

Franklin County 2019 Joint Comprehensive Plan



Franklin County
City of Carnesville
City of Canon
City of Franklin Springs
City of Lavonia
City of Royston

2019 Joint Comprehensive Plan **Franklin County**



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INTRODUCTION

PURPOSE

This document, the *Franklin County 2019 Joint Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being for the county, its five municipalities, the residents and various stakeholders by identifying the critical, consensus issues and goals for the community. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning

(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

- Assets can be accentuated and improved;*
- Liabilities can be mitigated and changed over time; and*
- Potential can be sought after and developed.*

SCOPE

This plan is multi-jurisdictional and represents the land use and community development planning for Franklin County and the municipalities of Canon, Carnesville, Franklin Springs, Lavonia and Royston, to serve for the planning period 2019 through 2024. Some consideration has also been given to neighboring areas and political entities that influence conditions within the county but unless otherwise indicated all the issues, objectives and opportunities discussed herein are effective solely for Franklin County.

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

the existing agricultural character towards a more dynamic future defined by this transportation corridor.

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

PLAN ELEMENTS

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs (DCA) *“Minimum Standards and Procedures for Local Comprehensive Planning,”* as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for Franklin County and the municipalities to maintain their Qualified Local Government (QLG) status. Further, State law requires that a government update its comprehensive plan every 5 years.

“The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state’s economic prosperity.”

(1) Community Goals. *The purpose of the Community Goals element is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community’s direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.*

(2) Needs and Opportunities. *This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

(3) Community Work Program. *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan.*

In addition to the required core elements local comprehensive plans in Georgia must also include 1) an assessment of compliance and consideration for the appropriate regional water plans for each community, and 2) an assessment of their broadband capacity. As of July, 2018

the standards for the broadband element have not been established by the State of Georgia. The intention of the measure, however, is to facilitate the “*promotion of the deployment of broadband internet services*” throughout each community in recognition of how vital this technology is for economic development. In an effort to provide advance compliance with this standard the County and municipalities will provide a brief analysis of their needs and objectives regarding broadband technology.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Savannah-Upper Ocoee Water Plan*, the *Georgie Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents

As a community that has adopted a form of development regulations, Franklin County must also include the necessary land use element within their plan to aid in the coordination of their development policies and capital improvement projects.

Land Use Element. The Land Use Element, where required, must include at least one of the two components listed below:

(a) *Character Areas Map and Defining Narrative.* Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.

(b) *Future Land Use Map and Narrative.* Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

PUBLIC PARTICIPATION

As a part of the planning process each local government must provide and implement opportunities to encourage public participation. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners

through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, the local government must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Franklin County's planning process featured an Advisory Committee of 10 people, with various other staff and local officials participating throughout. The Committee met several times to discuss issues, consider updates to material from the existing comprehensive plan, and offering their thoughts on future development concerns. The Committee helped shape the questions and promotion for the online survey process, and engaged other area stakeholders to build the discussion about the plan update in general.

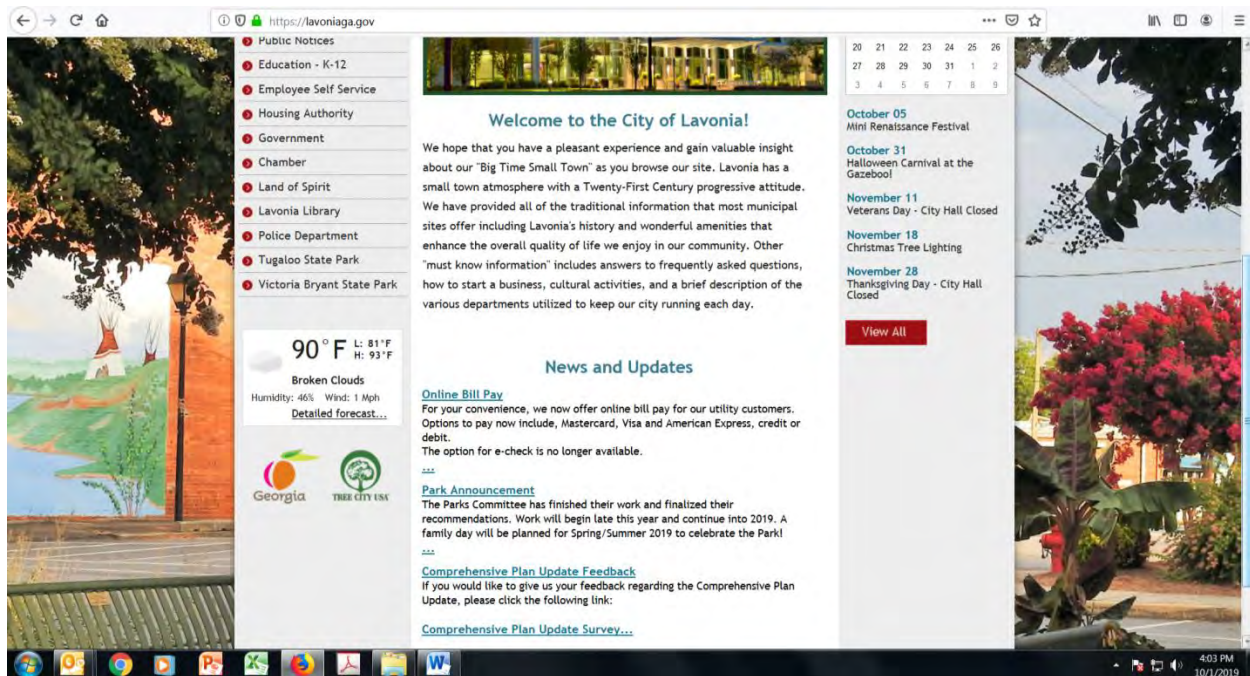
Eli Brown	City of Canon	General Contractor
Susan Russell	City of Royston	Arborist – DDA
Bill King	City of Royston	
George Garriss	City of Lavonia	Retired (Mortician)
Amanda Foster	City of Lavonia	Teacher
Kelly Graham	Franklin County	Harbin Lumber Company
Beth Thomas	Franklin County	Franklin County Administration
Mary Little	City of Carnesville	Clerk
Harrison Lampley	City of Franklin Springs	Pastor
Levy E. Moore	City of Franklin Springs	Educator



In addition to the Advisory Committee, several public meetings were held throughout the county throughout the summer, with at least one meeting in each jurisdiction. Attendance at these forums varied from several participants to 25 people. Each meeting offered a brief overview of the comprehensive planning documents and process, then moved on to gather public input regarding needs and issues, SWOT analyses, and ultimately recommendations on how to take Franklin County forward. While each meeting focused on the host jurisdiction comments and questions were welcome about any participating community. Further, regularly held Commission and Council meetings invited comments and questions about the process, whereby anything submitted at those events was forwarded to the GMRC for inclusion with other publicly received input.

A key component of the public involvement process was an online survey opportunity. The survey was shared via web links and promoted on social media and in the local press by the County, the Franklin County Chamber of Commerce, and other local partners. The online survey featured 26 questions and asked respondents to indicate their thoughts and satisfaction levels with various government services, the prospects for growth and development in the area, and to prioritize local needs on matters such as housing, economic development and natural

resource protection. In all the survey produced more than 100 unique responses, the information from which was shared with the Advisory Committee and contributed a great deal to the consideration of Franklin County's values and priorities. *(A summary of survey results can be found in the appendix.)*



COMMUNITY VISION

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

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

QUALITY COMMUNITY OBJECTIVES ASSESSMENT

In 1999 the Board of the DCA adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles and this assessment is used as a tool by communities as one measure of their progress toward these sustainable and livable objectives.

1. Economic Prosperity

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

The County, municipalities, and their partners recognize the importance of a strategic approach to sustaining their strong economy and maintaining the area’s vital character. The governments support the Chamber of Commerce and the Industrial Building Authority as part of ongoing efforts to support economic development for the community. The County also maintains contact with the GMRC and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.

All of Franklin County is exploring opportunities to attract new job opportunities and a more diverse array of businesses. Recent industrial development has bolstered local employment and economic strength, but further business recruitment is considered vital to creating more sustainable, and desirable, communities. Current efforts to utilize the Interstate have led to utility improvements underway for the interchanges near Carnesville that greatly enhance employment options and the local economy.

2. Resource Management

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

The County maintains contact with the GMRC and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area. The County also works with the local Extension Service and Natural Resource Conservation Service to assist in local resource protection, as well as employing policies and practices related to State Vital Areas, soil and water conservation, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.

The municipalities are now actively pursuing more coordinated historic resource protection and reuse, in conjunction with infill development plans and downtown revitalization efforts. Additional measures are scheduled for updated inventories of rural resources in the county. Several communities will be pursuing greenspace plans as a follow up to this process, and consideration for conservation design subdivisions will also be encouraged. The largest component of this effort will come from sustaining the agricultural sector through coordination of utility improvements and concentrations of development around the municipalities. Additional measures will likely be employed as part of the County's efforts to upgrade water and sewer services throughout the county.

3. Efficient Land Use

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

Through this planning process, ongoing efforts to update area mapping, and regular communication across jurisdictions the County and municipalities work to ensure local policies encourage sustainable development that enables economic growth while managing local resources, utilities and infrastructure.

4. Local Preparedness

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

Through this planning process and ongoing coordination among emergency responders, and through regular communication with other stakeholders (such as St. Mary's Hospital), the County worked to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards. The County and municipalities do maintain a Hazard Mitigation Strategy, and the local fire protection services maintain a Local Emergency Response Plan as well as mutual aid agreements with adjoining counties.

5. Sense of Place

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

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

6. Regional Cooperation

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

Franklin County and its municipalities actively coordinate with each other in maintaining their local Service Delivery Strategy and SPLOST program, and participate with the GMRC and other appropriate regional organizations. Franklin County actively participates in a joint development authority and with the GMRC. Additionally Franklin County partners with other jurisdictions for such facilities and services as the local animal shelter, the airport, and in utility agreements. The County and the Cities have strong records of cooperation and will continue this pattern by proactively seeking to work with communities in fostering coordinated visions and development along the I-85 corridor and the SR 17 corridor. The County also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The County is considered an active partner in regional activities and does not feel threatened or adversely impacted by any regional partners.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

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

8. Transportation Options

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

A rural transit study was completed for Franklin County to help coordinate future employment of van pools and dial-a-ride systems, but that analysis is more than 15 years old and few options have been realized in Franklin County. Franklin County and its municipalities do not have an active, comprehensive transportation planning program but does communicate their concerns and issues to the regional GDOT office and all communities do participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as able. As the region grows additional transportation planning would be considered a benefit, if not a necessity.

9. Educational Opportunities

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

Every community has a vested interest in seeing existing local resources improved and enhancing post-secondary options within the region. The governments work with the Franklin County School Board and private institutions to ensure access for quality primary and secondary educational facilities and programs for area residents. They also work with other partners to ensure access to viable post-secondary resources such as North Georgia Technical College, Emmanuel College, and other area educational institutions. Any opportunity to foster additional resources and/or to bring more post-secondary education to Franklin County will be pursued.

10. Community Health

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

There are primary and emergency medical care facilities in Franklin County plus facilities in two adjoining counties and the Franklin County Public Health Department to ensure access for quality health care facilities and programs for area residents. The governments also work with other partners to monitor residents' needs and requests in providing access to these services as the area grows.

GENERAL VISION STATEMENTS

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

While the resulting vision statements may be regarded as general, this has been done on purpose for several reasons. First and foremost, the communities and the region in general are involved in a state of flux. A global recession has evolved during this planning process, putting several local

developments on hold and stagnating economic recruitment. Northeast Georgia is also a waiting to see the results of recent court decisions that have heightened the pressure on metro Atlanta governments to secure public water resources. It is expected that in 3-5 years' time these matters will have resolved themselves such that Franklin County and its municipalities will have greater clarity in near and long-term opportunities, at which time they will review and update their visions and the comprehensive plan as needed.

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

The second most prominent theme echoed throughout the process was the desire to retain the appeal of each community as a home town. While there were minor variations within this overarching theme, each community recognized that current residents greatly appreciated the general scale and character of each town. Most appreciated what they called the sense of small town charm represented by the modest size, quiet nature and easy accessibility of their community. For Lavonia and Royston there was a growing urbanity but with that also a better appreciation of the traditional neighborhood forms that existed around the downtowns.

Communal Goals

In addition to the values identified within the various Vision Statements the following items listed here are to be considered as general goals for Franklin County and the municipalities. These goals are either long-term aspirations or ideal principles that cannot be simply summarized as singular action items.

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

Franklin County

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

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

- The leaders in all communities wanted to emphasize their desire to remain proactive in addressing change and encouraging economic growth.
- The growth desired is both economic, in the form of new industry and commerce, as well as new residents to sustain a larger economy.
- Included to show recognition of the primary role for local government in satisfying the existing residents.
- Illustrates the County’s commitment to protecting key environmental areas and conditions, which is more critical in the effort to maximize water resources.
- Affirms the desire to be not only active participants in regional and state-level community development, but to be a truly proactive and driving force in helping the area prosper.

The beauty and history of Franklin County is remarkable. From Hartwell Lake to Victoria Bryant State Park and golf course it is easy to see why the early settlers staked their claim on this land. It is our heritage and tradition keeps Franklin County dear to our hearts, and may this slice of Georgia forever be on our minds



City of Canon

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

In December 1875, Job Bowers laid out the streets for the town of Canon. Originally known as West Bowersville, its name was changed to Canon in 1893. The community has a history steeped in the Elberton Air Line Railroad that runs through town, as well as a prominent place in the early days of newspaper publishing for the region.

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



City of Carnesville

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

Carnesville was named after Judge Thomas Peter Carnes, a lawyer and Congressman of the Revolutionary War era, and the county was named in honor of Benjamin Franklin. Located a few miles outside of town is 132-foot-long Cromer's Mill Covered Bridge, built in 1907 with the town lattice design straddling Nail's Creek. Nearby are Lake Hartwell, Georgia's largest Army Corp of Engineers lake east of the Mississippi, and Ty Cobb Museum, highlighting the career of the "Georgia Peach." For outdoor fun, visit the area's two state parks, Victoria Bryant State Park and Tugaloo State Park. Carnesville has the Franklin County Livestock Market, the largest one in the state. Annual events include the Harvest Festival at Tugaloo State Park, as well as the Jr.-Sr. Catfish Rodeo, Pioneer Skills Day, Heritage Day and the annual Easter Egg Hunt. The roads in the area pass through scenic farmland and are great for cycling and motorcycle rides.

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



City of Franklin Springs

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

For the first hundred years, Franklin Springs existed as a famous health resort. The Springs, as well as the Country, was named for Benjamin Franklin. Preceding the Civil War the area was a famous watering place. Into the 20th century it continued to be a gathering place for the sick and invalid who sought cure through its mineral water. Later, social life became more of an attraction than its healing waters. By 1917 there were two hotels, a skating rink and two pavilions. The nationally famous Methodist evangelist Lorenzo Dow spoke to large crowds under these trees in 1802 and 1803. On February 22, 1803, the subject of his sermon was The Trinity where he spoke using these large trees as an illustration. On March 1, 1918, the site was purchased by the Pentecostal Benevolent Association and became the home of Franklin Springs Institute, now Emmanuel College. In 1924 the area was incorporated as a city.

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



City of Lavonia

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

In 1878, the Elberton-Airline Railroad had reached a point known as Aquilla, Georgia, at the intersection of the South Carolina-Carnesville Road. Here, a Station was planned for the Railway and consequentially a town. The plat submitted for the town had four streets named for the four town promoters while the name given the town was that of the wife of the railroad’s president, Mrs. Lavonia Jones.

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

Lavonia has a small town atmosphere with a Twenty-First Century progressive attitude. Hence the motto *“Big Time Small Town.”*



City of Royston

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

Incorporated in 1879 after a post office was established there in 1878, the community was named after W.A. Royston, a local merchant who purchased the land that would become the business district. Royston Drug Store and Sanders' Motor Company currently marks the location of his original business and home. The city is also well known for the Ty Cobb Museum that honors the Baseball Hall of Famer and also houses the Franklin County Sports Hall of Fame for local athletic stars.

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



NEEDS AND OPPORTUNITIES

The effectiveness of any planning process requires identifying the needs that must be addressed in order to achieve a community's goals, clarifying the targets for the local government. To do this the planning process asks communities to assess the information outlined in an effort to identify their respective **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats. In doing this SWOT analysis the communities can more effectively define their objectives and actions to as to better achieve the desired vision.



This part of the planning process also reviewed various forms of data and information about each community. Information such as Census data and Department of Labor data was reviewed for insight into local conditions, plus each local government was asked to provide summaries of their immediate operational and capital improvement needs to give an indication of their priorities ahead of discussions about public objectives. When evaluating this data and information the planning process focused on whether it verified needs or opportunities identified previously, whether it uncovered new needs or opportunities not previously identified, and whether it indicates significant local trends that need to be considered in the planning process.

Franklin County is in a growing part of the state and has been taking steps to improve their economic development potential. While physical growth has been minimal since the recession there have been strong signs of industrial growth in Lavonia and further south the I-85 corridor. The previous completion of what is now St. Mary's Sacred Heart Medical Center as well as recent efforts to introduce water and sewer capacity at the Carnesville/ I-85 interchanges have started to draw interest from prospective developers and companies, with most local stakeholders expecting at least some new industry to come to Franklin County within the next 5-10 years. Yet even with that the community's agricultural sector remains strong and growing, as well, particularly poultry farming. Balancing the growth between these two will be vital to keeping the rural character of Franklin County and its municipalities for generations to come.

The following represents a refined listing of needs and opportunities for Franklin County. Some of these remain valid from the previous Joint Comprehensive Plan (2014). The list has been confirmed and/or refined based on the discussions and analyses throughout the planning process.

FRANKLIN COUNTY, GEORGIA

TOTAL POPULATION

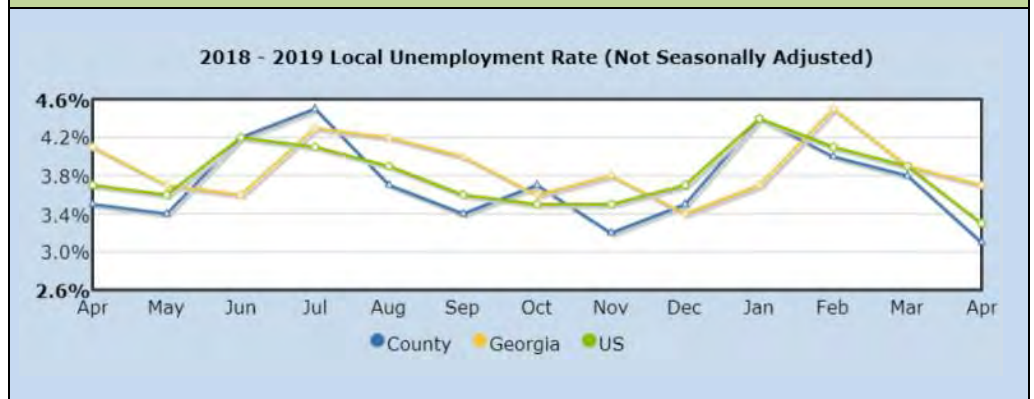
	2010	2017	CHANGE		
			#	%	
Georgia	9,713,521	10,429,379	715,858	7.37 %	2018 AGE DISTRIBUTION < 18 yo 22.00 % 18-64 59.20 % 65+ 18.80 %
GMRC Region	619,624	703,279	83,655	13.50 %	
Franklin County	22,075	22,820	745	3.37 %	
Canon city (pt.)	760	782	22	2.89 %	
Carnesville city	577	604	27	4.68 %	GENDER DISTRIBUTION % Female 50.90 %
Franklin Springs city	970	1,135	165	17.01 %	
Lavonia city (pt.)	2,152	2,161	9	0.42 %	
Martin town (pt.)	13	13	0	0.00 %	
Royston city (pt.)	1,921	1,922	1	0.05 %	
Balance of Franklin Co.	15,682	16,203	521	3.32 %	

MINIMAL EDUCATION

Adults age 25+ / 2013-2017

< 9 th Grade	8.3 %
9 th – 12 th	14.4 %
HS Graduate	39.1 %
Some College	17.6 %
Assoc. Degree	7.7 %
Bach. Degree	8.1 %
Grad. Degree	4.6 %

UNEMPLOYMENT TRENDS



HOUSING

New Residential Units	2014	2015	2016	2017	2017 Housing Conditions Franklin County	Share of Units
Banks	17	24	29	38	Single Family - Detached	61.2%
Dawson	177	173	492	310	Single Family - Attached	0.8%
Forsyth	3194	3502	3515	2982	Multi-Family	7.5%
Franklin	2	39	40	70	Mobile Home/ Trailer	30.5%
Habersham	35	17	96	192		
Hall	722	946	1578	1363	Built before 1939	4.0%
Hart	35	38	64	64	With incomplete kitchens	0.7%
Lumpkin	91	215	173	205	With incomplete plumbing	0.0%
Rabun	47	52	55	62		
Stephens	25	26	32	0		
Towns	103	115	128	57		
Union	87	129	155	170		
White	38	55	70	88		
						Dollars
						Median Cost - Owner \$566
						Median Cost - Renter \$638

Demographic data courtesy of the US Bureau of the Census
 Unemployment Rate courtesy Georgia Department of Labor

FRANKLIN COUNTY

Strengths

- I-85
- SR 17
- St. Mary's Hospital
- Lake Hartwell
- Victoria Bryant State Park
- Land for development
- Water and sewer
- Affordability
- Agricultural industry
- Emmanuel College
- Access to metro Atlanta, Athens, Anderson
- Airport

Weaknesses

- Need for employment options
- Need improved broadband service
- Youth leaving area for jobs
- Limited funding resources
- Jail in need of expansion/replacing

