected and when suitable, used for increased passive recreational use.

Land Uses

Land Uses permitted in this character area will be restricted to conservation.

Implementation Measures

- Protect natural resources from development.
- Buffer any development that occurs adjacent to the conservation area.
- Promote the natural resources within the area for eco-tourism and environmental education.
- When feasible, utilize natural resources for passive recreation.

Industrial



Description

Franklin’s industrial areas are located in two parts of town; one along SR 34 and the other along Bevis Road. The City of Franklin has an industrial area dedicated to serve light industrial uses and has successfully attracted businesses with the potential for expansion.

Desired development patterns

Franklin recommends increased industrial recruitment, which could include additional manufacturing, wholesale trade, and distribution activities.

Specific land usage

Land designated for light industrial and industrial according to the Franklin zoning ordinance.

Implementation measures

- Maintain sewer access
- Expand sewer where possible
- Adequate roadways and access
- Buffer and landscape requirements
- Collaboration Heard County Development Authority
- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation

Park Recreation



Description

Within the City of Franklin, there are small pockets of land containing parks and recreation. These areas contain amenities such as playground, picnic areas, and greenspace.

Desired development patterns

Franklin recommends continued conservation of these areas to protect the environment, watershed, and wildlife.

Specific land usage

Land designated for parks and recreational usage.

Implementation measures

- Land preservation
- Limit new development
- Conservation easements
- View shed preservation
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements
- Utilize Land and Water Conservation Fund for park development
- Partner with the Trust for Public Land for land acquisition and protection

Downtown



Description

The City of Franklin is a historic downtown square in the heart of the cities. Within the center of the square sits a gazebo and greenspace for community gatherings.

Desired development patterns

Franklin recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Historical commercial uses as well as public uses

Implementation measures

Greenspace

- Open space protection
- Downtown development

Public Institution



Description

Land inside the City of Franklin containing government owned buildings and property is classified as public institution.

Desired development patterns

Franklin recommends maintaining and developing these properties to remain aesthetically attractive in the community.

