# Table of Contents

**INTRODUCTION** .......................................................................................................................... 2

*Organization of the Comprehensive Plan Update* ........................................................................ 2

**COMMUNITY INVOLVEMENT** ..................................................................................................... 3

*Purpose* ........................................................................................................................................ 3
*Identification of Stakeholders* .......................................................................................................... 3
*Citizen Notification and Public Meetings* ........................................................................................ 3
*Public Hearings* ............................................................................................................................. 3

**COMMUNITY VISION** .................................................................................................................. 5

*Bluffton Vision Statement* ............................................................................................................ 5
*Community Goals and Policies* ....................................................................................................... 5

**COMMUNITY NEEDS AND OPPORTUNITIES** .......................................................................... 12

*Quality Community Objectives* ..................................................................................................... 12
*Bluffton Identified Needs and Opportunities* ................................................................................ 14
*Data and Information* ................................................................................................................... 14

**LAND USE** ................................................................................................................................ 19

*Existing Land Use* .......................................................................................................................... 19
*Development Patterns* .................................................................................................................... 19
*Future Land Use* ............................................................................................................................ 22

**CHARACTER AREAS** ................................................................................................................... 27

*Defining Narrative* .......................................................................................................................... 27
*Character Area Matrix* .................................................................................................................. 29
*Historic Bluffton* .......................................................................................................................... 31
*Bluffton Community* ..................................................................................................................... 32
*Bluffton Recreational and Public Facilities Area* ......................................................................... 35
*The Bluff at Bluffton* ..................................................................................................................... 36
*Bluffton Bypass* ............................................................................................................................. 38
*Other / Special* ............................................................................................................................... 42

**COMMUNITY WORK PROGRAM** ................................................................................................ 45

*City of Bluffton Report of Accomplishments 2007 – 2012* ......................................................... 45
*City of Bluffton Community Work Program 2014 - 2018* ........................................................... 48

**APPENDIX** ................................................................................................................................ 53

*Bluffton Comprehensive Plan Update Schedule* ......................................................................... 54
*Bluffton Leadership Team and Stakeholder List* ......................................................................... 55
*Bluffton Citizen Compiled List of Needs and Opportunities 2014* ........................................... 56
*Clay County Retail Marketplace Profile* ....................................................................................... 57
*Map: Watersheds* ............................................................................................................................ 59
*Map: Groundwater Recharge Area* ............................................................................................... 60
*Map: Wetlands* ................................................................................................................................. 61
*Map: Soils* ...................................................................................................................................... 62
*Map: Ground Slope* ........................................................................................................................ 63
Introduction

Organization of the Comprehensive Plan Update

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required elements and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:
- Community Involvement—An initial and final public hearing;
- Community Goals—A review of the community’s vision and goals;
- Needs and Opportunities—A list of potential community needs and opportunities;
- Land Use—An analysis of the community’s existing development patterns; and
- Community Work Program—the community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the community’s comprehensive planning efforts include:
- Economic Development—Encouraged for communities seeking to improve economic opportunities for their citizens (Only required for communities included in Georgia Job Tax Credit Tier 1);
- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The City of Bluffton Comprehensive Plan Five Year Update consists of the four state-required elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, and Community Work Program.
Community Involvement

Purpose
The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Bluffton Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Bluffton residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders
The Bluffton City Council selected a steering committee at the beginning of the process. This group consisted of a combination of elected officials and local citizens. The steering committee developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Steering Committee/Stakeholder Lists).

Citizen Notification and Public Meetings
Various media will be used to get citizens involved in the planning process. Civic leaders and civic groups will be contacted to assist in citizen involvement opportunities. Staff addressed the Fort Gaines Women’s Club, the Clay County Lion’s Club, and local residents of Clay County at numerous public meetings to gain input on all elements of the Comprehensive Plan Update (See Appendix for Documentation).