Opportunities

- Industrial expansion along I-85
- Growth projected for the region
- Chance to promote with a fresh brand
- Strong support for economic development

Threats

- Competition for economic development
- Traffic on I-85

Cited Issues

- Need to expand or rebuild jail, or otherwise address capacity and operational concerns
- Need a plan for expansion of fire and law enforcement services to prepare for growth
- Develop/ Acquire reports clarifying GDOT's future plans for I-85 expansion, SR 17, and for long-term rail service in the area
- Need to plan for increasing demand for senior services and facilities
- Workforce development is critical for the future

Needs & Opportunities	Mitigation Strategies
Need to retain quality of Lake Hartwell and area aquatic resources	<ul style="list-style-type: none"> • Review updates to Lake Hartwell Management Plan with Army Corps and Hart County • Develop EPD advised watershed management plan for all public intakes •
Need to manage land use conflicts; Efficiently match utility and infrastructure capacity with more intense uses	<ul style="list-style-type: none"> • Promote use of conservation development design in rural areas, and encourage higher development in or around the cities • Partner with other communities in regular Community Development forum • Restrict new rural development around interchanges and areas targeted for industry
Evolving housing demands; Need for more quality workforce housing and senior housing	<ul style="list-style-type: none"> • Identify and promote models for workforce housing that match community character • Identify and promote models for senior housing that match community character • Direct utility improvements to areas best suited for new subdivisions
Need to continue support for economic development; Foster improved economic diversity	<ul style="list-style-type: none"> • Develop report on projected demand for job skills, compared with existing resources for education and training • Host annual forum to review and assess local economy

CANON

Strengths

- SR 17
- Airport
- Land for development
- Affordability
- Agricultural industry

Weaknesses

- Need for employment options
- Need improved broadband service
- Youth leaving area for jobs
- Limited funding resources
- SR 17 Reroute may escape town
- No water or sewer

Opportunities

- Growth projected for the region
- Strong support for economic development

Threats

- Competition for economic development
- Fear of losing identity

Cited Issues

- Develop/ Acquire reports clarifying GDOT's future plans for SR 17 and for long-term rail service in the area
- Need for downtown revitalization strategy remains; Need targeted marketing strategy as part of joint economic development campaigns
- Potential to work with Bowersville on shared development proposals
- Growing desire to see how to bring sewer into town
- Need more/ new sidewalks and help with paving roads
- Plans remain for fixing up local property as a civic center

<i>Needs and Opportunities</i>	<i>Mitigation Strategies</i>
Need to revitalize “downtown;” Must be prepared to adapt as SR 17 is rerouted	<ul style="list-style-type: none">• Develop downtown revitalization strategy• Develop inventory of viable retail options for City, and strategy for business recruitment• Develop sidewalk master plan• Provide GDOT with list of goals and concerns for SR 17 improvement;• Review traffic management plans with GDOT• With other communities, develop land use management plan for SR 17 corridor•
Limited utility capacity	<ul style="list-style-type: none">• Maintain Service Delivery Agreement, assuring provision of sewer service as needed in/around Canon• Develop long-range utility master plan
Demand to strengthen sense of community among residences	<ul style="list-style-type: none">• Host charette to develop residential policies and strategy for preserving and expanding existing neighborhood form
Potential for Franklin County Airport expansion	<ul style="list-style-type: none">• Review Airport Master Plan• Develop long-range airport economic development strategy

CARNESVILLE

Strengths

- I-85
- St. Mary's Hospital
- Victoria Bryant State Park
- Land for development
- Water and sewer
- Affordability
- Agricultural industry
- Emmanuel College
- Access to metro Atlanta, Athens, Anderson
- County seat; Schools

Weaknesses

- Need for employment options
- Need improved broadband service
- Youth leaving area for jobs
- Limited funding resources
- Jail in need of expansion/replacing
- Limited commercial options in the city

Opportunities

- Industrial expansion along I-85
- Growth projected for the region
- Strong support for economic development

Threats

- Competition for economic development
- Traffic on I-85
- Aging building/housing stock

Cited Issues

- No web site or social media presence for the city
- Need for a coordinated economic development strategy, with or without the County
- Need to work with County to resolve jail issues
- Need to improve broadband access and capacity in the city
- Utility plans for I-85 offer great potential; City must work with County to ensure those areas are developed for industry or comparable economic development purposes

<i>Needs and Opportunities</i>	<i>Mitigation Strategies</i>
Need to continue support for economic development; Foster improved economic diversity	<ul style="list-style-type: none"> • Develop report on projected demand for job skills, compared with existing resources for education and training • Host annual forum to review and assess local economy
Evolving housing demands; Need for more quality workforce housing and senior housing	<ul style="list-style-type: none"> • Identify and promote models for workforce housing that match community character • Identify and promote models for senior housing that match community character • Direct utility improvements to areas best suited for new subdivisions
Limited code enforcement and planning Minimal environmental regulations	<ul style="list-style-type: none"> • Review/ update environmental protection regulations • Coordinate with Franklin County and GMRC to provide planning and code enforcement
Need to retain attractive and compact downtown Need to ensure walkable downtown Sidewalk expansion and repair Congested traffic within downtown	<ul style="list-style-type: none"> • Host charette to develop downtown revitalization strategy • Develop sidewalk improvement plan • Apply for TE funding for sidewalk improvements;
Need to provide historic preservation	<ul style="list-style-type: none"> • Review/ update historic resource protection regulations
Limited police protection	<ul style="list-style-type: none"> • Work with other communities in developing expanded law enforcement (possible enhanced cooperative with County Sheriff's Department.
Need for expansion of government buildings.	<ul style="list-style-type: none"> • Include plans for new office space through expansion or relocation in future capital improvement budgets

FRANKLIN SPRINGS

Strengths

- US 29
- Victoria Bryant State Park
- Land for development
- Water and sewer
- Affordability
- Emmanuel College
- Access to metro Athens
- Revitalizing downtown core
- Quality City facilities

Weaknesses

- Need for employment options
- Need improved broadband service
- Youth leaving area for jobs
- Limited funding resources

Opportunities

- Properties available for development
- Growth projected for the region
- Strong support for economic development
- Affordable residential properties

Threats

- More remote location
- Broader commercial trends threaten smaller retail outlets

Cited Issues

- Potential for pedestrian trail connections with State Park and Royston
- Need strategy to expand broadband capacity and access in the City
- Potential for Gateway corridor with Royston along US 29
- Need to work with Emmanuel College to confirm long-term plans for growth

<i>Needs and Opportunities</i>	<i>Mitigation Strategies</i>
Need to continue support for economic development; Foster improved economic diversity	<ul style="list-style-type: none"> • Develop report on projected demand for job skills, compared with existing resources for education and training • Host annual forum to review and assess local economy
Need to continue development focus along Main Street	<ul style="list-style-type: none"> • Review/amend development regulations as needed to ensure long-term viability of Main Street
Evolving housing demands; Need for more quality workforce housing and senior housing	<ul style="list-style-type: none"> • Identify and promote models for workforce housing that match community character • Identify and promote models for senior housing that match community character • Direct utility improvements to areas best suited for new subdivisions
Lack of open space	<ul style="list-style-type: none"> • Develop green space plan
Need for bicycle and pedestrian trails Potential for connectivity with area parks and downtown	<ul style="list-style-type: none"> • Develop a bicycle and pedestrian plan; Apply for RTF and TE funding as available
Outdated wastewater treatment facility Limited wastewater treatment capacity Minimal water flow capacity for fire protection	<ul style="list-style-type: none"> • Expand and upgrade wastewater and water service capacity and delivery systems
Minimal planning and code enforcement	<ul style="list-style-type: none"> • Work with Franklin County, Royston and GMRC in providing improved and expanded planning and code enforcement •

LAVONIA

Strengths

- Access to I-85
- Access to SR 17
- St. Mary's Hospital
- Lake Hartwell
- Land for development
- Water and sewer
- Affordability
- Access to metro Atlanta, Anderson
- Main Street program
- Revitalized downtown

Weaknesses

- Need for employment options
- Need improved broadband service
- Youth leaving area for jobs
- Limited funding resources
- Need for senior housing
- Need for workforce housing
- Hospital has experienced financial difficulties

Opportunities

- Industrial expansion along I-85
- Growth projected for the region
- Strong support for economic development
- Widening/ Rerouting of SR 17

Threats

- Competition for economic development
- Traffic on I-85
- Aging building/housing stock
- Widening/ Rerouting of SR 17

Cited Issues

- Develop/ Acquire reports clarifying GDOT's future plans for SR 17 and for long-term rail service in the area
- Desire to expand downtown and increase commercial options
- Desire to enhance and revitalize urban neighborhoods
- Need to keep Industrial Parks thriving
- Need to figure out how to balance competing commercial destinations of downtown vs I-85 interchange
- Growing need for workforce housing

<i>Needs and Opportunities</i>	<i>Mitigation Strategies</i>
Need for growth management Maintaining downtown appeal Need for more historic preservation Must fully participate in planning and development initiatives Need for transportation alternatives Impact of SR 17 expansion and bypass	<ul style="list-style-type: none"> • Maintain utility and infrastructure plans to accommodate growth • Develop Downtown Revitalization Plan and Pedestrian Accessibility Plan • Foster/sustain Historic Resource Advisory Committee
Evolving housing demands; Need for more quality workforce housing and senior housing	<ul style="list-style-type: none"> • Identify and promote models for workforce housing that match community character • Identify and promote models for senior housing that match community character • Direct utility improvements to areas best suited for new subdivisions
Need for improved emergency response	<ul style="list-style-type: none"> • Work with GEFA to invest in first responder services
Need to protect groundwater recharge areas	<ul style="list-style-type: none"> • Review/update environmental regulations as needed • Update GIS data on groundwater recharge area boundaries and conditions

ROYSTON

Strengths

- SR 17; US 29
- Victoria Bryant State Park
- Land for development
- Water and sewer
- Affordability
- Emmanuel College
- Access to metro Athens
- Revitalizing downtown core
- Opportunity Zone designation
- Active Main Street program
- City's Wellness Park
- Railroad access
- Broadband service

Weaknesses

- Need for employment options
- Youth leaving area for jobs
- Limited funding resources
- Vacant/ aging properties in downtown

Opportunities

- Properties available for development; Old Ty Cobb Hospital site
- Growth projected for the region
- Strong support for economic development
- Affordable residential properties

Threats

- More remote location
- Broader commercial trends threaten smaller retail outlets

Cited Issues

- Need for/ Potential for more employers in the area
- Need to expand and improve programs for workforce development
- Potential for expanding and improving urban neighborhoods with sidewalks, pocket parks
- Possible need for brownfield mitigation at existing vacant properties
- Potential for Gateway corridor along US 29 with Franklin Springs

<i>Needs and Opportunities</i>	<i>Mitigation Strategies</i>
Need to promote facilities & services for elderly	<ul style="list-style-type: none"> • Work with the hospital and related services and facilities in maximizing role as a regional center for health care and elderly care
Evolving housing demands; Need for more quality workforce housing and senior housing	<ul style="list-style-type: none"> • Identify and promote models for workforce housing that match community character • Identify and promote models for senior housing that match community character • Direct utility improvements to areas best suited for new subdivisions
Need to continue support for economic development; Foster improved economic diversity	<ul style="list-style-type: none"> • Develop report on projected demand for job skills, compared with existing resources for education and training • Host annual forum to review and assess local economy
Need to update land use regulations Current regulations not reflective of latest development trends and issues; Opportunity to encourage more and better infill and mixed use.	<ul style="list-style-type: none"> • Review/ update environmental regulations as needed • With GMRC, produce full review and assessment of existing development regulations • Hold annual reviews of development trends and effectiveness of local development policies
Potential Victoria Bryant State Park Greenway	<ul style="list-style-type: none"> • Develop a bicycle and pedestrian accessibility plan • Pursue a trail and bike route to Victoria Bryant State Park • Apply for RTF funds as available

COMMUNITY DEVELOPMENT STRATEGY

BROADBAND ASSESSMENT

As communities move forward the importance of access to reliable and high-speed, high capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication.

To address this issue in 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. In time the State will support programs and initiatives aimed at delivering the community improvement and empowerment potential that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses. As the first step in planning for this critical, potentially catalytic infrastructure, the "Ace" Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan.

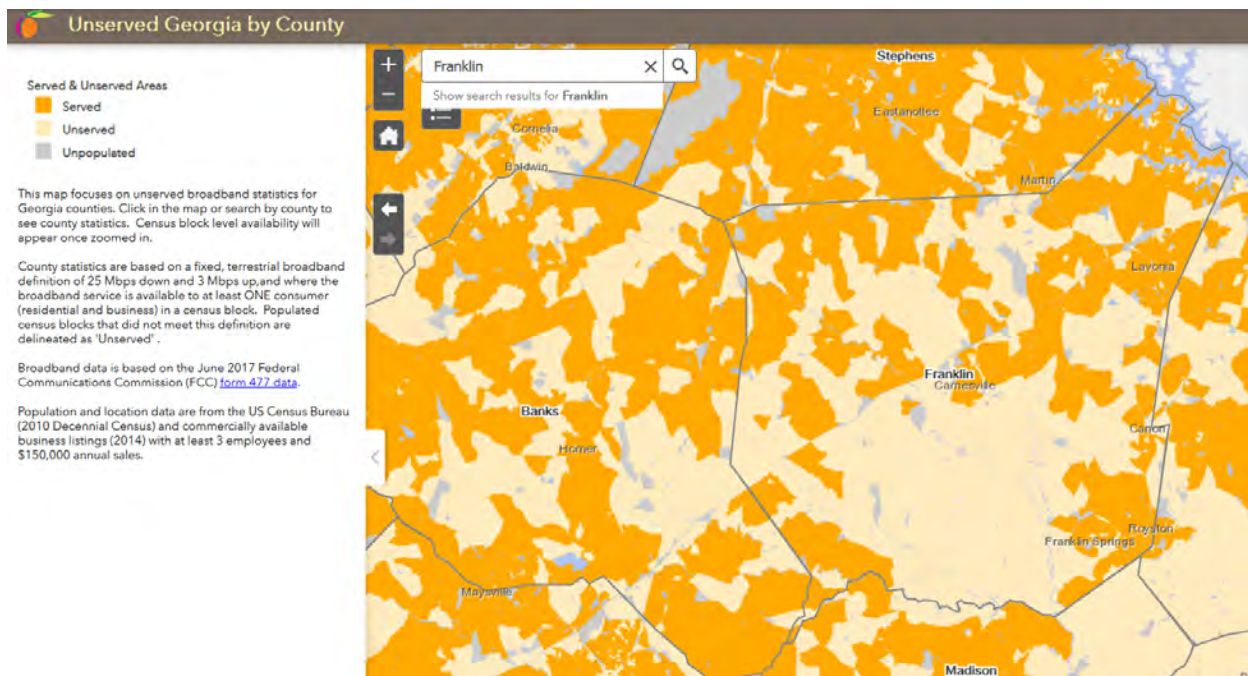
Achieving these goals at the local level begins with communities pursuing the *Broadband Ready Community Designation*, demonstrating that they've taken steps to reduce obstacles to broadband infrastructure investment by incorporating a broadband assessment into their comprehensive plan and has adopted a model ordinance. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high capacity broadband technology. Utilizing demographic data from the US Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas.

Franklin County

<i>Unserved Locations:</i>	40%
<i>Unserved Households:</i>	4,189
<i>Unserved Businesses:</i>	87
<i>Unserved Population:</i>	9,309
<i>Total Households:</i>	10,553
<i>Total Businesses:</i>	252
<i>Total Population:</i>	22,084

In assessing the Franklin County's access to higher grade broadband technology stakeholders were asked to rate the general satisfaction of existing internet service providers. The majority provider within the area (based on geographic area) is Windstream, for which service ratings were considered below average. While select population centers along the I-85 and SR 17 corridor have access to high-capacity lines, there are several gaps in "last-mile" connectivity along more remote rural roads, particularly with regard to higher speed and higher capacity lines.



In 2012 the Joint Development Authorities of Franklin, Hart and Stephens and Banks, Habersham, and Rabun submitted an application and received grant funding from OneGeorgia Authority in the amount of \$948,000, to create the **Northeast Georgia Network (NEGN)**. Routes were selected which would interconnect cities, towns and population centers within a four county area. In order to effectively and efficiently target this project, it was necessary to select a partner organization to provide a direct link to Atlanta. That partner was North Georgia Network (NGN). NEGN interfaced with NGN for network management and backhaul facilities to Atlanta and was provided at the existing NGN core network at the Habersham EMC Hollywood

The NGN today is an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.

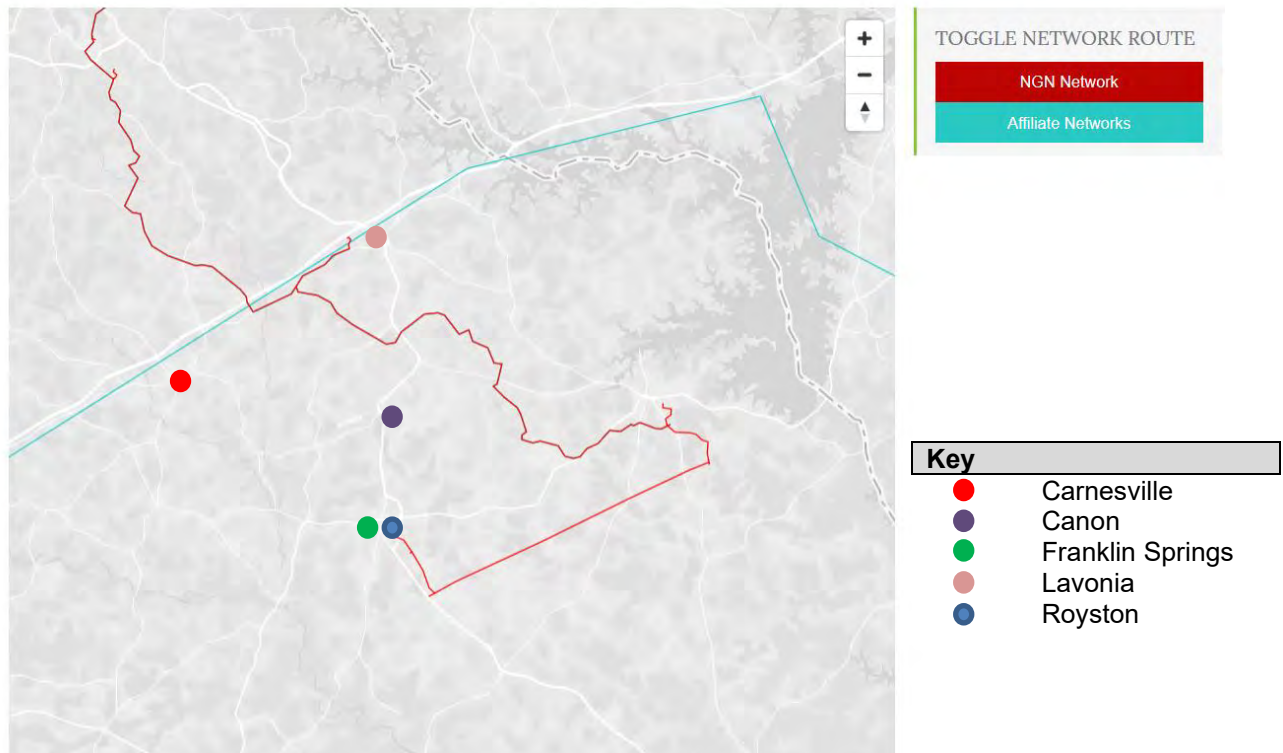
Based on comments and indications the biggest hurdle for broadband access within Franklin County is currently expanding the connections along the SR 17 corridor and reaching westward into the county toward Carnesville. There is also a demand to expand connections into the trunk line running along I-85. If these lines can be tapped for more expansive outreach it would allow the network to reach into the major population and commercial centers and enable more commercial growth beyond the SR 17 corridor.

Priorities for Future Network Enhancements

- *Ability to increase “last-mile” connections*
- *Higher-capacity trunk lines westward from NGN/ southward from I-85*
- *Expansion of NGN access along SR 17 corridor and throughout municipalities*

Network Map

HOME » NETWORK MAP



As an additional reference Franklin County was included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region's infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

SWOC Assessment – GMRC Digital Economy Plan

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
	Strong Development Authorities and Chamber offices to assist start-up businesses and industries			
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
	Residents ability to telecommute			
Local Government	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need a better way to communicate to State Legislators what is going on in the GMRC Region regarding broadband needs, initiatives and projects
	Goal: <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i>			
	Strategy: <i>Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development.</i> The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.			
	Strategy: <i>Promote and support the use of health information technology (IT).</i> The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.			

TRANSPORTATION ASSESSMENT

Transportation concerns the level of accessibility of sites and development, and the demands for transportation facilities and services vary by land use, demographics and other factors. The dynamic nature of accessibility and the various factors that determine functional performance in infrastructure suggest transportation planning requires special attention.

Roads

Assessment of roadway infrastructure involves an inventory of roads by functional classification, a process by which streets and highways are grouped according to the character of service they are intended to provide. Individual roads and streets do not all serve the same function, nor do they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any particular road or street should play in serving the flow of trips through a roadway network.

The road network throughout Franklin County is a predominantly 2-lane rural arterial arrangement that provides efficient coverage. Plans for an eventual expansion of SR 17 into a four-lane highway south from I-85 remain on GDOT's long-range plans but are likely to begin in the later stages of this planning horizon. The most stressed needs for roadway improvements in the County concentrate on intersection improvements around Lavonia and the burgeoning industrial areas, improvements and eventual expansion of SR 51 between Royston and I-85, as well as the repair of older roads.

Pedestrian Accessibility

Pedestrian accessibility refers to the level of connections available within a community to people via walking, biking or other non-motorized means. Traditionally this is provided through sidewalks and trails.