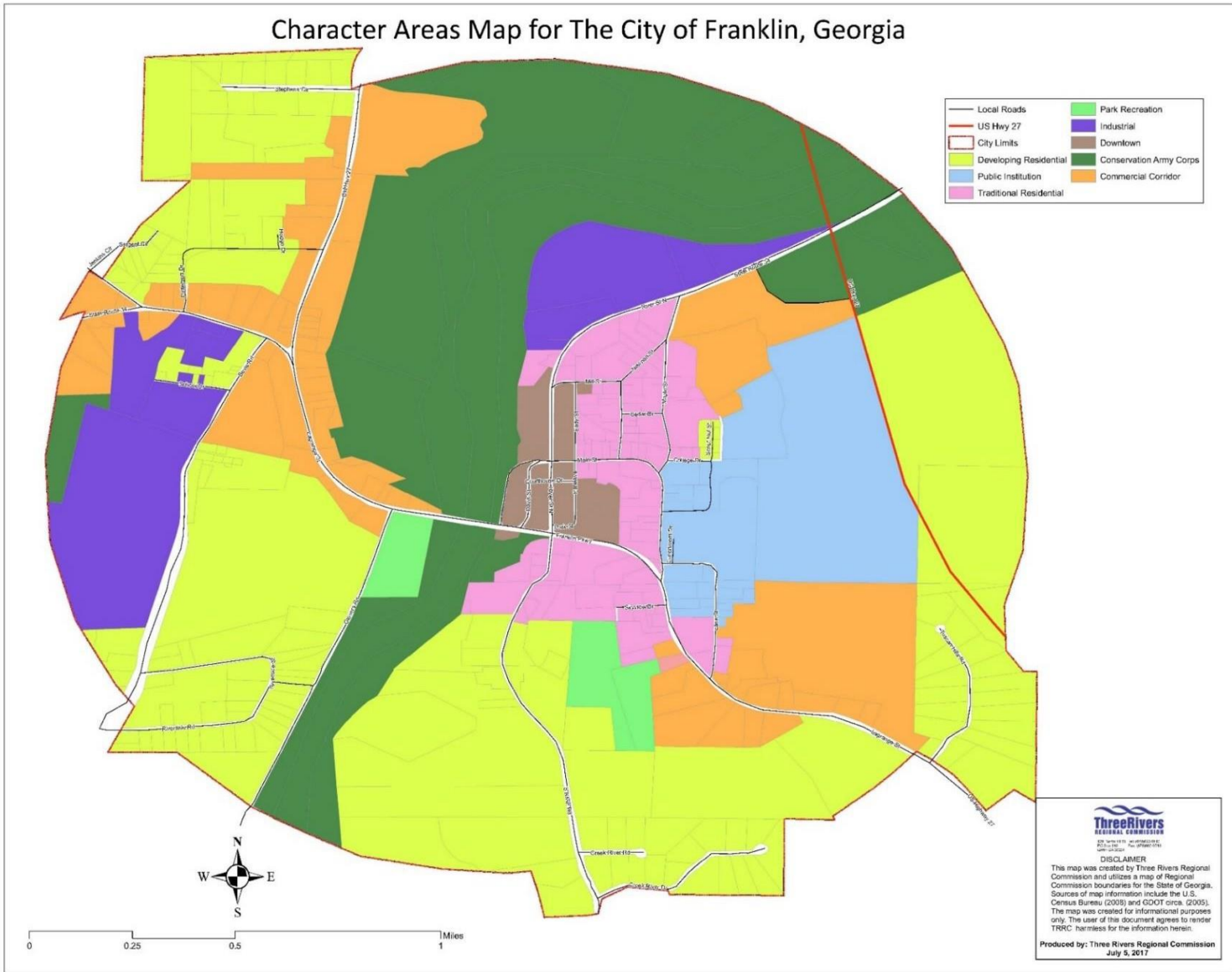
Specific land usage

Land designated for government use of properties.

Implementation measures

- Greenspace acquisition
- Open space protection

City of Franklin Character Area Map



COMMUNITY WORK PROGRAM

The Heard County & the Cities of Centralhatchee, Franklin, & Ephesus Community Work Programs are a list of priority projects to be undertaken by the County and cities within in the next five years. The Community Work Program includes the specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding.

Report of Plan Accomplishments:

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering the years 2017-2022.

COMMUNITY PLAN ACCOMPLISHMENTS 2017-2022

Heard County Short Term Work Program 2017-2022 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Develop Bush Head Shoals Park	Underway	
Develop recreation trails & blue trails at Bush Head Shoals Park	Ongoing	
Expand Heard County Arena and equine lodging	Ongoing	
Implementation & Expansion of Broadband	Ongoing	
Purchase of 140 acres along Hwy 27 Bypass	Ongoing	
Prioritize National Register multi-property nomination	Ongoing	
Develop public archeological awareness/heritage education	Underway	
Expand water treatment facilities and distribution	Ongoing	
Upgrade & maintain Snake Creek Park & market the park for tourism	Ongoing	
Upgrade and maintain Brush Creek Recreation facilities & continue heritage programs & market for tourism	Ongoing	
Develop public archeological awareness/heritage education program	Ongoing	
Renovate courthouse & develop new county administration annex building	Complete	

Heard County Short Term Work Program 2017-2022 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Develop Bush Head Shoals Park	Ongoing	
Construct additional courthouse/municipal parking	Ongoing	
Purchase & maintain animal control equipment, facilities, & vehicles	Ongoing	
Purchase & maintain administrative equipment, facilities, & vehicles as needed	Ongoing	
Upgrade Codes Enforcement & Animal Control Program	Ongoing	
Purchase & maintain Sheriff's department equipment, facilities, & vehicles	Underway	
Purchase & maintain Fire-EMS equipment, facilities, & vehicles	Underway	
Purchase & maintain Parks & Recreation equipment, facilities, & vehicles	Underway	
Purchase & maintain roads and bridges equipment, vehicles, resurfacing, improvements, facility renovations & additions	Ongoing	
Expand water treatment facilities & distribution system	Ongoing	
Update zoning ordinance	Underway	
Develop GIS program integrating zoning & planning, tax offices, and 911	Complete	
Update sign ordinance	Ongoing	
Construct passing lane along SR 34	Ongoing	
Develop GIS program integrating zoning & planning, tax offices, and 911	Completed	