Several cities have fragmented sidewalks, particularly Royston and Lavonia, which do connect downtown areas to adjoining residential neighborhoods. Many of these systems are older and need some repair or feature outdated intersections lacking full ADA compliance, but portions have also been refurbished as part of recent revitalization efforts and streetscape grants.

While none of the communities has a formal sidewalk or trail master plan that is being developed in 2019 as part of a GDOT sponsored project.

Alternate Transportation

Franklin County only has transit service for seniors as managed through the County Senior Center. Public access transit or dial-a-ride services have been discussed but remain unrealized. A preliminary Rural Transit Assessment for Franklin County is being developed in 2019.

Airports and Rail Service

Rail service throughout the county is limited to the north-south line running alongside SR 17 on the county's eastern boundary. It is limited to freight traffic and still in active use. There is the potential for future spurs or property tie-ins but most any access would only be achieved

through new rail line construction. There are a few points where at-grade road intersections can cause traffic delays.

Franklin County has a small Level I airport just west of Canon. This is a minor airstrip with limited tie-down capacity.

<u>County</u>	<u>City</u>	<u>ID</u>	<u>Runway Length (ft.)</u>	<u>Runway Width (ft.)</u>	<u>Level*</u>
Franklin	Canon	18A	5,000	75	I
Stephens	Toccoa	TOC	5,000	100	II
Jackson	Jefferson	JCA	5,000	75	II
Elbert	Elberton	EBA	5,000	75	I

Source: Georgia Airport Association

* Georgia Aviation System (20-year) Plan - all public use airports in Georgia are assigned one of three functional levels as relates to the state's transportation and economic needs:

ENVIRONMENTAL ASSESSMENT

The following is provided as a simplified assessment of critical environmental conditions in effect throughout Franklin County. The locations for any identified conditions can be found on the correlating map.

Clean Water Act Compliance

Y	Any “not supporting” 303(d) listed waterbodies? If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.
Y	Any 305(b) listed waterbodies?
N	If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.

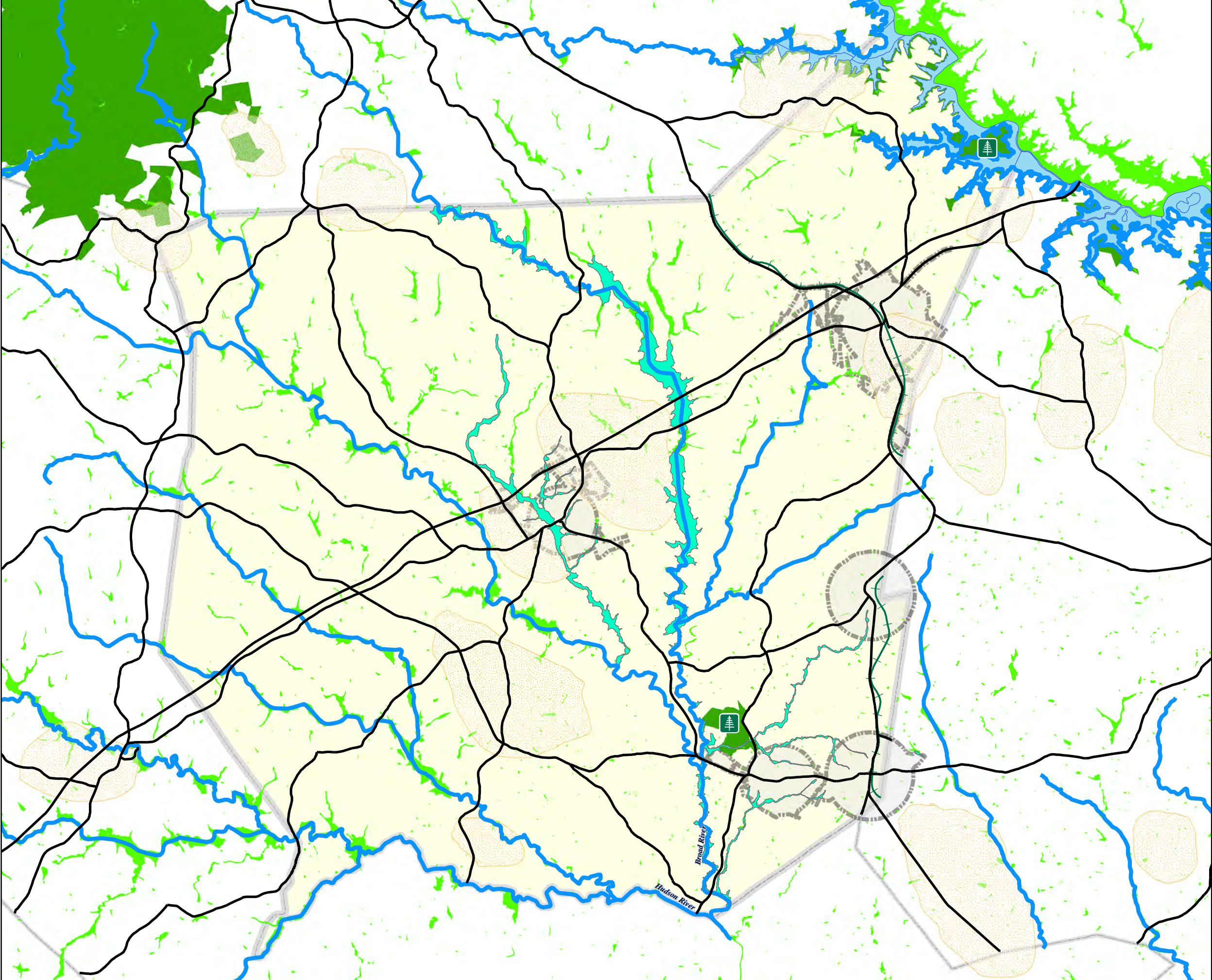
There are several listed stream segments within Franklin County, predominantly for fecal coliform (bacteria) and for sedimentation, however the County, municipalities, and other area stakeholders have worked hard to greatly improve water resource stewardship practices and water quality standards. Regional partners such as the Chest-Chatt Resource Conservation and Development Council, the Natural resource Conservation Service, and the local Cattleman’s Association can assist the County with monitoring best management practices needed and/or employed in the area and aid in local resource management.

Environmental Planning Criteria

CHARACTERISTIC	CANON	CARNESVILLE	FRANKLIN SPRINGS	LAVONIA	ROYSTON	FRANKLIN CO.
Floodplains		X	X			X
Forest Lands					X	X
Ground Water Recharge Areas		X		X		X
Plant & Animal Habitat						X
Prime Agricultural Lands	X	X	X			X
Scenic Views and Sites						X
Steep Slopes	X		X		X	X
Water Supply Watersheds	X		X	X	X	X
Wetlands		X	X			X
Protected Rivers						X

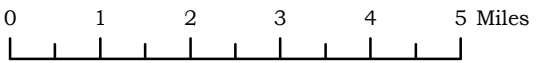
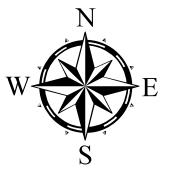
There are various environmentally sensitive areas location throughout the county, though some occur at smaller scales and limited to single properties. All of the jurisdictions have adopted some form of protective measures in accordance with the DNR Part V criteria, though some have expressed possible needs for improved monitoring and enforcement.

Franklin County
2019 Comprehensive Plan
Environmentally
Sensitive Areas



LEGEND

- ▲ Water Reservoirs
- 🌲 State Parks
- Major Roads
- +— Railroad
- Major Rivers and Streams
- Major Lakes
- Franklin County FEMA DFIRM 2008
- Protected Mountains
- Ground Water Recharge Areas
- National Wetlands Inventory
- US Forest Service and State Conservation Areas



DEVELOPMENT TRENDS AND INFLUENCES

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

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

To ensure the optimal conditions for the above development trends, the County and Cities should coordinate in preserving those targeted growth areas from incompatible land uses. High/heavy growth areas such as the I-85 corridor should be restricted from new low density residential or land uses incompatible with industrial activity. Land around the cities should be reserved for higher density residential or other uses that typify a transitional suburban scales and activity. Noxious uses, such as activities that produce significant odors, noise or dust, should likewise be redirected away from cities. This could include certain types of industrial activity and/or commercial agriculture.

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

AREAS REQUIRING SPECIAL ATTENTION

Analysis of prevailing trends assists in identifying preferred patterns of growth for the future. Such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

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

The only areas expected to see anything resembling rapid change in the next 10 years will be those areas surrounding the I-85 interchanges. The prospect for industrial scale activity near Carnesville due to expanded water and sewer capacity will invite the potential for more and new types of development. Should this occur within the planning time frame it's possible some tangential residential and commercial development could occur elsewhere in the county, but there are pockets of undeveloped land suitable to absorb that growth.

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

See above.

- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

There are several individual properties in each jurisdiction that are in need of rehab and investment, but few concentrations of properties suggesting a neighborhood or blocks of properties. There are also some older neighborhoods in Royston and Lavonia that are large enough that they should be monitored for falling into disrepair, so as to prevent large scale portions of those communities succumbing to blight.

- Large abandoned structures or sites, including possible environmental contamination.

See above.

- Areas with significant infill development opportunities (scattered vacant sites).

Each municipality has infill potential at their own scale within their respective downtowns. Be it though vacant lots or existing but empty buildings, every municipality has the room and utility capacity to absorb at least some growth.

- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

There are no concentrations of poverty or disinvestment but the older neighborhoods in Lavonia and Royston bear monitoring. The age and volume of homes in these areas, if not maintained, could begin falling behind peers in market value, making it harder for residents to reinvest and build equity. Both Cities should do what they can to retain the appeal of these areas, for both the availability of affordable but viable housing and also to retain the viability of their tax base.

RECOMMENDED CHARACTER AREAS

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

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

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

	Franklin Co.	Canon	Carnesville	Franklin Springs	Lavonia	Royston
Rural	X					
Rural Residential		X		X		X
Suburban Residential					X	
Traditional Neighborhood		X	X	X	X	X
Urban Neighborhood					X	
Neighborhood Revitalization				X	X	
Lakeside Residential	X					
Village Mixed-Use		X	X	X	X	X
Town Center		X	X		X	
Historic Downtown Commercial						X
Professional Services District					X	
Community Services Area			X			
Health Services District						X
College District				X		
Gateway Corridor	X		X		X	
Light Industry and Business						X
Industrial	X		X	X	X	
Airport	X	X				
Lavonia/Carnesville Growth Area	X					
State Route 17 Corridor					X	
Royston/Franklin Springs Growth Area	X					
Recreation					X	X
Environmental Resource Area*						

*= Regarded any area within floodplains, wetlands, or groundwater recharge areas on the *Environmentally Sensitive Areas* map.

Rural

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

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

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

All large scale, commercial agricultural operations should be located in these areas, where utility and infrastructure demand is already minimal. This would help preserve the area's rural character and minimize the potential for land use conflicts.

Land Uses

- Agricultural
- Conservation
- Parks
- Residential
- Churches
- Neighborhood Commercial

Implementation Strategies

- Management of utility improvements in this area

- Amend development policies to allow/ encourage conservation design



Rural Residential

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

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Conservation
Churches
Community Facilities
Neighborhood Commercial
Parks

Implementation Strategies

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



Suburban Residential

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

- Residential
- Churches
- Parks

Implementation Strategies

- Long-term capital improvement plans



Traditional Neighborhood

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Churches
Neighborhood Commercial
Parks

Implementation Strategies

Capital improvement plans to expand this pattern of utilities and infrastructure

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program



Urban Neighborhood

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.



Land Uses

Residential
Churches
Community Facilities
Neighborhood Commercial
Office
Parks

Implementation Strategies

Capital improvement plans to expand this pattern of utilities and infrastructure

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas



Neighborhood Revitalization

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

- Residential
- Churches
- Neighborhood Commercial
- Community Facilities
- Parks
- Public Garden

Implementation Strategies

- Develop neighborhood assessment and redevelopment plan

- Upgrade capital facilities and infrastructure as needed

- Pursue outside assistance for targeted redevelopment projects



Lakeside Residential

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Community Facilities
Conservation
Churches
Neighborhood Commercial
Parks

Implementation Strategies

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Amend development policies to allow/ encourage conservation design



Village Mixed-Use

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

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
General commercial
Office

Implementation Strategies

Consideration of design guidelines or reference book

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas



Town Center

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

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

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

Land Uses

Residential
Churches
Neighborhood Commercial
Community Facilities
General commercial
Office

Implementation Strategies

Consideration of design guidelines or reference book

Review/amend development policies to allow/ encourage comparable development

Develop infill-development support program

Targeted business recruitment strategy for urban areas





Historic Area

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.



Land Uses

Residential
Agricultural
Conservation
Churches
Neighborhood Commercial
Parks

Implementation Strategies

Restrict capital improvements in this area

Amend policies to allow/ encourage conservation design

Pursue assistance with structural rehabilitations

Provide context sensitive infill development policies



Professional Services District

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Office
Light Industrial

Implementation Strategies

Consider design guidelines for the BEC district

Develop traffic management plan for the BEC district



Community Services Area

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Community Facilities
Offices
Parks

Implementation Strategies

Maintain quality of public facilities



Health Services District

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Offices
Health Care Facilities
Neighborhood Commercial
Arterial Commercial

Implementation Strategies

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

Develop traffic management plan for the area



College District

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Offices
College related facilities
Churches
Neighborhood Commercial

Implementation Strategies

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

Develop traffic management plan for the area



Gateway Corridor

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Offices
Arterial Commercial
Light Industrial
Community Facilities

Implementation Strategies

Develop traffic management plan for the Gateway area



Light Industry and Business

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

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

Land Uses

Offices
Light Industrial
Warehousing
Community Facilities
Commercial

Implementation Strategies

Maintain utilities and infrastructure

Enforce environmental and developmental regulations



Industrial

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

Land Uses

Light Industrial
Warehousing
Community Facilities

Implementation Strategies

Maintain utilities and infrastructure

Enforce environmental and developmental regulations



Airport

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

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

Land Uses

Airport
Warehousing
Light Industrial
Office
Commercial

Implementation Strategies

Explore concept of airport business park



Lavonia/ Carnesville Growth Area

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Agricultural

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design



State Route 17 Corridor

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

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Churches
Commercial
Office
Community Facilities
Light Industrial

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design



Royston/ Franklin Springs Growth Area

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

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

Residential
Churches
Neighborhood Commercial
Office
Community Facilities

Implementation Strategies

Introduce utility and infrastructure improvements to this area

Amend development policies to allow/ encourage conservation design



Recreation

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.



Land Uses

Community Facilities
Parks

Implementation Strategies

Restrict capital improvements in this area

Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Develop Recreation Master Plan



Environmental Resource Area

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

New noxious uses, commercial agricultural operations, or heavy commercial/ industrial uses should be restricted to avoid land use conflicts and preserve the area for targeted development types. Activities that could produce noxious odors, dust, or noise, or generate volumes of truck or commercial traffic, should be restricted.

Land Uses

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

Implementation Strategies

Restrict capital improvements in this area

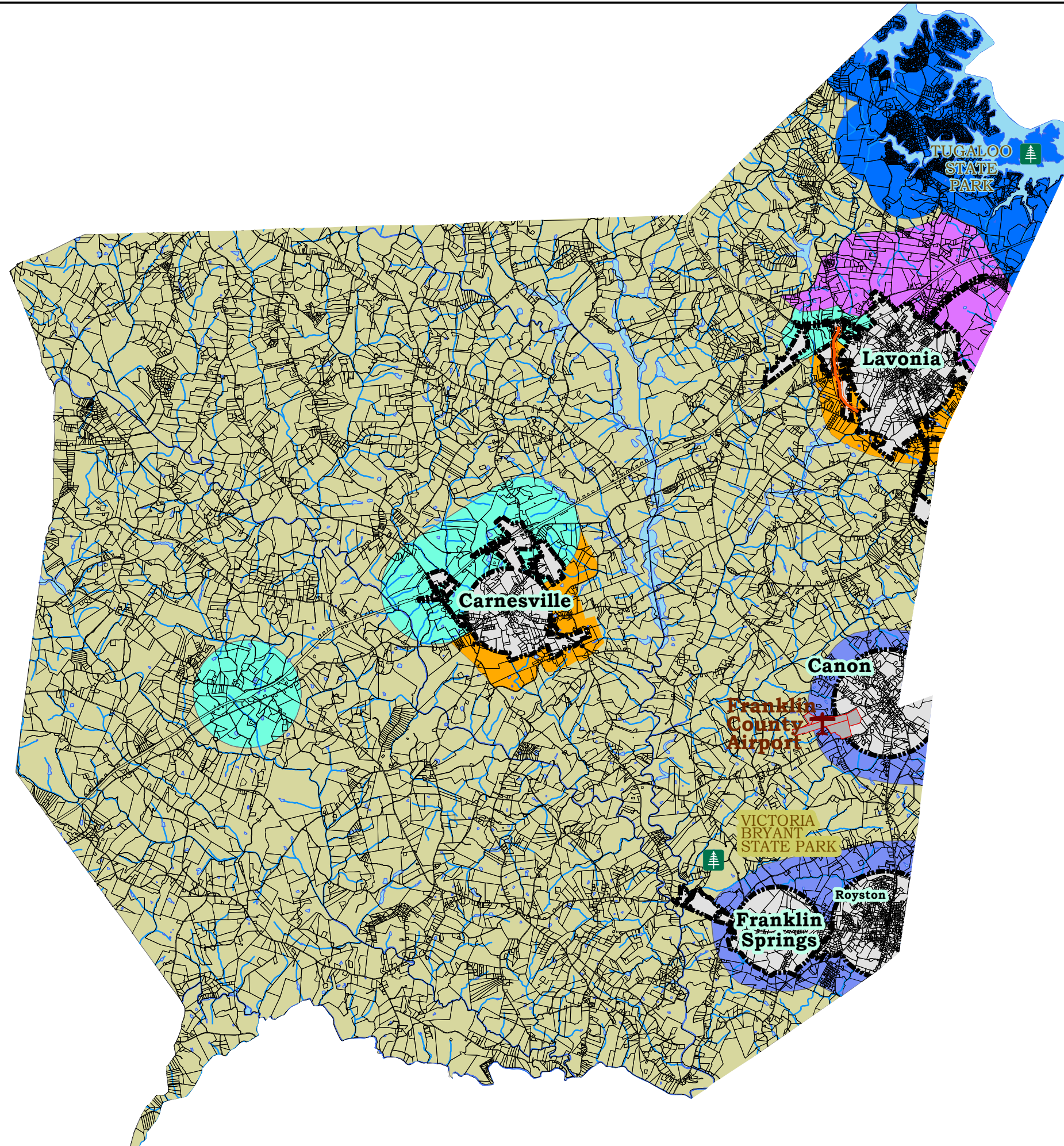
Update property records and maps of environmentally sensitive areas

Enforce environmental and developmental regulations

Amend development policies to allow/ encourage conservation design



Franklin County 2019 Comprehensive Plan Recommended Character Areas



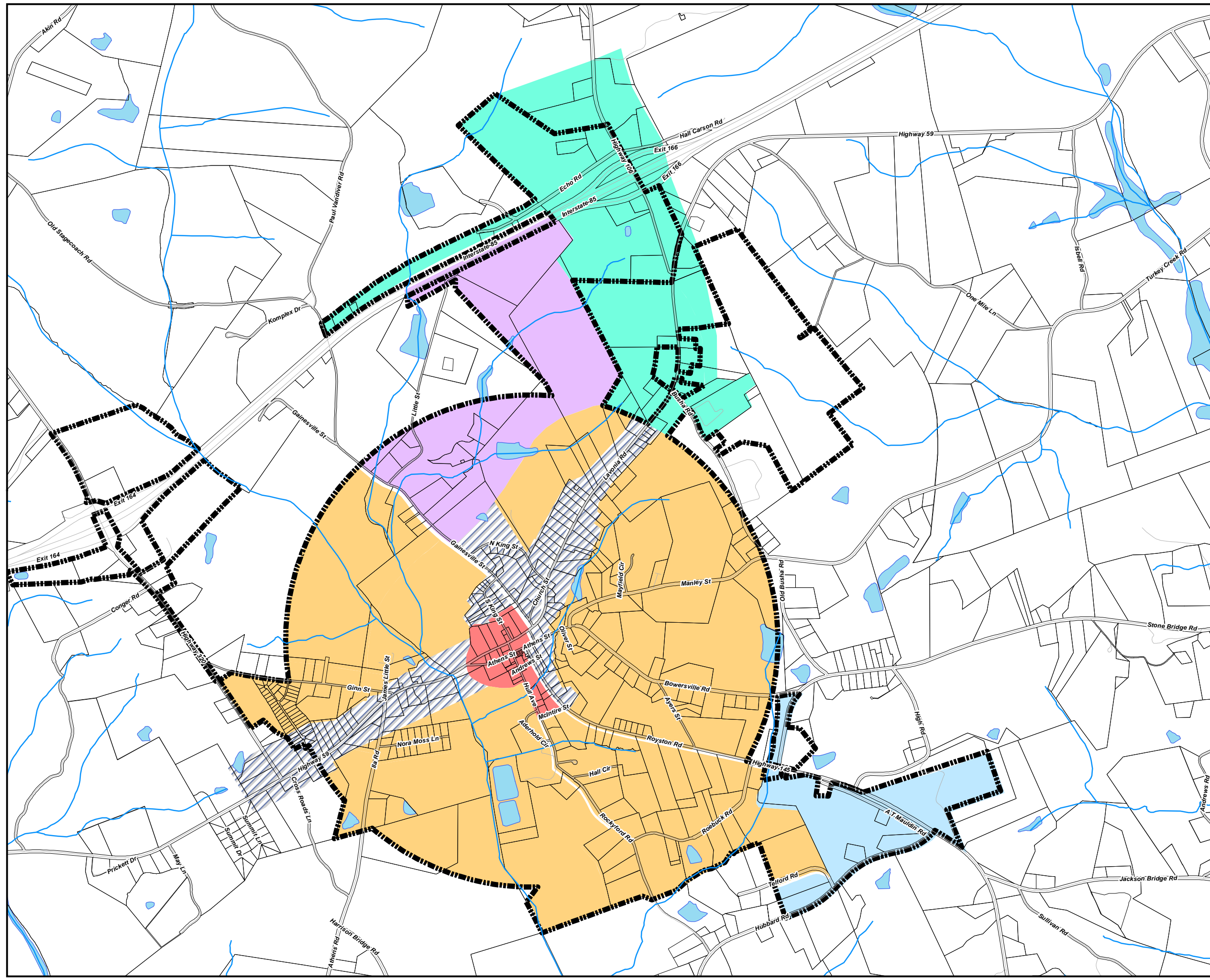
LEGEND

- Character Areas
- Lakeside Residential
 - Rural
 - Lavonia/Carnesville Growth Area
 - Royston/Franklin Springs/Canon Growth Area
 - Gateway Corridor
 - Industrial
 - Airport
 - Proposed Lavonia Bypass
 - State Parks