Centralhatchee Short Term Work Program 2017-2022 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Support the Chamber of Commerce	Ongoing	
Support local small business development	Ongoing	
Renovate City Hall and the Library	Complete	
Continue to develop and expand recreational areas	Ongoing	
Participate in county animal control program	Ongoing	
Cooperate with county for Fire/EMS service	Ongoing	
Continue solid waste management program	Ongoing	
Upgrade roads on an annual basis and improve US 27/Pearce St intersection	Ongoing for roads;	

Ephesus Short Term Work Program 2017-2022 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Support the Chamber of Commerce and Development Authority	Ongoing	
Support local small business development	Ongoing	
Make improvements to the water system as needed	Underway	
Contract for trash pick up	Underway	
Make improvements and expansion to the recreation department as needed	Underway	
Upgrade roadways on an annual basis	Ongoing	
Continue to enforce and update Land Development Regulation Ordinance	Ongoing	

Franklin Short Term Work Program 2017-2022 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Obtain Better Hometown Designation	Postponed	Lack of funds
Continue downtown revitalization	Ongoing	
Promote new & expanding business development and entrepreneurship	Ongoing	
Promote the Chattahoochee River for ecotourism in cooperation with Heard County, the Development Authority of Heard County, Army Corps, and Chattahoochee Riverkeeper	Ongoing	
Designate a local historic district or zoning overlay	Postponed	
Implement county Solid Waste Management Plan	Ongoing	
Administrative buildings & equipment	Complete	
Recreation buildings & equipment	Underway	
Public safety equipment & vehicles	Underway	
Support adult literacy/GED program & development of a workforce training center	Ongoing for GED; Underway for workforce training center	
Continue recycling/solid waste reduction program	Postponed	Lack of funds
Continue expansion and improvements of Chattahoochee Greenway, including passive and active recreational venues where appropriate	Underway	

Franklin Short Term Work Program 2017-2022 Report of Plan Accomplishments		
Project or Activity	Status	Explanation
Upgrade roads on an annual basis	Ongoing	
Develop a trail between Bush Head Shoals & downtown	Underway	
Complete maintenance on trail near Franklin Parkway	Complete	
Map & replot City Cemetery	Ongoing	
Implement & expand broadband	Ongoing	
Build amphitheater	Complete	
Obtain Main Street designation	Ongoing	
Implement county Solid Waste Management Plan	Ongoing	
Purchase and maintain public works vehicles, equipment, roads, and sidewalks	Ongoing	
Purchase and maintain administrative buildings & equipment	Ongoing	
Purchase and maintain recreation buildings & equipment	Ongoing	
Purchase and maintain public safety equipment and vehicles	Ongoing	
Upgrade downtown parking and encourage off street parking	Ongoing	Moved to policy section
Development of a workforce training center	Ongoing	

COMMUNITY WORK PROGRAM 2023-2042

Below are the new Heard County & the Town of Centralhatchee, City of Franklin, & City of Ephesus Community Work Programs that lists projects the County and cities will address in the next five years.

Heard County – Community Work Program 2023-2027				
Activity	Years	Responsible Party	Cost	Funding Sources
Natural and Cultural Resources				
Develop Bush Head Shoals Park	2023-2025	County	\$200,000	Grants/County
Develop recreation trails & blue trails at Bush Head Shoals Park	2023-2025	County	\$150,000	Grants/County
Expand Heard County Arena and equine lodging	2023-2027	County	\$271,364	Grants/County
Implementation & Expansion of Broadband	2023-2027	County	TBD	Grants/County
Purchase of 140 acres along Hwy 27 Bypass	2023-2027	County/HCDA	TBD	HCDA
Prioritize National Register multi-property nomination	2023-2025	County	\$0	N/A
Develop public archeological awareness/heritage education	2023-2025	County	TBD	Grants/County
Expand water treatment facilities and distribution	2023-2025	County	\$427,397	Grants/County
Upgrade & maintain Snake Creek Park & market the park for tourism	2023-2027	County	TBD	Grants/County
Upgrade and maintain Brush Creek Recreation facilities & continue heritage programs & market for tourism	2023-2025	County	TBD	Grants/County
Develop public archeological awareness/heritage education Program – Old Jail	2023-2024	County	\$12,000	Grants/County

Heard County & the Town of Centralhatchee, the City of Franklin & the City of Ephesus Joint Comprehensive Plan **2022-2042**