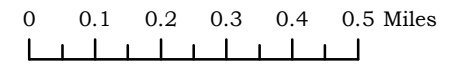
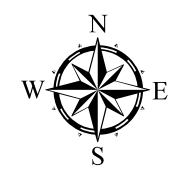
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Franklin County
2019 Comprehensive Plan
City of Carnesville
Recommended
Character Areas

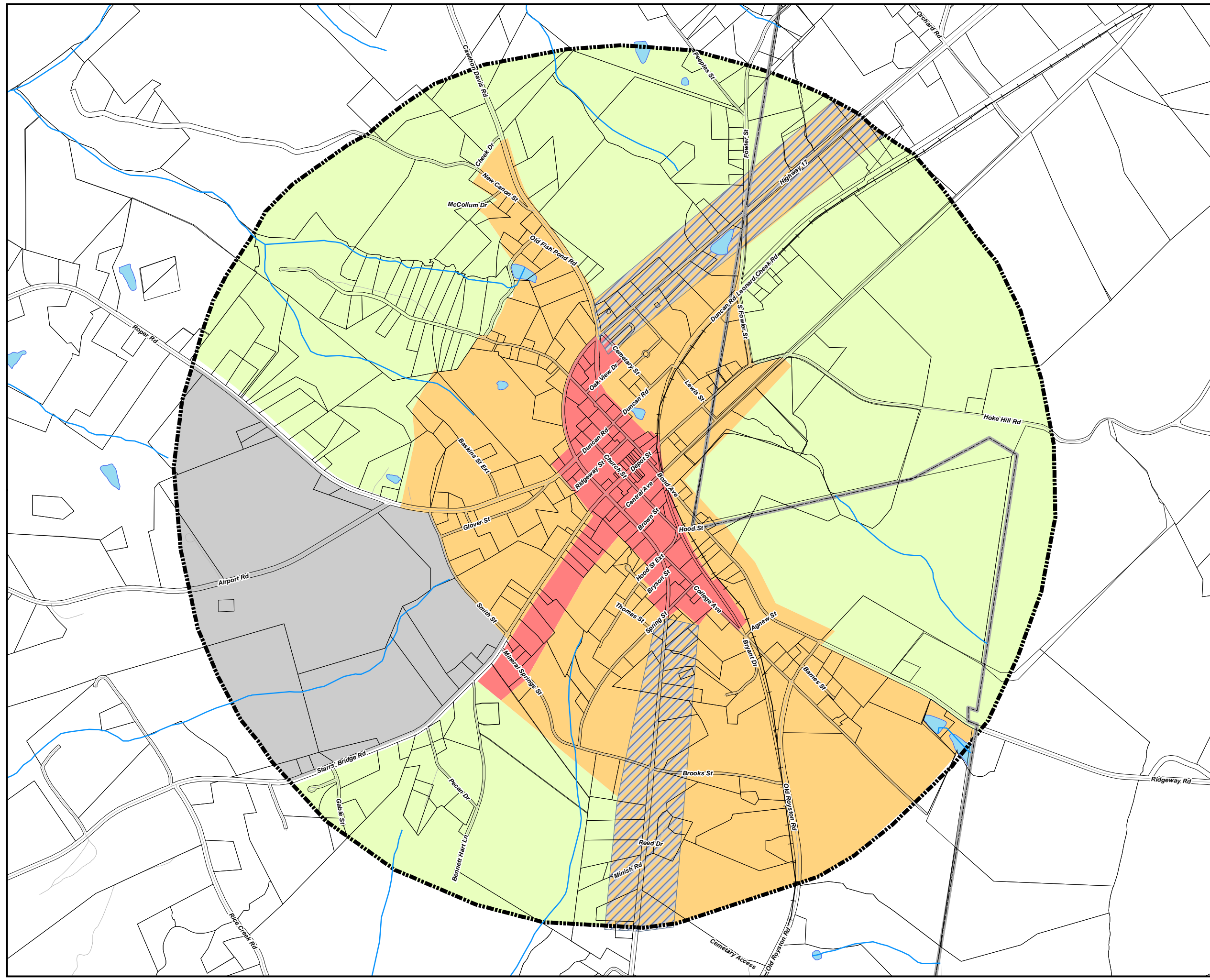


LEGEND

- Railroad
- City Limits
- Lakes and Ponds
- Rivers and Streams
- Character Areas**
 - Traditional Neighborhood
 - Town Center
 - Village Mixed Use
 - Community Services Area
 - Gateway Corridor
 - Industrial

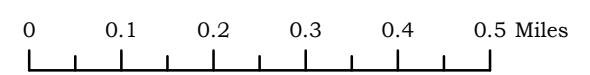


Franklin County
2019 Comprehensive Plan
City of Canon
Recommended
Character Areas

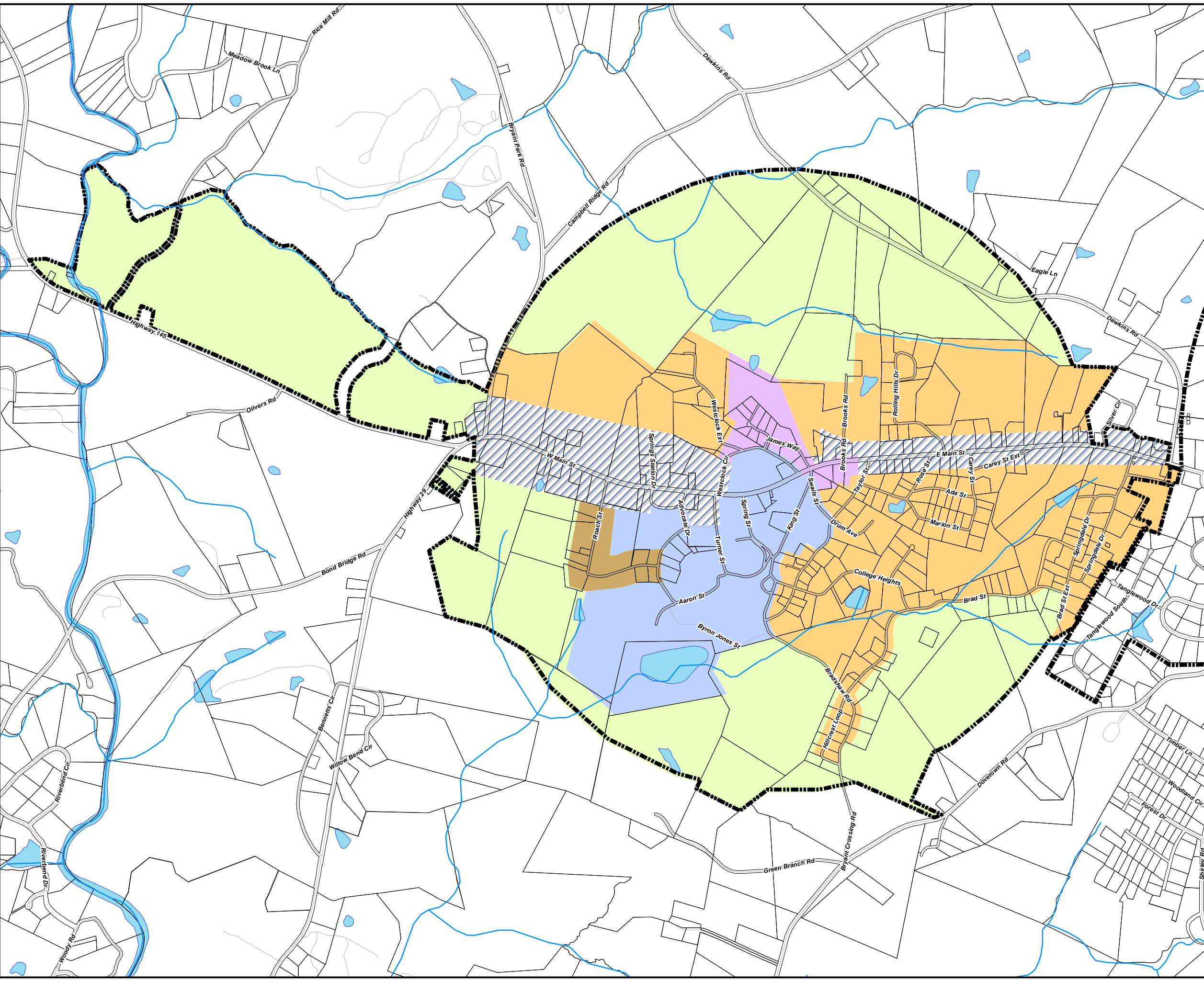


LEGEND

- Railroad
- City Limits
- Lakes and Ponds
- Rivers and Streams
- Character Areas**
 - Rural Residential
 - Traditional Neighborhood
 - Town Center
 - Airport
 - Village Mixed Use



Franklin County 2019 Comprehensive Plan City of Franklin Springs Recommended Character Areas

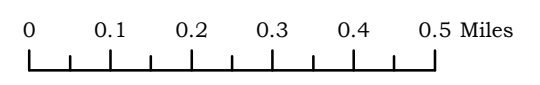
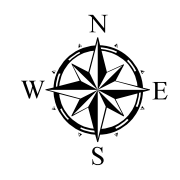


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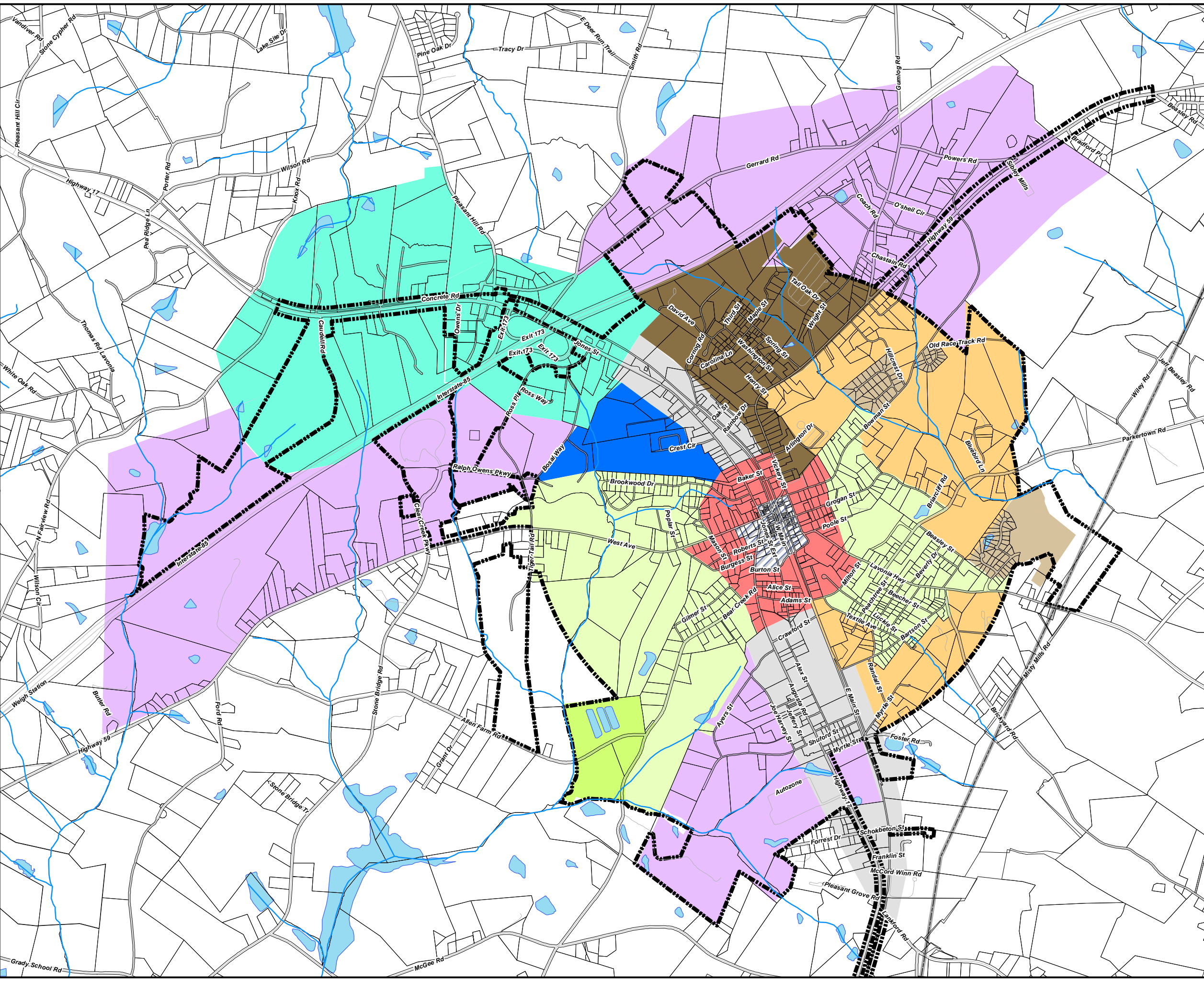
- Railroad
- City Limits
- Lakes and Ponds
- Rivers and Streams

Character Areas

- Rural Residential
- Traditional Neighborhood
- Neighborhood Revitalization
- College District
- Village Mixed Use
- Industrial



Franklin County 2019 Comprehensive Plan City of Lavonia Recommended Character Areas

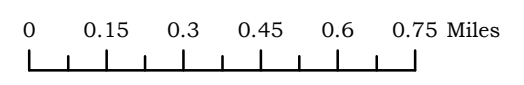
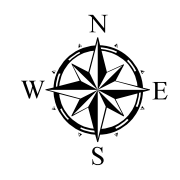


LEGEND

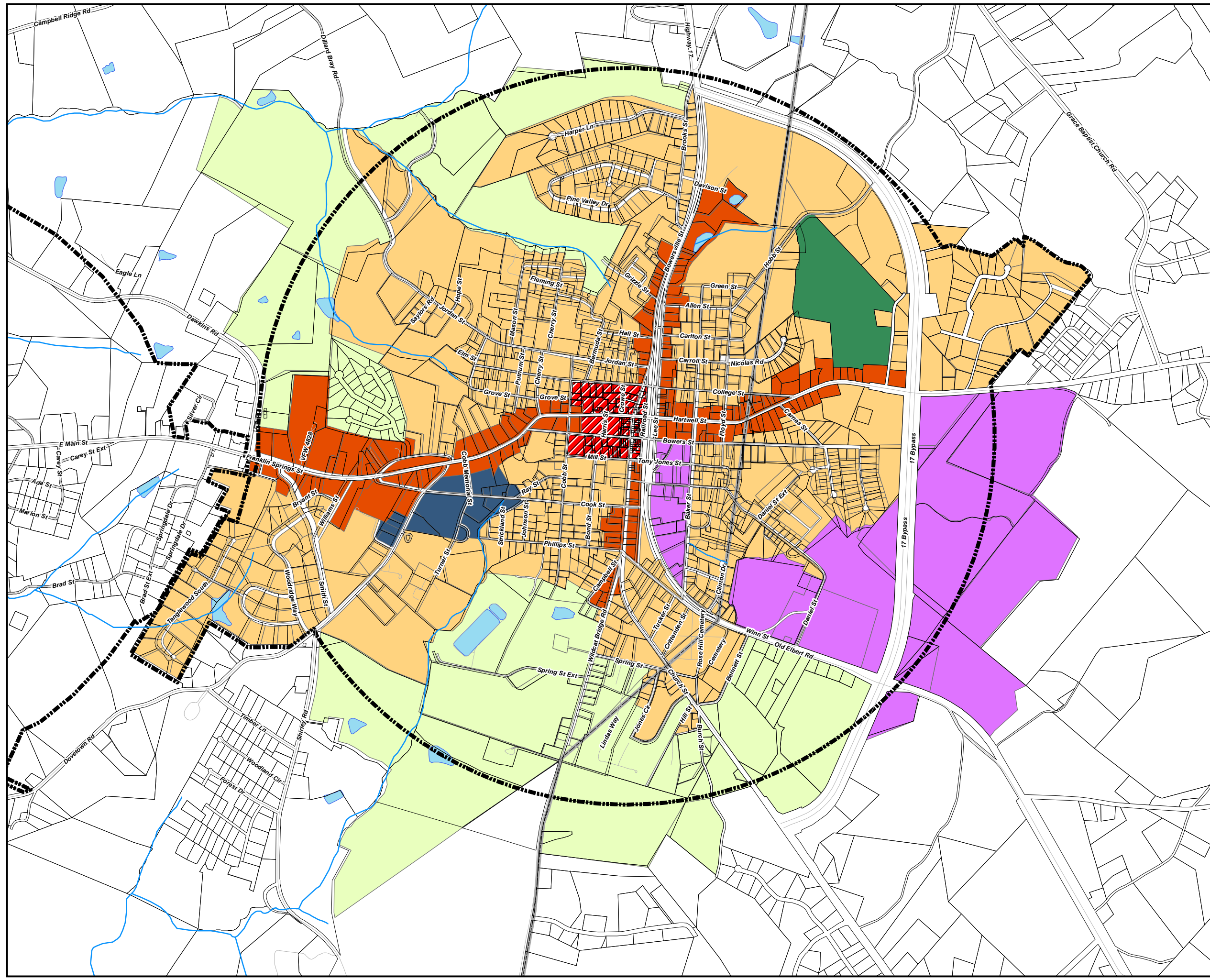
- Railroad
- City Limits
- Lakes and Ponds
- Rivers and Streams

Character Areas





- Traditional Neighborhood
- Urban Neighborhood
- Suburban Residential
- Neighborhood Revitalization
- Village Mixed Use
- Town Center
- Professional Services District
- Industrial
- Gateway Corridor
- Recreation
- State Route 17 Corridor



Franklin County 2019 Comprehensive Plan City of Royston Recommended Character Areas

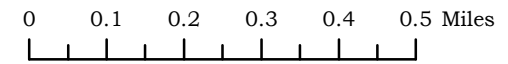


LEGEND

-  Railroad
-  City Limits
-  Lakes and Ponds
-  Rivers and Streams

Character Areas

-  Rural Residential
-  Traditional Neighborhood
-  Village Mixed Use
-  Historic Downtown Commercial
-  Health Services District
-  Light Industry and Business
-  Recreation



IMPLEMENTATION PROGRAM

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals. Identifying these items helps the community organize their actions

Reports of Accomplishments

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

Community Work Program

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

Policies, Long-Term Activities and Ongoing Programs

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

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

The following items have been identified as policies, general objections and directions for Franklin County and its municipalities that will be used as guidelines for general, long-term practices for the respective government.

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

REPORT OF ACCOMPLISHMENTS – FRANKLIN COUNTY

Action	Status	Comment
Continued expansion of the county wide water system	In Progress	
Develop a waste water treatment plant to serve I-85 corridor	Completed	
Continuation of transportation improvement projects for roads and bridges	In Progress	
Expansion of natural gas throughout County.	In Progress	
Expand Planning Department to include inspections and enforcement of zoning regulations	Completed	
Locate and purchase property for recreation centers	Postponed - 2021	Deferred due to lack of funds
Promote use of conservation development design in rural areas, and encourage higher development in or around the cities	In Progress	
Continue development of a fire fighter training center	In Progress	
Jail Expansion/ Renovation	Postponed - 2021	Deferred due to lack of funds
Improvements to radio communication system	In Progress	
Construct a government office building on county property near the Justice Center	In Progress	
Begin comp plan update process (Joint w/ County)	In Progress	
Replace obsolete fire-fighting equipment	In Progress	
Expand & upgrade industrial parks	In Progress	
Complete comp plan update process (Joint w/ County)	In Progress	
Update Service Delivery Strategy	In Progress	
Develop formal sidewalk improvement plans	Postponed - 2025	Deferred due to lack of funds
Develop county-wide bike plan	In Progress	
Review and update rural transit study as needed.	In Progress	
Review land-use regulations to ensure compliance with Comprehensive Plan.	In Progress	
Implement projects from the GMRC Regional Bike Plan	Postponed – 2025	Deferred due to lack of funds
New County sewerage system being developed	Postponed - 2021	Deferred until other utility improvements completed
Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed - 2021	Deferred to 2020 while sewer projects are underway
Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	Postponed – 2022	Deferred due to lower priority
Develop/ update recreation plan	Postponed - 2022	Deferred due to lack of funds
Update the MTS	Cancelled	County & municipalities to explore solo project

SHORT-TERM WORK PROGRAM – FRANKLIN COUNTY

Time Frame		Action	Estimated Cost	Funding Source	Responsibility
2019	2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2020	2022	Continued expansion of the county wide water system	\$1,000,000	SPLOST/Gen. Fund	County
2020	2022	Continuation of transportation improvement projects for roads and bridges	\$500,000	Gen. Fund/ SPLOST/LMIG	Public Works
2020	2021	Expansion of natural gas throughout County.	\$500,000	County/SPLOST/ Natural Gas Systems	County
2020	2020	Promote conservation development in rural areas; encourage higher development in or around the cities	\$1,000	County	Planning Department, GMRC
2020	2020	Continue development of a fire fighter training center	\$500,000	SPLOST	Fire Departments
2020	2020	Improvements to radio communication system	\$750,000	SPLOST/County	County
2020	2021	Construct a government office building on county property near the Justice Center	\$1,000,000	Bonds/SPLOST	County
2020	2020	Replace obsolete fire-fighting equipment	\$1,000,000	SPLOST	Fire Departments
2020	2021	Expand & upgrade industrial parks	\$2,000,000	Taxes/SPLOST	Industrial Building Auth.
2020	2020	Update Service Delivery Strategy	NA	NA	City
2020	2020	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2020	2020	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2020	2020	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2021	2021	Locate and purchase property for recreation centers	\$500,000	SPLOST	Parks and Recreation
2021	2024	Jail Expansion	\$2,800,000	SPLOST/Jail Fund	County
2021	2021	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2021	2021	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2021	2021	Seek Broadband Ready Designation	NA	NA	County
2022	2022	Develop report on elder care services;	\$5,000	DHS	County, Cities, Legacy Link, DHS
2022	2022	Develop/ update recreation	\$8,000	DCA	County, Cities,

		plan			GMRC
2024	2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	2025	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2025	2027	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

REPORT OF ACCOMPLISHMENTS – CARNESVILLE

Action	Status	Comment
Work with Franklin County to provide improved/ expanded sewer service within and around the city	In Progress	
Develop formal sidewalk improvement plans	Postponed - 2025	Deferred due to lack of funds
Develop county-wide bike plan	In Progress	
Review and update rural transit study as needed.	In Progress	
Review land-use regulations to ensure compliance with Comprehensive Plan.	Complete	
Implement projects from the GMRC Regional Bike Plan	Postponed – 2025	Deferred due to lack of funds
New County sewerage system being developed	Postponed - 2021	Deferred until other utility improvements completed
Identify land for elderly and low-cost housing	Postponed - 2022	Deferred due to lack of funds
Host charette to develop downtown revitalization strategy	Postponed - 2023	Deferred due to changing priorities
Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed - 2021	Deferred while sewer projects are underway
Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	Postponed – 2022	Deferred due to lower priority
Develop/ update recreation plan	Postponed - 2022	Deferred due to lack of funds
Update sidewalk improvement plan	Postponed - 2025	Deferred due to lack of funds
Pursue Recreational Trails funding	Postponed - 2024	Deferred until Recreation Plan completed
Begin comp plan update process (Joint w/ County)	In Progress	
Update the MTS	Cancelled	County & municipalities to explore solo project
Complete comp plan update process (Joint w/ County)	In Progress	
Update Service Delivery Strategy	In Progress	

SHORT-TERM WORK PROGRAM – CARNESVILLE

Time Frame		Action	Estimated Cost	Funding Source	Responsibility
2019	2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2019	2019	Update Service Delivery Strategy	NA	NA	City
2020	2020	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2020	2020	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2021	2021	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2021	2023	Work with Franklin County to provide improved/ expanded sewer service within and around the city	TBA	Loans, grants, City	City, County
2021	2023	New County sewerage system being developed	TBD	GEMA, SPLOST	County
2021	2021	Identify land for elderly and low-cost housing	NA	NA	City
2021	2021	Seek Broadband Ready Designation	NA	NA	City
2022	2022	Develop report on elder care services;	\$5,000	DHS	County, Cities, Legacy Link, DHS
2022	2022	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2023	2023	Host charette to develop downtown revitalization strategy	\$1,000	DCA, City	City, DCA, GMRC
2024	2024	Pursue Recreational Trails funding	\$15,000	DNR	City
2024	2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	2025	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2025	2027	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC
2025	2025	Update sidewalk improvement plan	NA	NA	City, GMRC

REPORT OF ACCOMPLISHMENTS – CANON

Action	Status	Comment
Develop long-range airport economic development strategy	Cancelled	Airport scheduled for own planning update
Review/ update historic resource protection regulations	Postponed – 2021	Deferred due to lack of funds
Review/ Update Airport Master Plan	Cancelled	Airport scheduled for own planning update
Develop formal sidewalk improvement plans	Postponed - 2025	Deferred due to lack of funds
Develop county-wide bike plan	In Progress	
Review and update rural transit study as needed.	In Progress	
Review land-use regulations to ensure compliance with Comprehensive Plan.	In Progress	
Implement projects from the GMRC Regional Bike Plan	Postponed – 2025	Deferred due to lack of funds
New County sewerage system being developed	Cancelled	Canon not in planned service area
Develop inventory of viable retail options for City, and strategy for business recruitment	Postponed – 2021	Deferred as a priority
Host charrette to develop residential policies and strategy for preserving and expanding existing neighborhood form	Postponed – 2021	Deferred as a priority
Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed - 2021	Deferred while sewer projects are underway
Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	Postponed – 2022	Deferred due to lower priority
Develop/ update recreation plan	Complete	City has own park
Develop downtown revitalization strategy; Emphasize infill development and role as a town center	Postponed - 2022	Deferred until 2021 projects are completed
Update the MTS	Cancelled	County & municipalities to explore solo project
Complete comp plan update process (Joint w/ County)	In Progress	
Update Service Delivery Strategy	In Progress	

SHORT-TERM WORK PROGRAM – CANON

Time Frame		Action	Estimated Cost	Funding Source	Responsibility
2019	2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2020	2020	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2020	2020	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2020	2020	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2020	2020	Update Service Delivery Strategy	NA	NA	City
2021	2021	Review/ update historic resource protection regulations	NA	NA	City, GMRC
2021	2021	Develop inventory of viable retail options for City, and strategy for business recruitment	\$1,000	ARC, DCA	City, GMRC, Chamber
2021	2021	Host charette to develop residential policies and strategy for preserving and expanding existing neighborhood form	\$1,000	DCA	City, GMRC
2021	2021	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2021	2021	Seek Broadband Ready Designation	NA	NA	City
2022	2022	Develop report on elder care services;	\$5,000	DHS	County, Cities, Legacy Link, DHS
2022	2022	Develop downtown revitalization strategy; Emphasize infill development and role as a town center	\$3,000	DCA	City, GMRC
2022	2022	Bypass development plan	TBD	GDOT, City	City
2024	2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	2025	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2025	2027	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

REPORT OF ACCOMPLISHMENTS – FRANKLIN SPRINGS

Action	Status	Comment
Work with Royston and nearby medical facilities to ensure sufficient availability and accessibility of health care	Complete	
Work with Dev. Authority in identifying businesses (especially goods production or professional service) to diversify local industry	Complete	
Identify land for future industrial or office use	Complete	
Work with Franklin County, Royston and GMRC in providing improved and expanded planning and code enforcement	Complete	
Develop formal sidewalk improvement plans	Postponed - 2025	Deferred due to lack of funds
Develop county-wide bike plan	In Progress	
Review and update rural transit study as needed.	In Progress	
Review land-use regulations to ensure compliance with Comprehensive Plan.	Complete	
Implement projects from the GMRC Regional Bike Plan	Postponed – 2025	Deferred due to lack of funds
New County sewerage system being developed	Cancelled	Not a City Project
Identify land for future development of low to moderate income housing	In Progress	
Review development policies to ensure the adequacy of conditions for low to moderate income housing	In Progress	
Develop greenspace plan	Postponed - 2022	Deferred due to changing priorities
Develop a bicycle and pedestrian plan; Apply for RTF and TE funding as available	In Progress	Merged with “Develop county-wide bike plan”
Expand and upgrade wastewater and water service capacity and delivery systems	In Progress	
Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed - 2021	Deferred while sewer projects are underway
Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	Postponed – 2022	Deferred due to lower priority
Develop/ update recreation plan	Postponed - 2022	Deferred due to lack of funds
Review College Master Plan; Assess impacts on City	In Progress	
Review/amend dev. regulations as needed to ensure long-term viability of Main St.	Postponed – 2021	Deferred due to work load
Develop/update historic preservation policies	Postponed - 2021	Deferred due to work load
Begin comp plan update process (Joint w/ County)	Complete	
Update the MTS	Cancelled	County & municipalities to explore solo project
Complete comp plan update process (Joint w/ County)	In Progress	
Update Service Delivery Strategy	In Progress	

SHORT-TERM WORK PROGRAM – FRANKLIN SPRINGS

Time Frame		Action	Estimated Cost	Funding Source	Responsibility
2019	2019	Complete comp plan update process (Joint w/ County)	\$10,000	DCA	City, GMRC
2019	2019	Update Service Delivery Strategy	NA	NA	City
2020	2020	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2020	2020	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2020	2020	Identify land for future development of low to moderate income housing	NA	NA	City, DCA, GMRC
2020	2020	Review development policies to ensure the adequacy of conditions for low to moderate income housing	\$3,000	DCA, City	City, GMRC, DCA, housing Authority
2020	2021	Expand and upgrade wastewater and water service capacity and delivery systems	\$500,000	Loans, grants, City	City, County
2020	2020	Review College Master Plan; Assess impacts on City	\$1,000	City	City, Emmanuel College, GMRC
2021	2021	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2021	2021	Review/amend development regulations as needed to ensure long-term viability of Main Street	\$5,000	DCA, GDOT	City, GMRC, DCA
2021	2021	Develop/update historic preservation policies	\$2,000	DNR	City, GMRC, HPD
2021	2021	Seek Broadband Ready Designation	NA	NA	City
2022	2022	Develop greenspace plan	\$3,000	DNR, City	City, DNR, GMRC
2022	2022	Develop report on elder care services;	\$5,000	DHS	County, Cities, Legacy Link, DHS
2022	2022	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2024	2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	2025	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2025	2027	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

REPORT OF ACCOMPLISHMENTS – LAVONIA

Action	Status	Comment
Update GIS data on groundwater recharge area boundaries and conditions	Complete	
Purchase 2 new police vehicles	Complete	
Repave Cemetery Streets	Complete	
Repave Brookwood Drive	Complete	
Begin TE Downtown Sidewalk Project	Complete	
Apply for funding for the Northern Sewer Trunk Line to provide addition sewer capacity at Gateway Industrial Park II & III	Complete	
Water treatment plant filter upgrade/chlorination system upgrade	In Progress	
Lake Hartwell Intake Project	Complete	
Develop formal sidewalk improvement plans	In Progress	City has own plan
Develop county-wide bike plan	In Progress	
Review and update rural transit study as needed.	In Progress	
Review land-use regulations to ensure compliance with Comprehensive Plan.	In Progress	
Implement projects from the GMRC Regional Bike Plan	Postponed – 2025	Deferred due to lack of funds
New County sewerage system being developed	Cancelled	Not a City project
Work with Franklin County to develop I-85 corridor management plan	In Progress	
Purchase 2 new Water Department trucks	Complete	
Complete transaction with Corp of Engineers for additional water withdrawal from Lake Hartwell	In Progress	
Purchase additional aerial Fire truck	Postponed - 2022	Deferred due to lack of funds
Purchase 2 new police vehicles	Complete	
Repave city street	Complete	
Purchase 2 new Street Department trucks	Complete	
Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed - 2021	Deferred while sewer projects are underway
Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	Postponed – 2022	Deferred due to lower priority
Develop/ update recreation plan	Postponed - 2022	Deferred due to lack of funds
Purchase 2 new police vehicles	Cancelled	Duplicate listing
Repave city street	Complete	
Purchase new Christmas decorations for downtown	Complete	
Purchase 2 new police vehicles	Cancelled	Duplicate listing
Repave city street	Complete	
Update the MTS	Cancelled	County & municipalities to explore solo project

Purchase 2 new police vehicles	Cancelled	Duplicate listing
Repave city street	Complete	
Water/Sewer system upgrades	In Progress	

SHORT-TERM WORK PROGRAM – LAVONIA

Time Frame		Action	Estimated Cost	Funding Source	Responsibility
2020	2020	Repave Cornog Rd & Carolina Lane	\$85,000	LMIG, SPLOST	City
2020	2020	New roof – Depot & Community Center	\$125,000	Local	City
2020	2021	Water treatment plant filter upgrade/chlorination system upgrade	\$250,000	GEFA, Water Reserve Fund	City, GMRC
2020	2020	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2020	2020	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2020	2020	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2020	2021	Work with Franklin County to develop I-85 corridor management plan	NA	NA	County, City, Dev. Auth. GMRC
2020	2022	Complete transaction with Corp of Engineers for additional water withdrawal from Lake Hartwell	\$1,000,000	City/GEFA	City, GMRC
2020	2020	Purchase additional aerial Fire truck	\$950,000	GMA Lease Purchase, FEMA Fire Grant	City, GMRC
2020	2022	Water/Sewer system upgrades	\$1,500,000	EDA, ARC, Water Reserve Fund	City, GMRC
2021	2021	Purchase 2 Patrol Cars	\$42,000	SPLOST	City
2021	2021	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2021	2021	Seek Broadband Ready Designation	NA	NA	City
2022	2022	Develop report on elder care services;	\$5,000	DHS	County, Cities, Legacy Link, DHS
2022	2022	Develop/ update recreation plan	\$8,000	DCA	County, Cities, GMRC
2024	2025	Develop/Plan/Construct Multi-use Building/Conference Center	\$3,500,000	Grants, Local	City
2024	2024	Purchase 2 Patrol Cars	\$42,000	SPLOST	City
2024	2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	2025	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2025	2027	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

REPORT OF ACCOMPLISHMENTS – ROYSTON

Action	Status	Comment
Gas System Expansion	Complete	
Water system expansion-Madison	Complete	
Water source expansion	In Progress	
Water system expansion-Hart	In Progress	
Waste water system upgrade	Complete	
Develop formal sidewalk improvement plans	In Progress	City initiating own effort
Develop county-wide bike plan	In Progress	
Review and update rural transit study as needed.	In Progress	
Review land-use regulations to ensure compliance with Comprehensive Plan.	In Progress	
Implement projects from the GMRC Regional Bike Plan	Postponed – 2025	Deferred due to lack of funds
New County sewerage system being developed	Cancelled	Not a City project
Update Future Development Strategy upon completion of sewer and water plans currently underway.	Postponed - 2021	Deferred while sewer projects are underway
Develop report on elder care services, defining the status and needs for health care, specialty housing, transportation and recreational services.	Postponed – 2022	Deferred due to lower priority
Develop/ update recreation plan	Complete	City has own recreation plan
Develop a bicycle and pedestrian accessibility plan	In Progress	
Update the MTS	Cancelled	County & municipalities to explore solo project

SHORT-TERM WORK PROGRAM – ROYSTON

Time Frame		Action	Estimated Cost	Funding Source	Responsibility
2021	2021	New/Updated equipment in Wellness Park	\$15,000	TBD	City
2020	2020	Water source expansion	\$80,000	SPLOST	City
2020	2020	Water system expansion-Hart	TBD	Hart County Water Authority	Hart County Water Authority
2020	2020	Develop formal sidewalk improvement plans	\$5,000	GDOT, Cities	GDOT, Cities, GMRC
2020	2020	Develop county-wide bike plan	\$5,000	GDOT, County, Cities	GDOT, County, Cities, GMRC
2020	2020	Review and update rural transit study as needed.	\$1,000	GDOT	County, GMRC
2020	2020	Review land-use regulations to ensure compliance with Comprehensive Plan.	\$3,000	DCA, County, Cities	County, Cities, GMRC
2020	2020	Develop a bicycle and pedestrian accessibility plan	\$5,000	GDOT, City	City, GDOT, GMRC
2021	2021	Update Future Development Strategy upon completion of sewer and water plans currently underway.	\$1,000	DCA, County, Cities	County, Cities, GMRC
2021	2021	Seek Broadband Ready Designation	NA	NA	City
2021	2021	Engineering study for new well	\$10,000	City	City
2021	2023	Gas system expansion	TBD	GEFA, City	City
2022	2022	Develop report on elder care services;	\$5,000	DHS	County, Cities, Legacy Link, DHS
2022	2023	Construct new well	TBD	GEFA, City	City
2024	2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	2027	Implement projects from the GMRC Regional Bike Plan	TBD	GDOT, County, Cities	GDOT, County, Cities, GMRC

APPENDIX

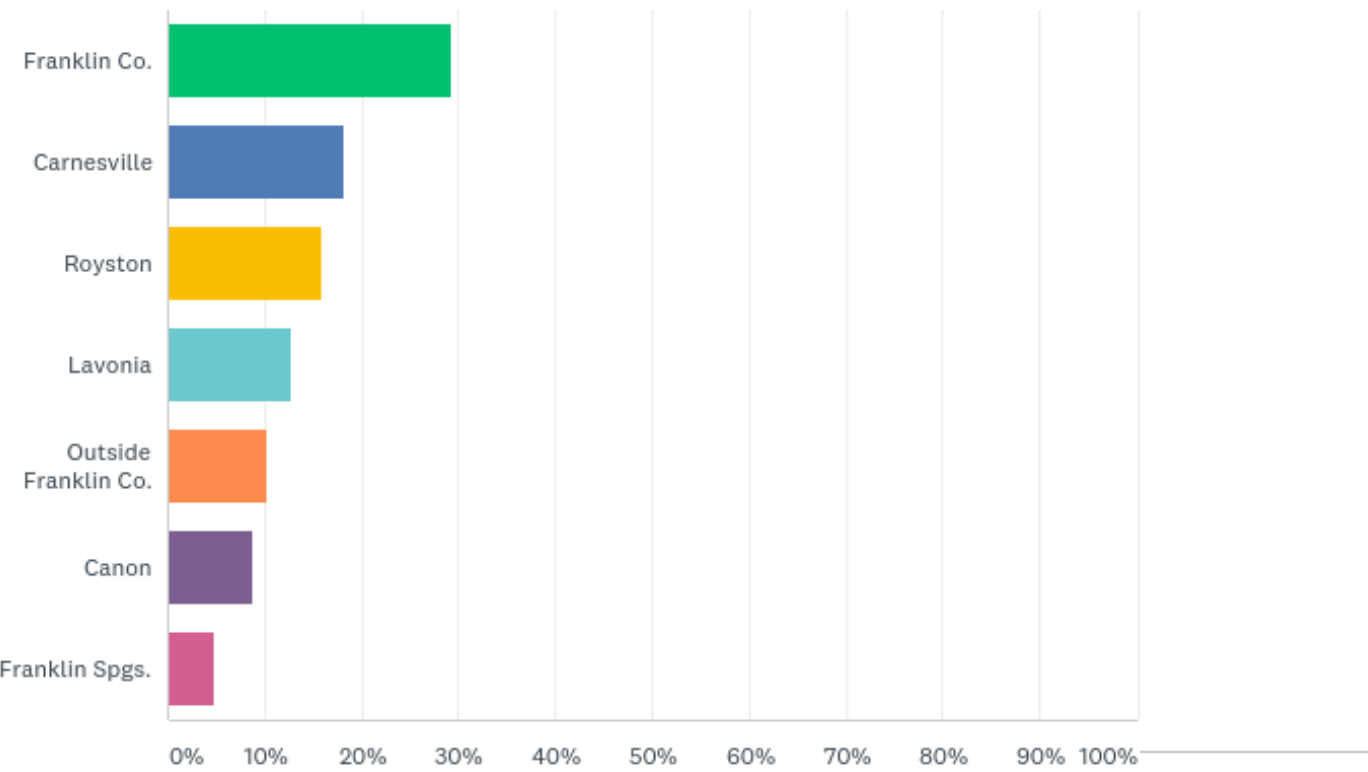
Summary of Public Surveys

Sample News Articles

Copies of Sign-in Sheets

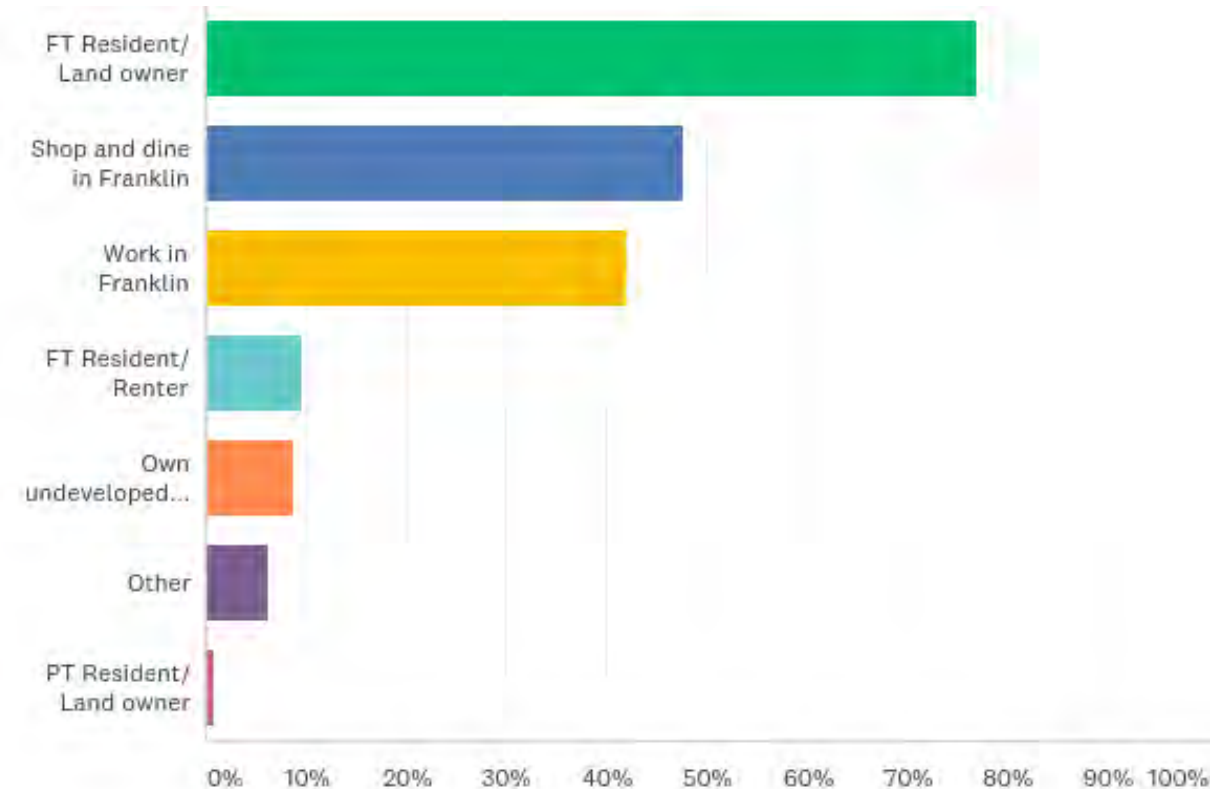
Q1: Please tell us in which part of Franklin County you live.