Construct additional courthouse/municipal parking	2023-2024	County	\$40,000	County/SPLOST
Purchase & maintain animal control equipment, facilities, & vehicles	2023-2027	County	TBD	Grants/County
Purchase & maintain administrative equipment, facilities, & vehicles as needed	2023-2027	County	TBD	Grants/County
Upgrade Codes Enforcement & Animal Control Program	2023-2027	County	TBD	Grants/County
Purchase & maintain Sheriff's department equipment, facilities, & vehicles	2023-2027	County	\$393,627	Grants/County
Purchase & maintain Fire-EMS equipment, facilities, & vehicles	2023-2027	County	\$995,647	Grants/County
Purchase & maintain Parks & Recreation equipment, facilities, & vehicles	2023-2025	County	#114,531	Grants/County
Purchase & maintain roads and bridges equipment, vehicles, resurfacing, improvements, facility renovations & additions	2023-2027	County	\$2,223,168	Grants/County
Expand water treatment facilities & distribution system	2023-2027	County	\$1,000,000	County/SPLOST
Update zoning ordinance	2023-2027	County	\$10,000	County
Develop GIS program integrating zoning & planning, tax offices, and 911	2023-2024	County	\$15,000	County
Update sign ordinance	2023-2025	County	\$1,500	County

Town of Centralhatchee – Community Work Program 2023-2042				
Activity	Years	Responsible Party	Cost	Funding Sources
Natural and Cultural Resources				
Add playground at City Hall	2023-2027	Town	\$50,000	SPLOST, GF, grants
Add sidewalks from CES to City Hall	2023-2025	Town	\$150,000	LMIG, grants, SPLOST, GF
Widening of Nutt Road	2020-2022	Town	TBD	LMIG, grants, SPLOST, GF
Develop Tourism Program with Heard County, Cities, and Chamber of Commerce	2023-2027	Cities/County	TBD	Grants, SPLOST

City of Ephesus – Community Work Program 2023-2042				
Activity	Years	Responsible Party	Cost	Funding Sources
Natural and Cultural Resources				
Upgrade water lines from 3 inch to 6 inch on Parmer Street	2023-2027	City	\$50,000	SPLOST, GF, LMIG
New well for the water system	2023	City	\$100,000	SPLOST, GF
Inquire about centralize drop box for mail	2020-2022	City	TBD	GF, USPS
Complete maintenance on quilt trail signage	2023-2024	City	TBD	private
Tornado shelter for community located at city hall	2023-2027	City	TBD	GF, grants
Contract for trash pickup	2023-2027	City	TBD	GF
Make improvements to the water system as needed	2023-2027	City	TBD	GF
Make improvements and expansions to recreation	2023-2027	City	\$200,000	GF, grants

City of Franklin – Community Work Program 2023-2042				
Activity	Years	Responsible Party	Cost	Funding Sources
Natural and Cultural Resources				
Develop a trail between Bush Head Shoals & downtown	2023-2025	City	TBD	GF
Complete maintenance on trail near Franklin Parkway	2023-2024	City	TBD	GF
Map & replot City Cemetery	2023-2027	City	\$10,000	GF/SPLOST
Implement & expand broadband	2023-2027	City	TBD	GF/grants
Build amphitheater	2023-2027	City	TBD	GF/donations
Obtain Main Street designation	2023-2025	City	TBD	GF
Implement county Solid Waste Management Plan	2023-2027	City	N/A	N/A
Purchase and maintain public works vehicles, equipment, roads, and sidewalks	2023-2027	City	TBD	SPLOST/grants
Purchase and maintain administrative buildings & equipment	2023-2027	City	TBD	SPLOST/grants
Purchase and maintain recreation buildings & equipment	2023-2027	City	TBD	SPLOST/grants
Purchase and maintain public safety equipment and vehicles	2023-2027	City	TBD	SPLOST/grants
Upgrade downtown parking and encourage off street parking	2023-2026	City	\$500,000	GF/SPLOST
Development of a workforce training center	2017-2018 2023-2025	City	TBD	GF

City of Franklin – Community Work Program 2023-2042				
Activity	Years	Responsible Party	Cost	Funding Sources
Natural and Cultural Resources				
Continue expansion and improvements of Chattahoochee Greenway, including passive and active recreational venues where appropriate	2023-2027	City	TBD	GF/grants
Add new sidewalks and replace old sidewalks	2023-2027	City	TBD	SPLOST/grants

APPENDIX

HEARD COUNTY JOINT COMPREHENSIVE PLAN
KICK-OFF MEETING
12 OCTOBER 2022 – 3:00 PM
201 Park Avenue, Franklin, GA 30217
COMMISSION CHAMBER
Franklin, GA 30217

You are invited to participate in planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus.

This planning process will ensure quality growth, assist Heard County in prioritizing expenditure of funds and coordinate future development efforts. The plan will focus on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation. It is anticipated a draft will be ready for public comment in October of this year.

This is your opportunity to share ideas, voice concerns, and describe your vision for Heard County over the next ten years. In addition, the Planner and Planning Committee will be present to introduce the planning process and highlight the main issues that the Steering Committee has identified.

Heard County encourages all interested parties to take part in this process. The Kickoff meeting will take place at 3:00 PM on 12 October 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Sharon Armstrong, Heard County Planner, by phone at (615) 934-7833 or by e-mail at planner@heardcountyga.com. Comments can also be mailed to Mrs. Armstrong attention at P.O. Box 40 Franklin, GA 30217.

HEARD COUNTY JOINT COMPREHENSIVE PLAN
STEERING COMMITTEE WORKSHOP
12 OCTOBER 2022 – 3:30 PM
201 Park Avenue, Franklin, GA 30217
COMMISSION CHAMBER
Franklin, GA 30217

The Steering Committee members participating in the planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus will hold a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis Workshop on 12 October 2022, at 3:30 PM.

Heard County encourages all interested parties to take part in this process. The Kickoff meeting will take place at 3:30 PM on 12 October 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Sharon Armstrong, Heard County Planner, by phone at (615) 934-7833 or by e-mail at planner@heardcountyga.com. Comments can also be mailed to Mrs. Armstrong attention at P.O. Box 40 Franklin, GA 30217.

Steering Committee Members:

Lee Boone, Chairman-Heard County Board of Commissioners
Kathy Knowles, Executive Director-Heard County Development Authority
James Perry, Farm Owner/Heard County Board of Commissioners
Macie Cassel, Director Heard County Building & Zoning
Barbie Crockett, Mayor – Town of Centralhatchee
Linda Rogers, City Clerk – Town of Centralhatchee
Denney Rogers, Mayor – City of Ephesus
Renai Brock, City Clerk – City of Ephesus
Kevin Hayes, Mayor – City of Franklin
Jessica LaPointe, City Clerk – City of Franklin
Felicia Adams, Finance Director/County Clerk/Heard County

HEARD CO. COMPREHENSIVE PLAN COORDINATING COMMITTEE
201 Park Avenue, Franklin, GA 30217
COMMISSION CHAMBER
Franklin, GA 30217

12 October 2022, at 3:30 PM

AGENDA

- A. Introductions
- B. Review of the existing Comprehensive Plan Elements
 - a. Introduction
 - b. Community Goals and Policies
 - c. Needs and Opportunities
 - d. Character Areas
- C. Review of Revisions to the Introduction, Community Goals and Policies, Needs and Opportunities, Character Areas/Land Use and Community Work Program Elements of the Plan
- D. Schedule - 18 October 2022 Joint Government Public Hearing
 - a. Public Comment and Input on the Revised Joint Comprehensive Plan for Heard County
- E. Schedule - 18 October 2022 Joint Government Meeting
 - a. Adoption and Submission of the Revised Plan to the Three Rivers Regional Commission for review



PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
12 OCTOBER 2022
HEARD COUNTY COMMISSION CHAMBER

START TIME: 3:00 END TIME: _____

SIGN-IN SHEET

Name	Organization	Phone	Email
Alan M. Armstrong	Plans & More, LLP	(615) 426-8556	razorback1@plansandmorellp.com
Sharon D. Cus	Plans & More, LLP	(615) 934-7833	razorback@plansandmorellp.com
Braci Smith	IT Department	(706) 594 3289	bsmith@heardcountyga.com
Andrew Williams	IT Department	(706) 616-7881	awilliams@heardcountyga.com
Suzanne Palmer	Finance	770-301-5880	spalmer@heardcountyga.com
Felicia Adams	Finance	706-675-3821	feliciaadams@heardcountyga.com
Barbie Crockett	TOWN of Central hatchee	470-639-0157	barbiecrockett@Centralhatchee.com