Answered: 126 Skipped: 0



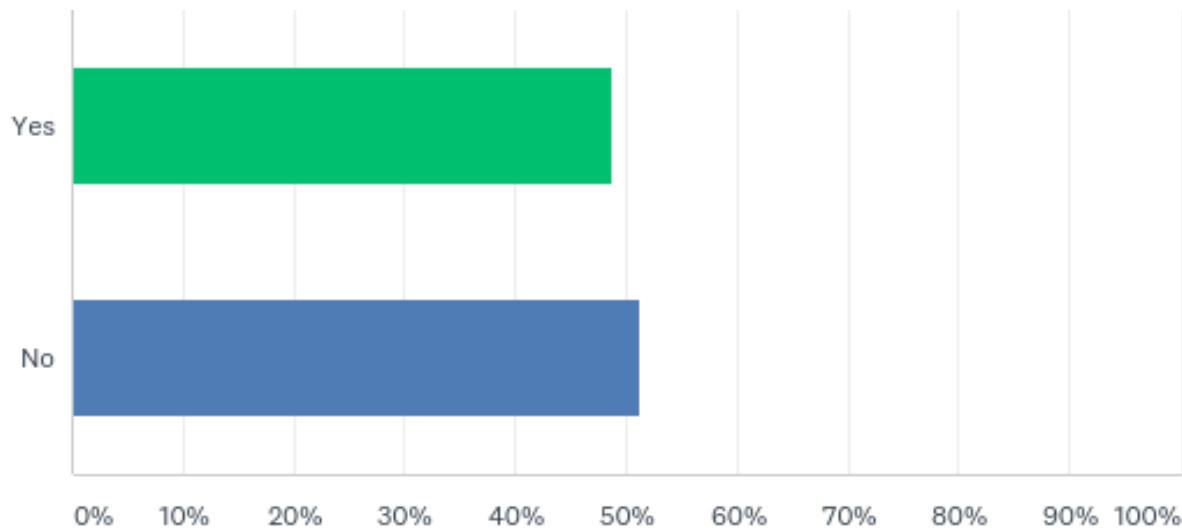
Q2: Please indicate which of the following applies to you. (Mark all that apply)

Answered: 126 Skipped: 0



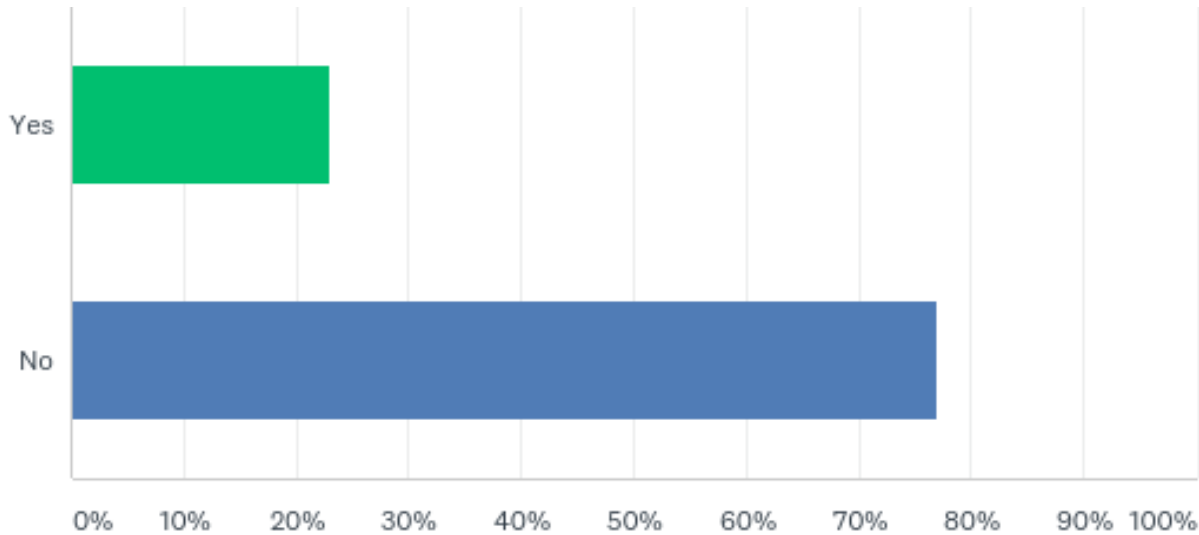
Q4: Does your household have any school-age children? (18 years old or younger)

Answered: 125 Skipped: 1



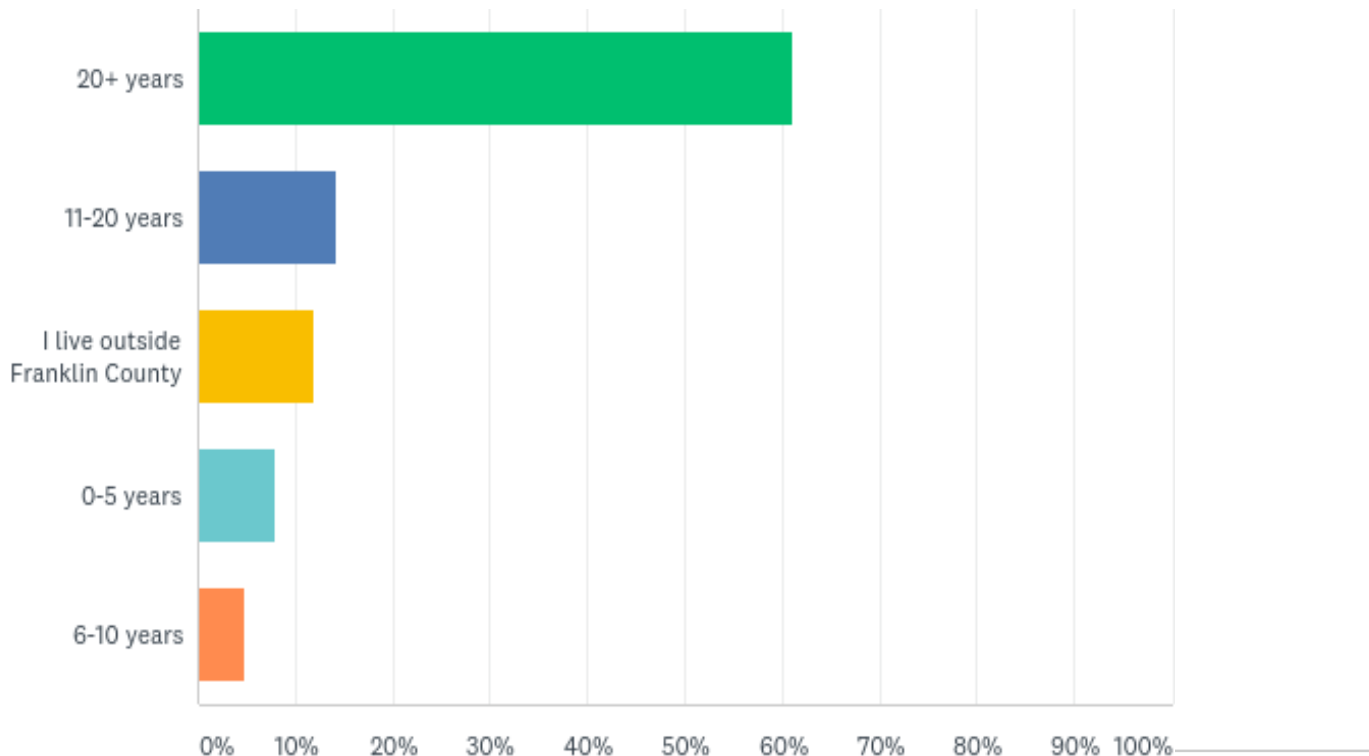
Q5: Does your household have any seniors age 65 or older?

Answered: 126 Skipped: 0



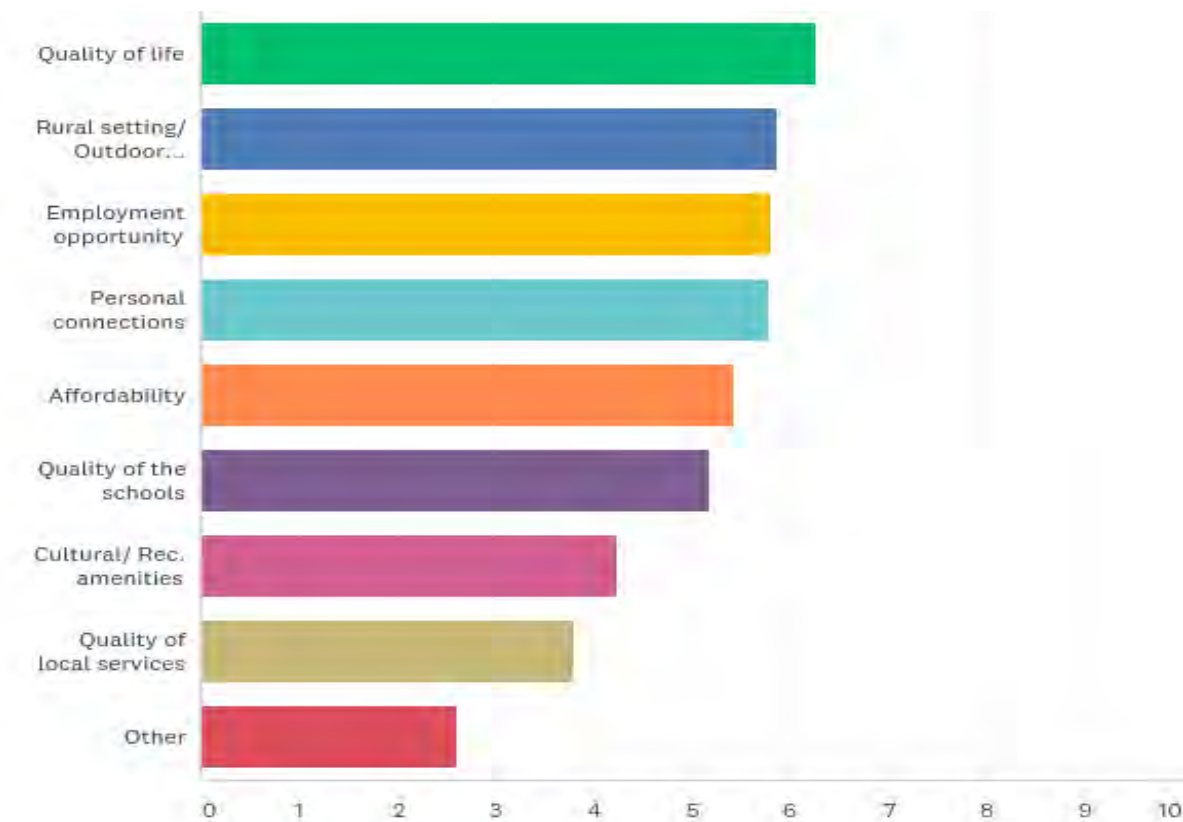
Q6: How long have you lived in Franklin County?

Answered: 126 Skipped: 0



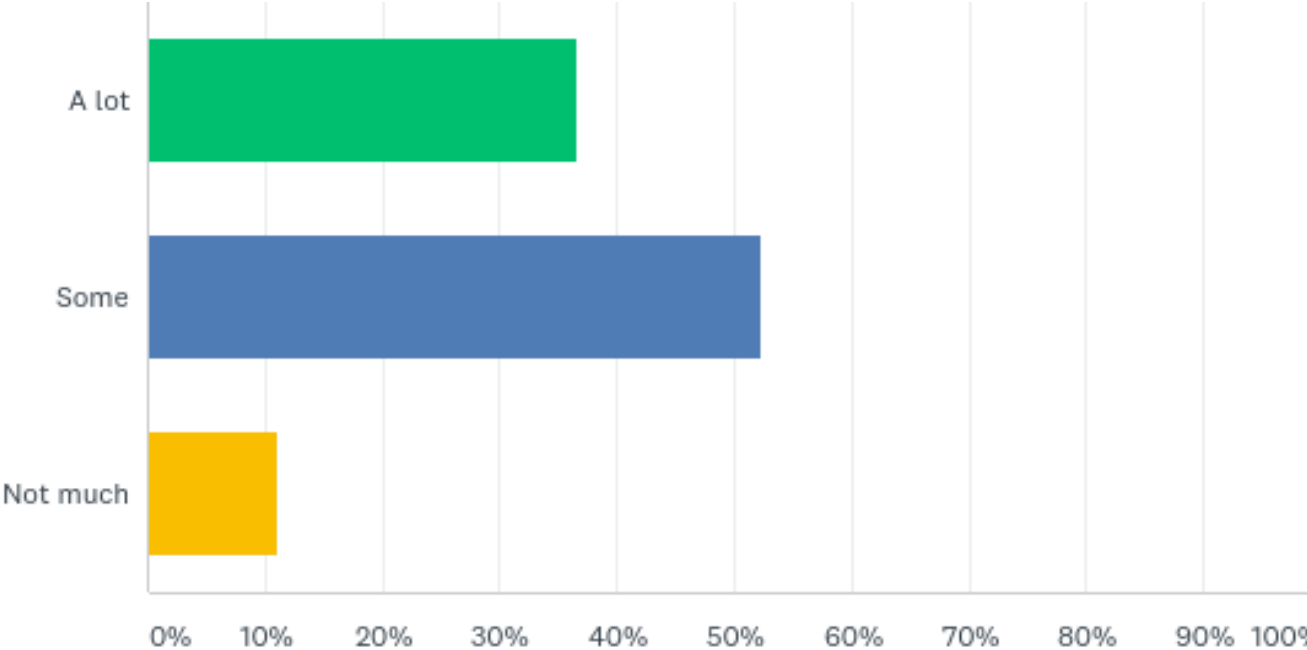
Q7: Please rank the characteristics that you consider the most important for Franklin County.

Answered: 125 Skipped: 1



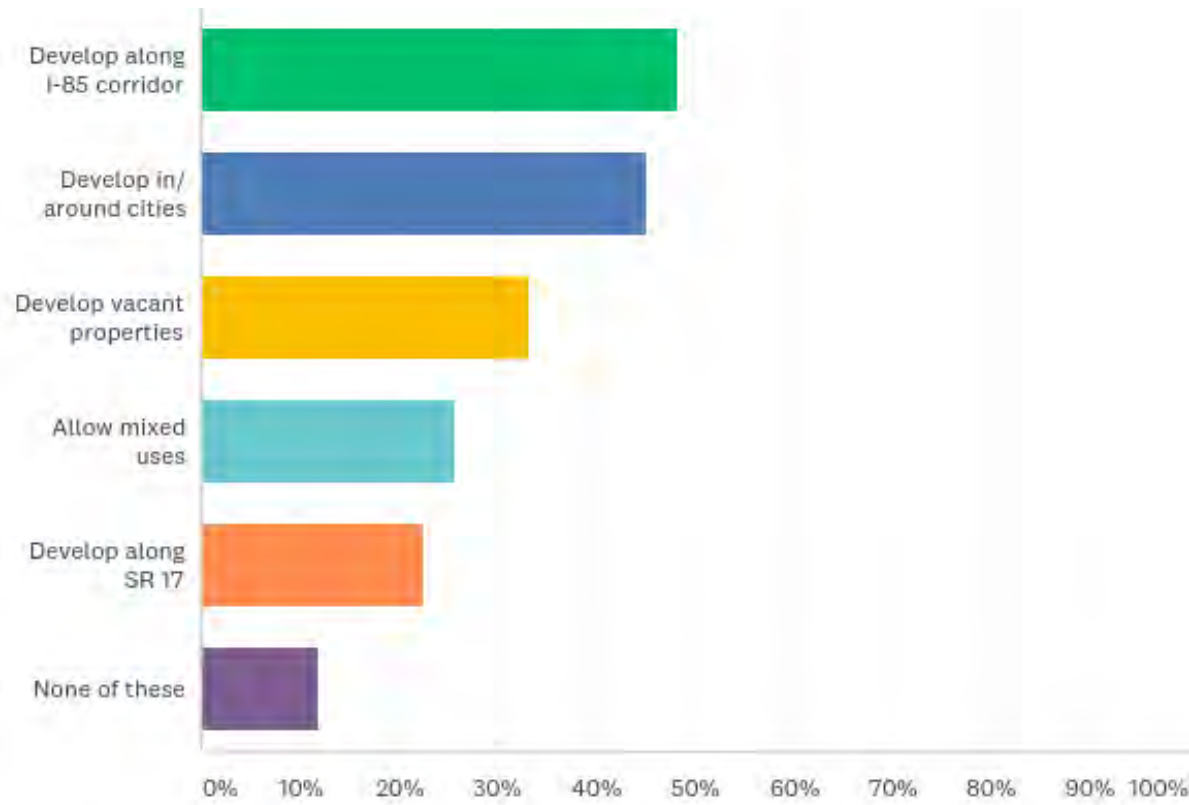
Q9: If Franklin Co. is expected to see some growth in the future, how much would you like to see?

Answered: 126 Skipped: 0



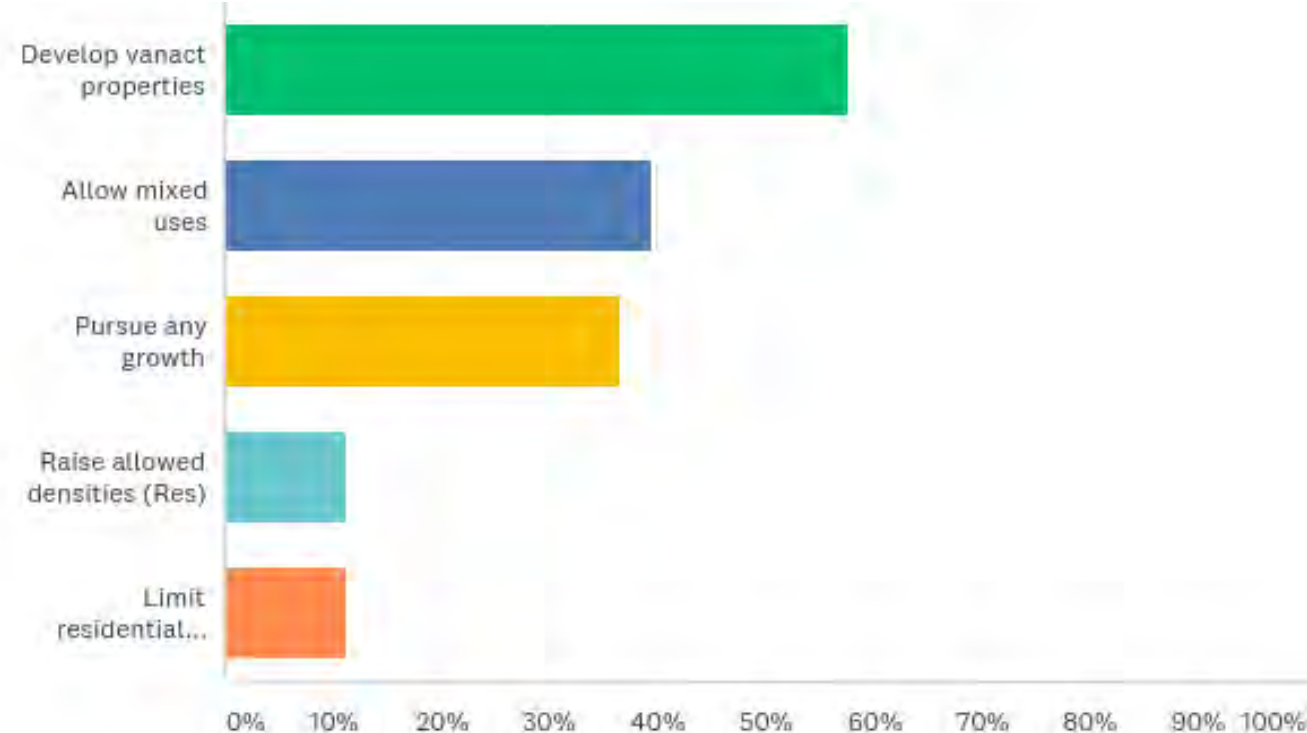
Q10: Regarding development: If you live in the County, please check which of the following is a priority.