Name	Organization	Phone	Email
LINDA S. ROGERS	Town of Centralhatchee	770-854-8580	lindarogers@centralhatchee.com
Robert Hilton	Franklin City Council	678-633-1416	rhilton@franklinga.gov
Susan Helman		770-301-7240	swholm57@gmail.com
David Walls	BOC Heard County	770-328-2691	Yoo Htee; +
Phyllis Woodson		706-675-8002	pwoodson@mail.com
Michael Robb		706-302-3156	
Bill & Sydney Heard		(662) 684-9530	sheard@gmail.com wcheard@outlook.com
LEE BOONE	HEARD COUNTY BOC	706-675-3821	lboone@heardcountyga.com
Katany Knowler	Dev Authg HC	706-675-0534	kk@heardgeorgia.org
Melinda Brown	Heard County Chamber of Commerce	706-948-0466	info@heardchamber.com





Name	Organization	Phone	Email
Marti Capata		770-378-3611	Gumcreek@yahoo.com
Kirby Capata	Kix Carrollton	470-539-9317	
Macie Cassel	Zoning Admin	706-675-3700	mcassel@heardcountyga.com
Dustin Pate	Tax Assessor	706-675-3786	dpate@heardcountyga.com dpate@heardcountyga.com
Kathryn Fowler	Water Authority	706-675-0554	kk@heardgeorgia.org
KEVIN HAYES	City of Franklin	706-675-6623	khayes@franklinga.gov
James Perry	District 2 Commissioner	770-876-5556	JAMESp28@gmail.com
Larry Hammond	District #4 Comm.	770-328-9439	LHammond@heardcountyga.com
Renai Brock	City of Ephesus	770-854-9616	ephesuscityhall@gmail.com



**HEARD COUNTY JOINT COMPREHENSIVE PLAN UPDATE
PUBLIC HEARING AND WORKSHOP PICTURES
12 OCTOBER 2022, 3:00 – 5:50 PM**





HEARD COUNTY JOINT COMPREHENSIVE PLAN UPDATE PUBLIC HEARING MINUTES

The Public Hearing was called to order on 12 October, 2022 at 3:00 PM. Chairman Lee Boone welcomed the attendees to the meeting and asked Planner Sharon Armstrong to present the updates to the Heard County Joint Comprehensive Plan. The meeting was attended by the Heard County Comprehensive Plan Steering Committee (See attached sign in sheet), citizens, stakeholders, and agencies within the county and cities.

Comments from the public attendees:

1. I don't want development here, we moved here to get away from development years ago and don't want outsiders or companies moving in.
2. There aren't any houses young people can afford here except trailers and houses in disrepair.
3. There are no activities for young people that aren't related to sports or exercise. We need activities and businesses for other people.
4. We should have a theme for downtown Franklin. I visited a city in Washington State that has a ski area and the whole town has a Bavarian theme.
5. We need to save our old houses and establish a historic district in each town or city and the county.
6. I would like to see campgrounds and small houses in the parks for people to stay in when they visit Heard County.
7. The county doesn't have any training for construction trades and our K-12 schools don't teach anything except college prep courses.
8. I would like to see the Arena area with a hotel added. It is used heavily for equestrian activities and people come from all around to use it. They have to drive to Carrollton or Newnan to stay overnight.
9. We don't promote the Chattahoochee River enough for tourism.
10. We need utility expansion to encourage businesses to come here.
11. We don't have places to shop in the county except for a few places.
12. We have great schools. People move here for the schools but work somewhere else.
13. We don't have good job opportunities for our young people or decent housing for them to buy so they move out of the county.
14. I would like for the county to promote agricultural activities.
15. We don't have any annual community events to draw visitors.
16. We need broadband internet to attract businesses and jobs.
17. We need to invest in infrastructure to promote manufacturing and industry.

The Coordinating Committee and Planner responded to each individual comment to relay the needs and opportunities for each suggestion. The committee asked the citizens to attend City County and County Commission meetings to share their concerns and comments and to share their ideas.

Lee Boone, Chairman, Comprehensive Plan Coordinating Committee



**HEARD COUNTY JOINT COMPREHENSIVE PLAN UPDATE
COORDINATING COMMITTEE WORKSHOP
12 OCTOBER, 2022 4:00 PM**

The Heard County Joint Comprehensive Plan Update Coordinating Committee met in a workshop to review the existing Comprehensive Plan Elements and Work Program. The meeting began late as the Public Hearing ran over the time allotted for public comment.

The committee members reviewed and provided revisions to the Introduction, Community Goals and Policies, Needs and Opportunities, Character Areas/Land Use and Community Work Program Elements of the Plan. Each community submitted Community Work Program updates for Coordinating Committee consideration and vote and considered the input of the community heard in the Public Hearing preceding the workshop.

The revisions were approved by the Coordinating Committee.

The revised, updated comprehensive plan will be shared with the community for public comment and input on 18 October 2022, 6:30 PM at the Heard County Commission Meeting. The Heard County Commission will consider the Resolution to submit the updated comprehensive plan to the Three Rivers Regional Commission for review.

The workshop was concluded at 5:55 PM.

Sign in sheets are attached.

Lee Boone, Chairman, Heard County Comprehensive Plan Coordinating Committee

AGENDA
HEARD COUNTY COMMISSIONERS MEETING
October 18, 2022 – 6:30 P.M.
Heard County Administration Building
Commission Chamber
201 Park Ave., Franklin, GA 30217

- I. CALL TO ORDER**
- II. WELCOME, INVOCATION, AND PLEDGE TO THE FLAG**
- III. PUBLIC HEARINGS**
- IV. APPROVAL OF MINUTES**
- V. AMEND AGENDA**
- VI. NEW BUSINESS**
 - a. Discussion/Decision on Application by Brandon Hannah to Rezone**
 - b. Discussion/Decision on Application by Donald Rogers to Rezone**
 - c. Accept Quit Claim Deed for property on Dunson Shoals Road**
 - d. Discussion/Decision on Request from Codes Enforcement**
 - e. Franklin Mayor Kevin Hayes on LOST Distribution**
 - f. Approval of Draft Revisions to Heard County, Franklin, Centralhatchee and Ephesus Joint Comprehensive Plan-Sharon Armstrong**
- VII. OLD BUSINESS**
 - a. Decision/Discussion on Concession Agreement with Chattahoochee Outdoors LLC**
- VIII. PUBLIC COMMENTS**
- IX. EXECUTIVE SESSION**
- X. ADJOURN**

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Coordinator at 706-675-3821 promptly to allow the County to make reasonable accommodations for those persons.



**PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE JOINT GOVERNMENT MEETING
 18 OCTOBER 2022
 HEARD COUNTY COMMISSION CHAMBER**

START TIME: _____ END TIME: _____

SIGN-IN SHEET

Name	Organization	Phone	Email
Barbie Crockett	Town of Central Water	770 639-0157 770 854 837	barbiecrockett@gmail.com
maraj Lynn Cash		706-350- 8412	lynn-cash@bellsouth.net
Lyn F Hooks	Heard BOC	706 302 08109	lhooks@heardcountyga.com
Maria Casel	building+zoning	706 675 3700	mcassel@heardcountyga.com
Kathy Knowles	Dev. Authority	706 302 9774	KK@heardgeorgia.org



HEARD COUNTY JOINT COMPREHENSIVE PLAN
JOINT GOVERNMENT PUBLIC INPUT & MEETING
18 OCTOBER 2022 – 3:00 PM
201 Park Avenue, Franklin, GA 30217
COMMISSION CHAMBER
Franklin, GA 30217

You are invited to participate in planning process for the future of Heard County, City of Franklin, Town of Centralhatchee, and City of Ephesus.

This planning process will ensure quality growth, assist Heard County in prioritizing expenditure of funds and coordinate future development efforts. The plan will focus on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation. It is anticipated a draft will be ready for public comment in October of this year.

This is your opportunity to share ideas, voice concerns, and describe your vision for Heard County over the next ten years. In addition, the Planner and Planning Committee will be present to introduce the planning process and highlight the main issues that the Steering Committee has identified.

Heard County encourages all interested parties to take part in this process. The Kickoff meeting will take place at 6:30 PM on 18 October 2022. It will be held in the Commission Chamber located at 201 Park Avenue, Franklin, GA 30217.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Sharon Armstrong, Heard County Planner, by phone at (615) 934-7833 or by e-mail at planner@heardcountyga.com. Comments can also be mailed to Mrs. Armstrong attention at P.O. Box 40 Franklin, GA 30217.