Answered: 93 Skipped: 33



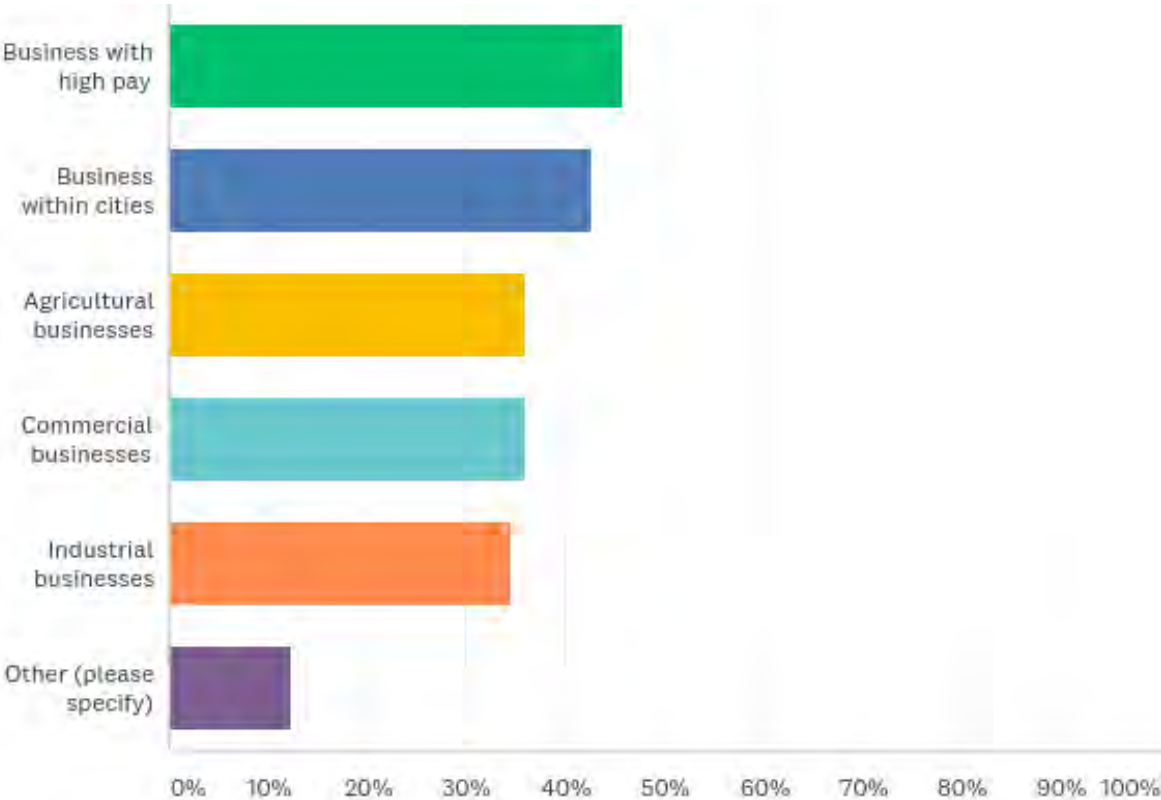
Q11: Regarding development: If you live in a municipality which, if any, of the following is a priority to you.

Answered: 71 Skipped: 55



Q15: Our top two priorities with regard to economic development should be...

Answered: 122 Skipped: 4



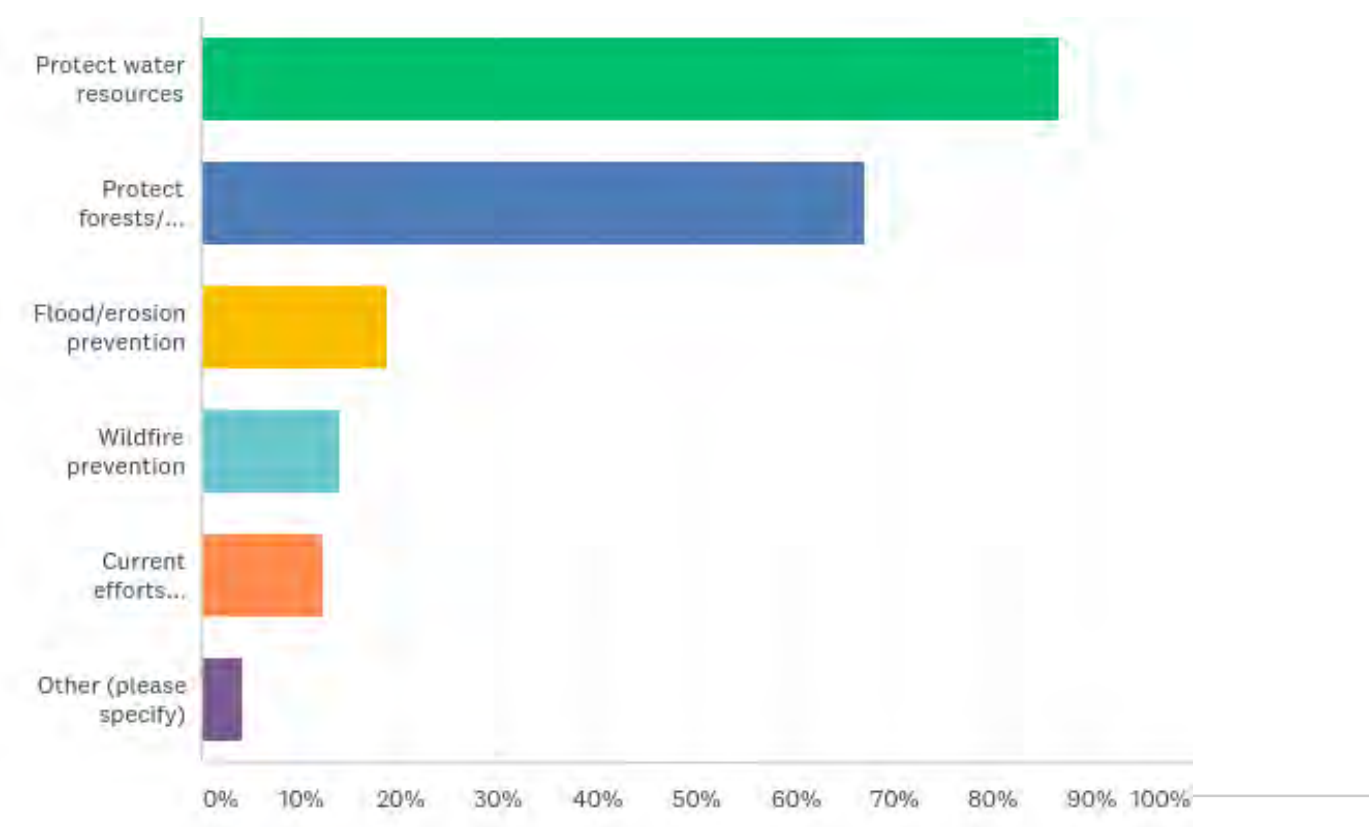
Q14: With regards to housing, please indicate which options are important issues for your community.

Answered: 125 Skipped: 1

	AGREE	NO OPINION/ NOT APPLICABLE	DISAGREE	(NO LABEL)	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
Work to address dilapidated properties	79.84% 99	16.13% 20	3.23% 4	0.81% 1	0.00% 0	124	1.25
Developing more affordable single-family housing (< \$180,000)	77.24% 95	11.38% 14	10.57% 13	0.81% 1	0.00% 0	123	1.35
Developing more housing options for seniors	71.31% 87	22.13% 27	5.74% 7	0.82% 1	0.00% 0	122	1.36
Concentrating development in/near the cities	68.91% 82	24.37% 29	5.88% 7	0.84% 1	0.00% 0	119	1.39
Developing more housing for disabled/ special-needs residents	55.93% 66	37.29% 44	5.93% 7	0.85% 1	0.00% 0	118	1.52
Developing more rental options	52.50% 63	20.00% 24	27.50% 33	0.00% 0	0.00% 0	120	1.75
Developing more high-end housing (> \$350,000)	31.36% 37	22.88% 27	45.76% 54	0.00% 0	0.00% 0	118	2.14

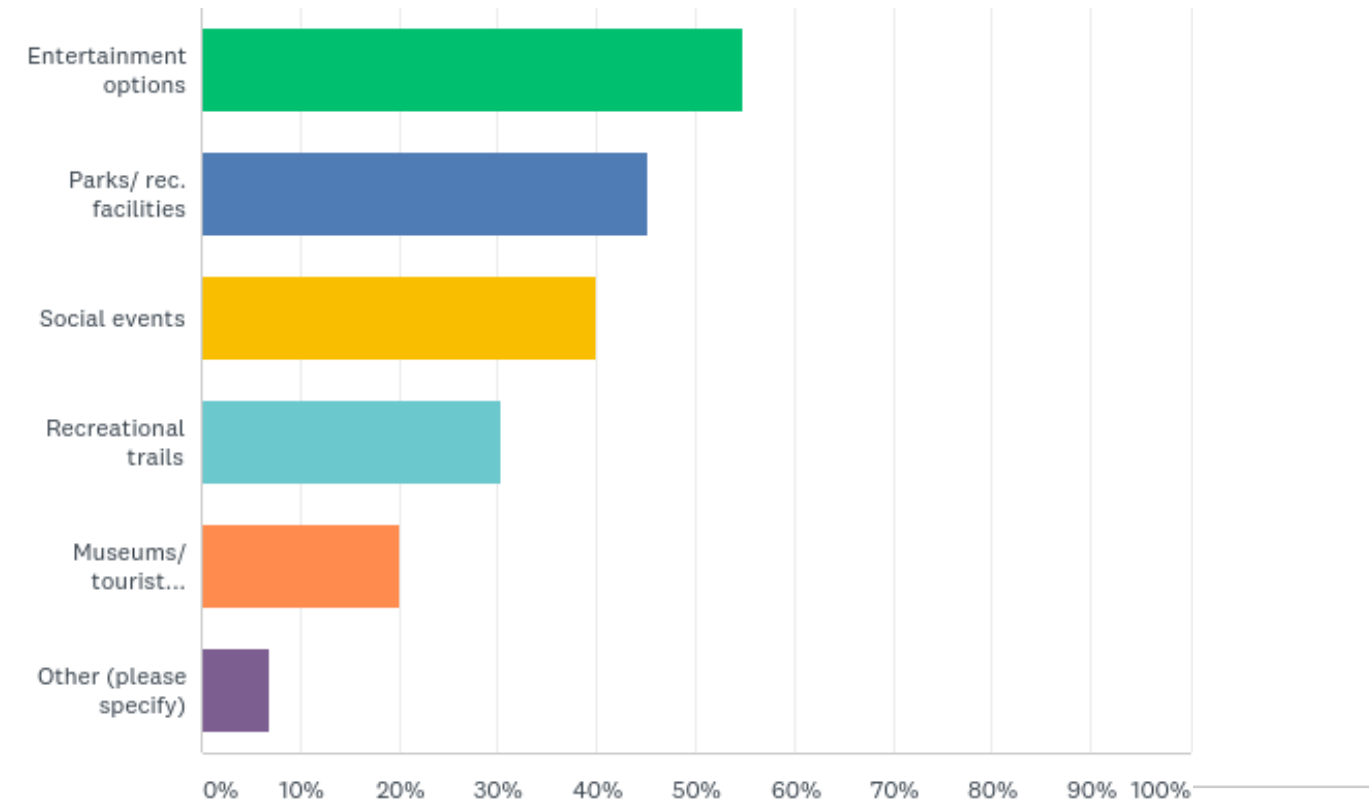
Q16: Our top two priorities regarding natural resources should be...

Answered: 122 Skipped: 4



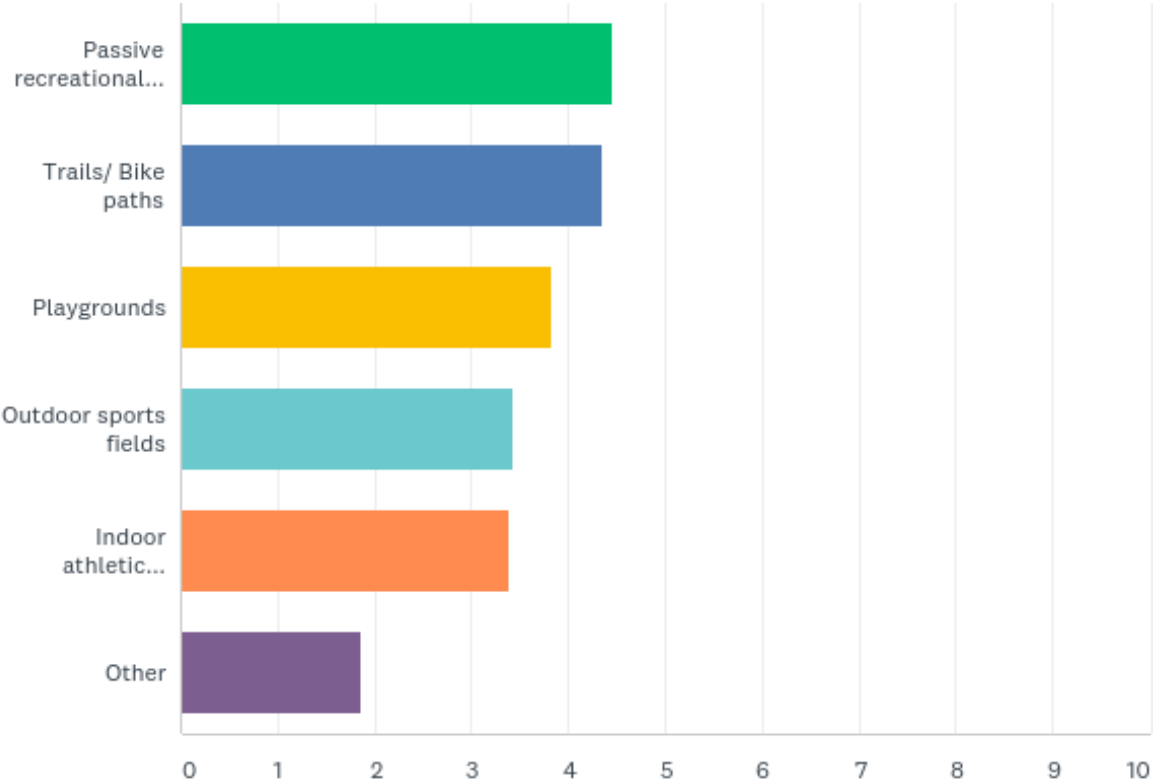
Q17: Our top two priorities regarding cultural amenities should be...

Answered: 115 Skipped: 11



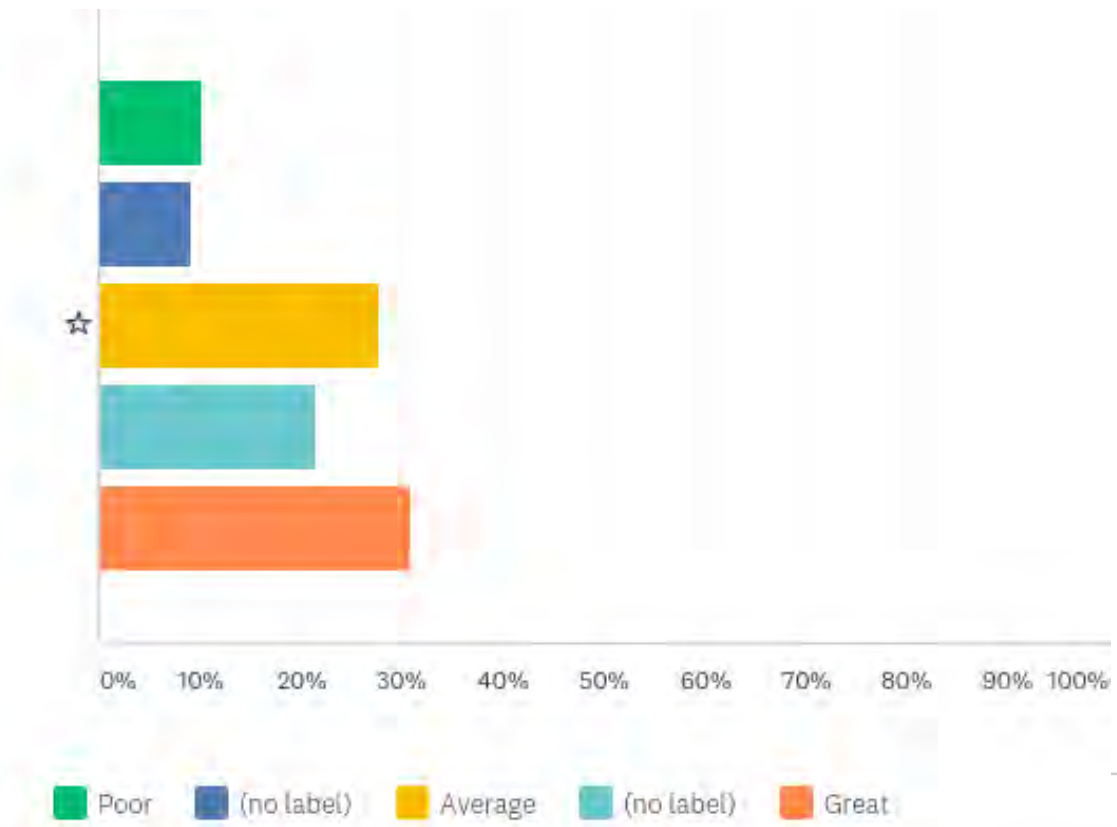
Q18: Please rank the following recreational facilities/services in order of importance for you?

Answered: 119 Skipped: 7



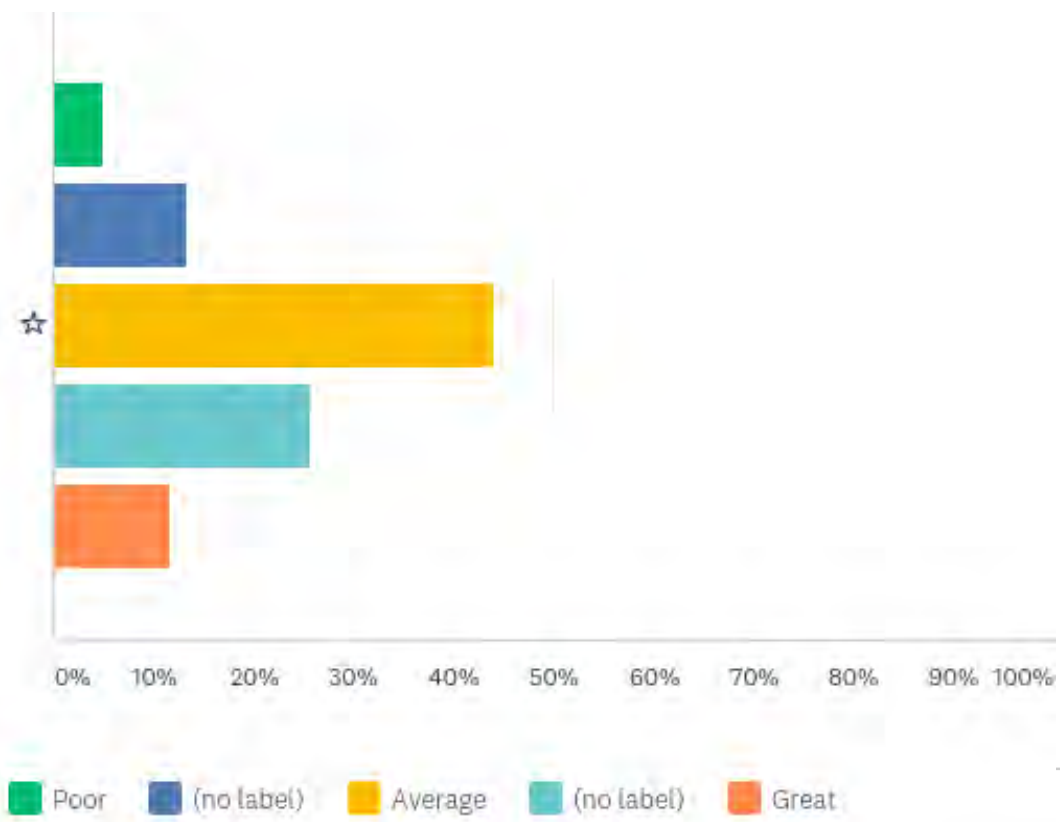
Q19: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your public water service.

Answered: 97 Skipped: 29



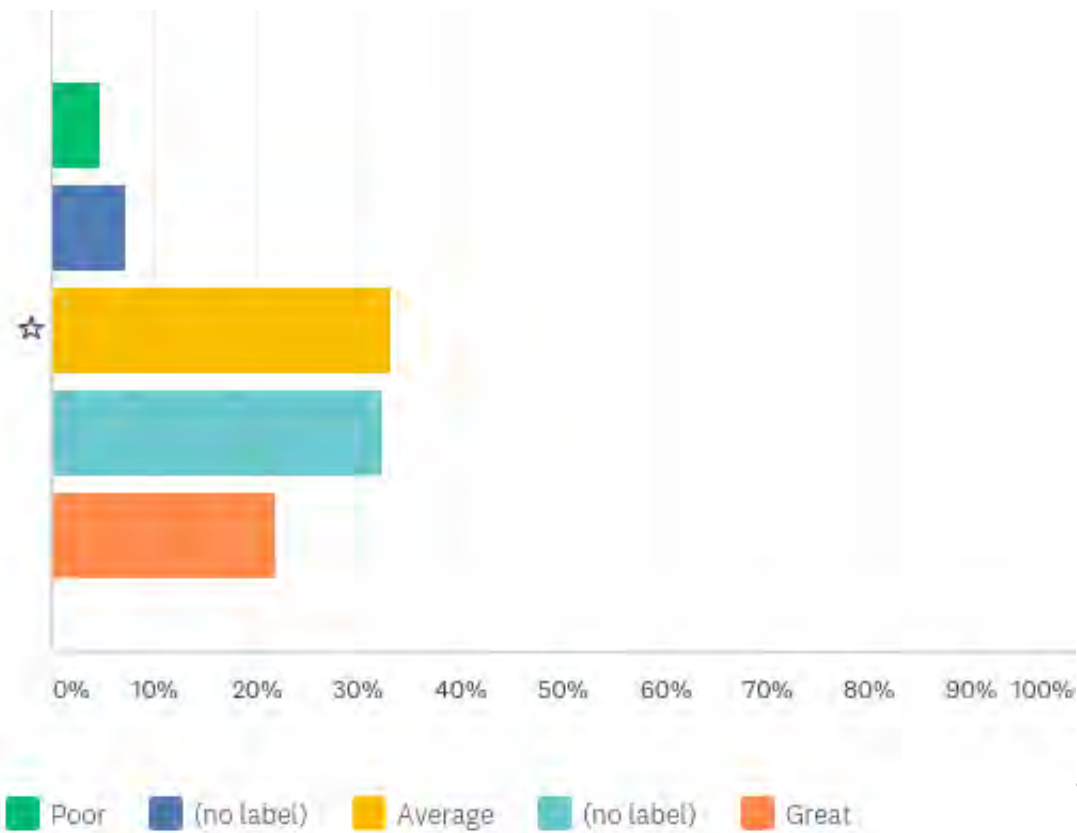
Q20: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your parks and recreation.

Answered: 120 Skipped: 6



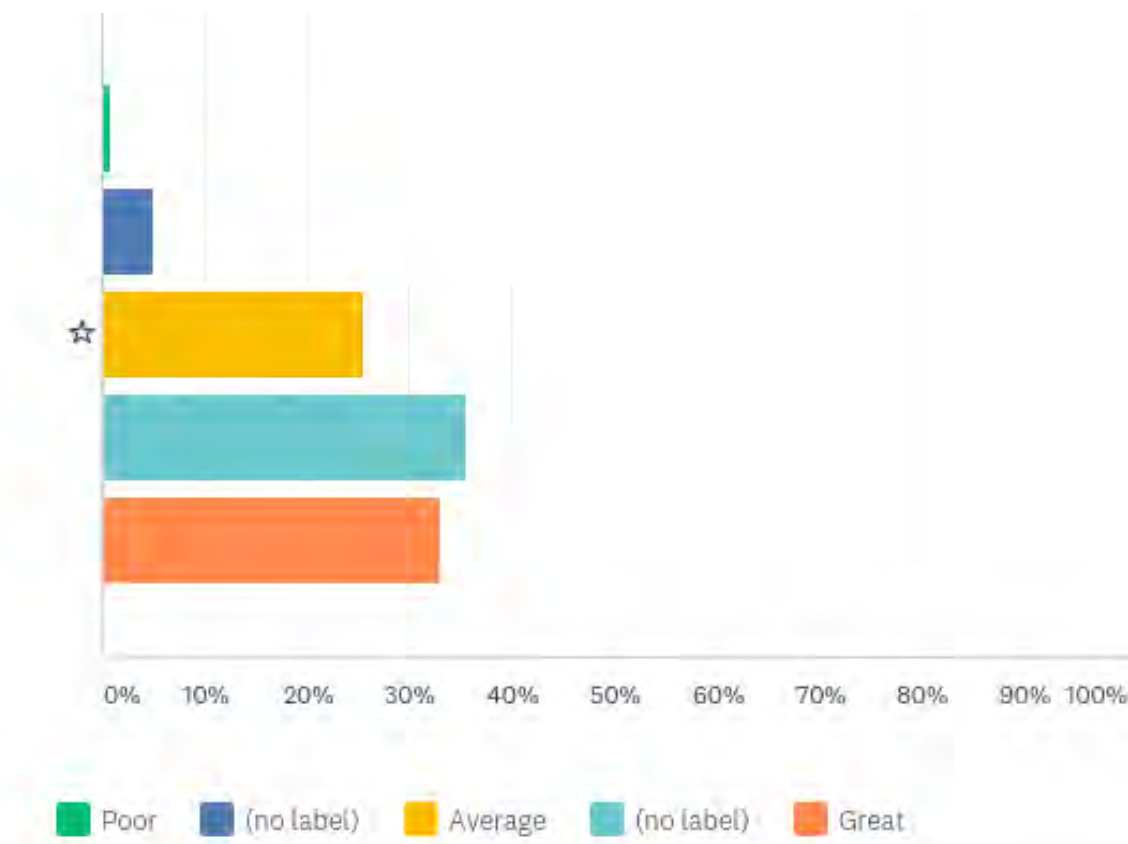
Q21: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your local law enforcement.

Answered: 123 Skipped: 3



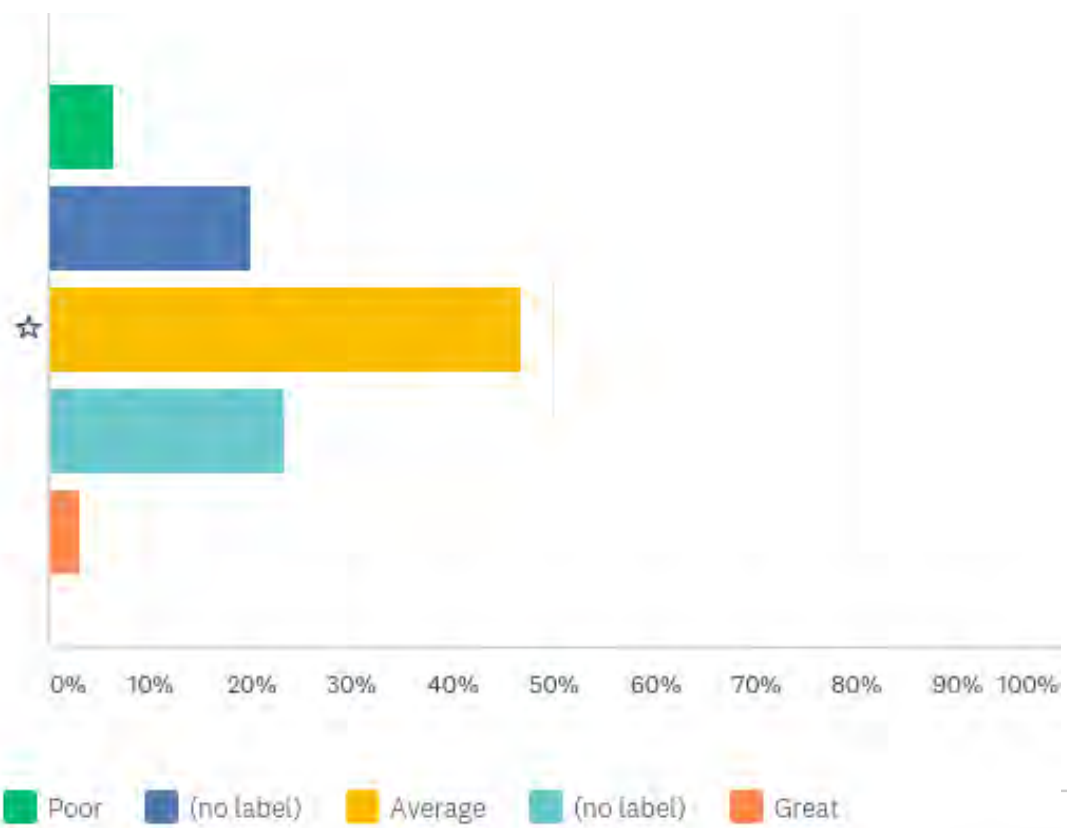
Q22: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your local fire protection services.

Answered: 121 Skipped: 5



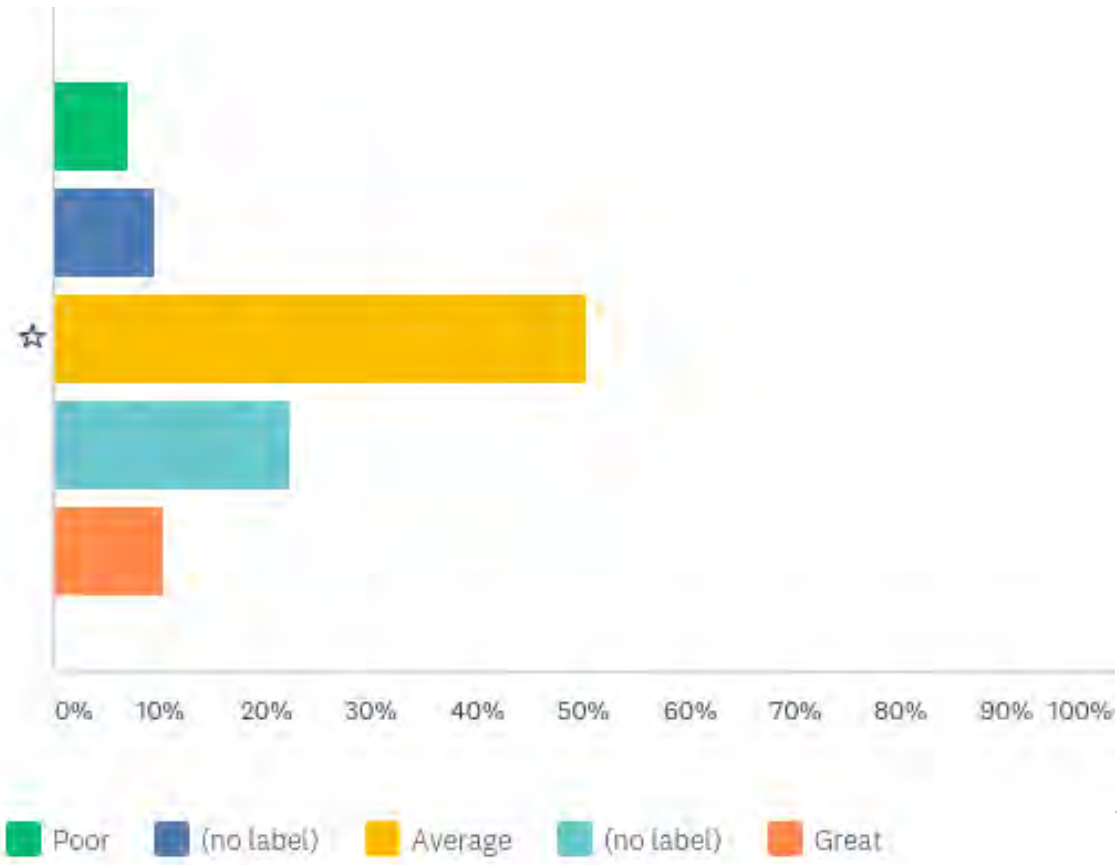
Q23: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your local roads.

Answered: 124 Skipped: 2



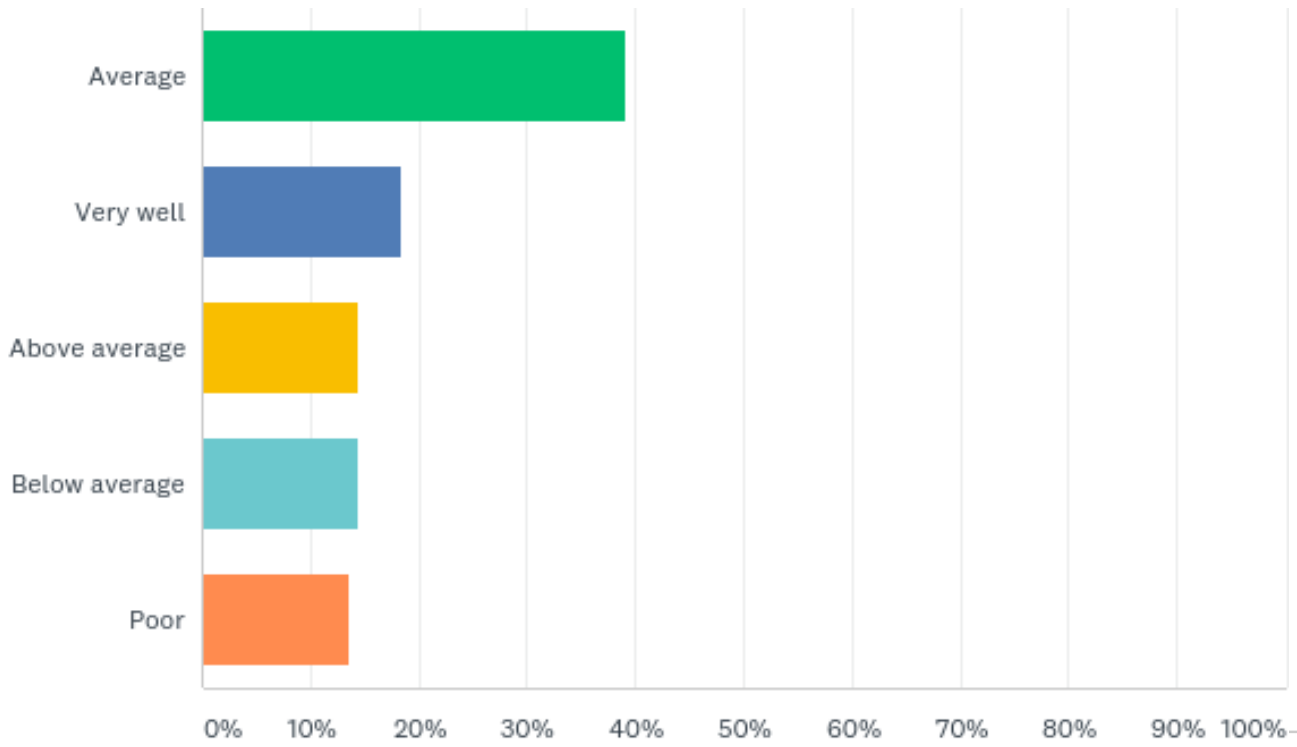
Q24: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your general local government services.

Answered: 125 Skipped: 1



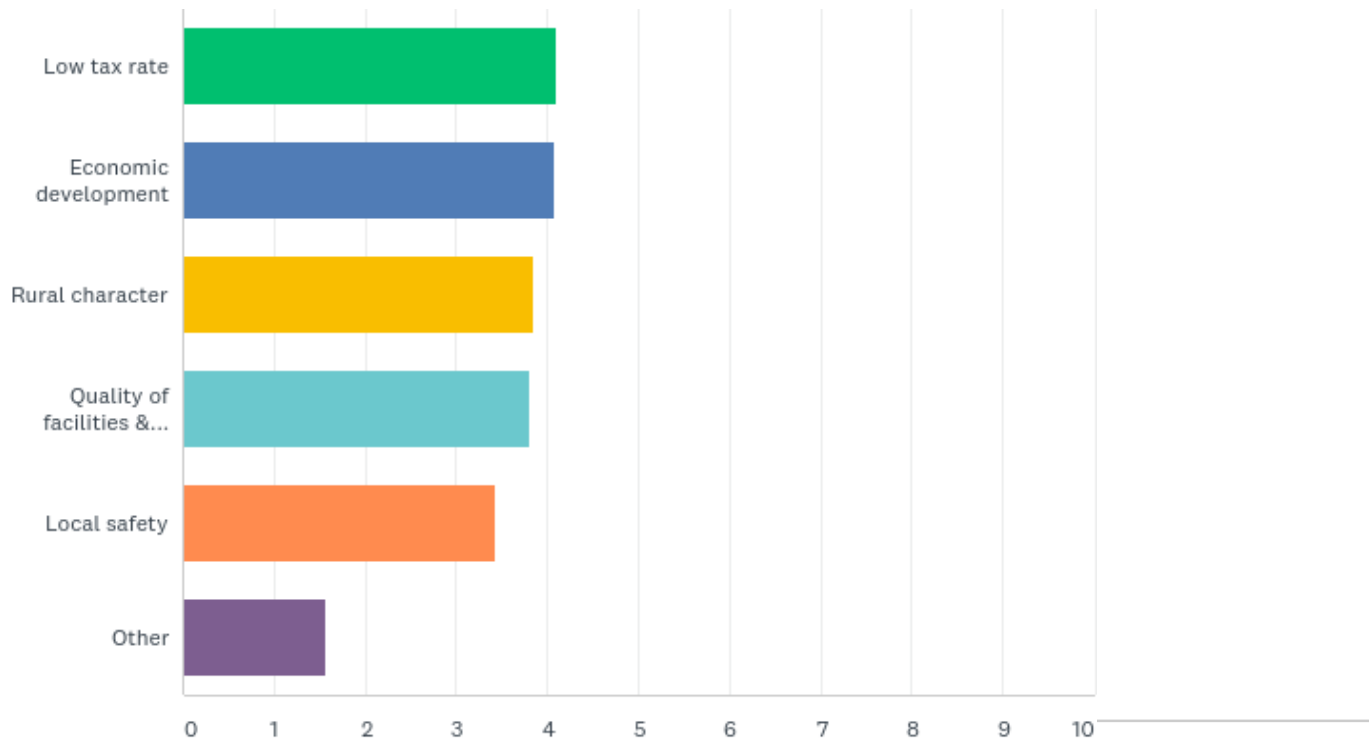
Q25: How well do you rate your local government with regards to openness and communicating with the public?

Answered: 125 Skipped: 1



Q26: For your local government, please rank the following objectives in terms of highest and lowest priority.

Answered: 124 Skipped: 2



9/26/19

Franklin County Citizen Leader

Monday meeting set to discuss Plan

CARNESVILLE – and locations across The Georgia Mountains the County will be announced soon and (GMRC) is assisting shared by the local governments and through the update of the local media outlets. Franklin County Joint Comprehensive Plan, As part of this process, the regional commission has also created a brief online survey asking people to give thoughts on select issues and priorities for their communities. the state required document that helps shape and coordinate local work programs for Franklin County and the municipalities of Carnesville, Canon, Franklin Springs, Lavonia and Royston. This survey will be accessible through Aug. 31.

A public meeting for the Joint Plan will be held Sept. 30 at 7 p.m. at the Carnesville Community Center.

More meeting dates

Anyone wishing to participate should visit www.surveymonkey.com/r/DPKK5TB.

Meeting set for Sept. 30 to discuss Joint Plan

CARNESVILLE - shared by the local governments and through local media outlets. The Georgia Mountains Regional Commission (GMRC) is assisting with the update of the Franklin County Joint Comprehensive Plan, a brief online survey asking people to give thoughts on select issues and priorities for their communities. This survey will be accessible through Aug. 31 and is open to anyone with a vested interest in the area.

A public meeting for the Joint Plan will be held Sept. 30 at 7 p.m. at the Carnesville Community Center. Anyone wishing to participate should visit www.surveymonkey.com/r/DPKK5TB.

Any questions about the public involvement process can contact Adam Hazell at the GMRC as listed above.

Citizen leader 9/19/19

7/11/19

Franklin Plan Mtg

Linoyne Brown

Wayne Brown City Council

Bill King

Michael Crump

CITY OF ROYSTON MAIN STREET

Ed Andrews

City of Royston City mgr.



**Georgia Mountains
Regional Commission**

**FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN
2019 Update .**

August 5th, 2019
Canon City Hall

7:00 – Public Meeting

Please Sign In

Name	Community
Robby Locke	Royston
Mayes Davison	Royston
Dale Barker	Canon
Cindy Kennedy	Canon
WAYNE SANDERS	CANON
Roy Morgan	Canon
Eric W. Manner	Canon
Harold McCubrey	Canon
Roy Brown	Canon
John Lane	Canon
Hyatt Davis	Canon



August 22nd, 2019
Franklin County Justice Ctr.

6:00 – Public Meeting

[illegible]

City of Lavonia
Regular City Council Meeting

September 3, 2019 - 5:30 PM

Agenda

Welcome and Call to Order

Invocation

Pledge to Flag

Approval of September Agenda

Approval of Minutes..... August 5, 2019 Regular Meeting

Approval of August Financial Report

Sign Variance Request – Dairy Queen

Alcoholic Beverage Application – Citgo, 12557 Augusta Rd.

GMEBS Restated Defined Benefit Plan Approval

Wireless Facilities and Antennas Ordinance

City Manager's Report

Legal:

1. Consideration of Annexation & Zoning request for Map 063, Parcel 123, 30.16 acres total, Eleanor Dr & I-85, owner Barnes McMurry Properties, LLC. Currently in Franklin County and City of Lavonia (R1A). Initial zoning requested - B-2. Second Read.
2. Consideration of a Variance request for Map 63, Parcel 013, 19.74 acres, Ross Place. Owner is Carol B Mauldin. Currently zoned R-3. Second Read.

Final Comments

Adjourn

***At conclusion of meeting Mr. Adam Hazell from GMRC will hold Comprehensive Plan Update Presentation and Meeting

Laronia

DATE: SEPTEMBER 3, 2019
REGULAR COUNCIL MEETING
ATTENDANCE SHEET

(Please Print)

1. Courtney Umbelant	23.
2. Natalie Umbelant	24.
3. Michael Schulman	25.
4. Erica Hewatt	26.
5. [Signature]	27.
6. Marcella Wright	28.
7. LaDonna Andrews	29.
8. [Signature]	30.
9. Kriscilla Gothard	31.
10. Jim Gothard	32.
11. Julianne Murray	33.
12. Kandise Eberhardt	34.
13. M. J. Kiser	35.
14. BRUCE CARLISLE	36.
15. Margaret Ayers	37.
16. Mary Howell	38.
17. Barbara Clark	39.
18. Nicole Pinkston	40.
19. Marcus Johnson	41.
20. Andrea Mellich	42.
21. Van Uy	43.
22. Andrew Murphy	44.



September 30th, 2019
Carnesville Community House

7:00 Public Forum

[illegible]



**Georgia Mountains
Regional Commission**

**FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN
2019 Update**

October 17th, 2019
Royston City Hall

6:00 Advisory Committee Meeting
7:00 Public Forum

Please Sign In

Name	Community
Edward Andrews	C. of Royston
David Jordan	City of Royston
Mary Little	County
Nancy Bowden	City of Royston
Kelly Graham	Bald Spring
Susan Russell	Royston - City of
Michael Crump	CITY OF ROYSTON
Eli Brown	Canon
Bill King	Royston



FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN

2019 Update

6:00 Advisory Committee Meeting
7:00 Public Forum

6:00 Advisory Committee Meeting
7:00 Public Forum

Please Sign In

[illegible]