Public Hearings
The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a community’s Comprehensive Plan Update. The initial public hearing was held December 19, 2013 to inform the public that the planning process was underway, to go over the plan’s timeline, and how they can help the planning process. Attendees were also given an opportunity to comment on Bluffton’s potential Needs and Opportunities.

A final public hearing was held April 17, 2014 at the Clay County Social Services Building. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was positioned at various stations to take comments. Displays, comment cards, handouts, and other information materials were distributed. All commenters were
collected at the conclusion of the meeting, were summarized and responded to in a timely manner. A deadline of April 24, 2014 was given for formal written comments.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Public Hearing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Needs and Opportunities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Work Program</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service Delivery Strategy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Public Hearing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RC Review</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DCA Review</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Community Vision

Bluffton Vision Statement
The City of Bluffton is dedicated to increasing the quality of life for all citizens while maintaining our friendly, small town, rural lifestyle. Protect the agricultural community. Encourage the construction of warehouses to take advantage of trucking on U.S. 27 as well as other general, commercial and business activities. Protect the Bluff and develop a walking trail and picnic area at that location. Utilize the existing horse arena more with the development of a rodeo. Maintain existing single-family housing and encourage new single-family development. Construct sidewalks and install decorative street lights. Clean up abandoned lots and junk cars. Encourage small businesses such as antique shops and convenience stores. Encourage tourism in the county taking advantage of the lake and other natural resources. Install markers for historic buildings such as the Clubhouse, Courthouse, Old Jail, Bluff, and historic houses and churches.

Community Goals and Policies
The City of Bluffton has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Bluffton’s Vision and addressing identified Needs and Opportunities. These policies will guide the Bluffton City Council in future development decisions. The framework for decisions to be made about the future development of Bluffton by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

Planning
- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.
Land Use

- Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
  - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - Prohibit the disposal of hazardous waste within the City of Bluffton.

- Protect residential areas and their residents from incompatible land uses and their associated activities.
  - Encourage and support the review of all ordinances to insure that there is no conflict in any of them.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within the City of Bluffton.

Community Facilities

- Improve and extend the public water system to better serve the current and future population.
  - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
  - Develop and maintain a water system maintenance program for the public water system to increase efficiency and operational longevity.

Housing

- Protect residents from significant hazards to life, health and property.
  - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
• Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
• Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
• Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to cover the cost of demolishing/removing the structure.
• Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.

Example: Historically Appropriate Infill Housing

• Encourage and support construction of new housing citywide to meet local housing demand
  • Promote affordable housing.
  • Develop and support more housing opportunities citywide to help the city become more desirable as a place of residence.
  • Encourage innovative housing citywide that is compatible with city policies.
  • Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.

• Improve and expand the existing housing stock for all income levels.
  • Strive for the elimination of housing discrimination and promote fair housing practices.
• Promote and encourage more affordable housing opportunities.
• Support continued improvement of existing housing conditions through all available public and private means.
• Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
• Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
• Encourage and support the development of a Joint Code Enforcement Program between Clay County and the City of Bluffton which will provide for a Building Inspector/Code Enforcement program.
• Support enforcement of existing building codes and nuisance ordinances.
• Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.

**Natural and Cultural Resources**

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
  • Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
  • Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  • Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.

Example: Conservation Subdivision
Promote and preserve the existing sense of place in the city through the promotion of historic resources.

- Support economic development that is compatible with existing businesses and the tourist industry.
- Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
- Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District.
- Encourage the rehabilitation of storefronts in the Central Business District.

Conserve, maintain and promote the natural, historic, and cultural resources in order to make Bluffton an attractive place in which to live, work and enjoy.

- Conserve, maintain and promote the natural, historic and cultural resources of Bluffton.
- Encourage maximum use of the city’s natural resources while maintaining sound environmental protection practices.
- Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Discourage the obstruction of scenic views and sites in the city.
- Encourage the development of service facilities to meet the needs of the hunting, fishing and equestrian sector of the economy.
- Establish natural habitats for a variety of wildlife.
- Develop and promote additional competitions and festivals targeted to this market.
- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.

Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.

- Support the development of additional cultural resources that will aid in the understanding of local heritage.
- Encourage the further development of the Old Bluffton Store.
- Support regional tourism alliances with other counties and facilities (such as Bagby State Park or Kolomoki Mounds State Park) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
• Encourage local schools to use these facilities as outdoor classrooms.

■ Encourage and Support the provision of educational and recreational opportunities for residents of the City of Bluffton.
  • Encourage and support the expansion of Adult Education opportunities in Clay County.
  • Encourage and support the expansion of services at the Clay County Library.
  • Encourage and support the activities of the Clay County School System to educate the children of Clay County.
  • Support and encourage the provision of recreational and fine arts opportunities for the residents of Bluffton.
  • Encourage and support the expansion of the Clay County Recreational Program to provide additional sports opportunities.
  • Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
  • Encourage and support the efforts of the healthcare community in Bluffton.

Transportation

■ Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Bluffton and on through routes for local and regional travelers.
  • Encourage and promote the design and engineering of roads to fit, rather than dominate, topography and other site conditions. Encourage the development of bike paths and sidewalks throughout the neighborhoods.
  • Provide for safe, efficient movement of people, goods and services in and around the City of Bluffton.
  • Minimize conflicts between local and through traffic using every available means.
  • Provide for timely maintenance and improvement of streets.

■ Promote and enhance the highway and commercial corridors in Bluffton.
  • Encourage the implementation of a Gateways Program in Bluffton.
  • Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
• Encourage and support the review of all ordinances to ensure that there is no conflict in any of them.
• Encourage and support the development of a Joint Code Enforcement Program between Clay County and the City of Bluffton which will provide for a Building Inspector/Code Enforcement program.

**Economic Development**

■ Support economic development that is compatible with the highway service industry.
  • Promote an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27.
  • Encourage development on sites that are served by water.

■ Promote the Central Business District in Bluffton as the primary commercial and cultural center of the city.
  • Encourage and support the efforts of the City of Bluffton to make improvements to the downtown including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
  • Support the location and maintenance of desirable and suitable entertainment facilities downtown.
  • Encourage cultural events, i.e. art shows, fairs, and other attractions in the Central Business District.
  • Encourage adaptive re-use of historic structures.
  • Preserve historic and cultural buildings and monuments.
  • Provide daily clean-up services in the downtown areas.
  • Encourage Citizens to Shop Locally.

Make business hours more compatible to fit the needs of local shoppers.
  • Encourage merchants to sell items that are bought most frequently.
  • Encourage merchants to sell items unique to Clay County and/or the State of Georgia.

■ Improve the existing built environment.
  • Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
  • Encourage landscaping of new parking lots to minimize visual impact.
  • Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.
Community Needs and Opportunities

Quality Community Objectives
The City of Bluffton has reviewed the Georgia Department of Community Affairs’ Quality Community Objectives. These objectives were adopted to guide this Comprehensive Plan Update and the future growth, development and redevelopment of Bluffton. The City of Bluffton will use these to evaluate land use decisions. These objectives will assist community leaders in making local government decisions that affect the city’s future land use patterns, environmental and historical resources, and economic development. The objectives will provide the framework needed in order to make well-informed decisions.

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.

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.

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.

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.
**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.

**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.

**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; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

**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.

**Educational Opportunities**
Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, 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; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

**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; instituting programs to foster better health and fitness; or
providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

**Bluffton Identified Needs and Opportunities**

- Clean up streets, vacant lots and houses.
- More activities at the riding ring.
- Partner with White Oak Pastures.
- Preservation of Bluffton Store and Old Bluffton Jail.
- Install historical signage.
- More publicity of community activities to encourage tourism.
- More workforce housing.
- Maintain and improve recreational facilities.
- Maintain and improve infrastructure.

**Data and Information**

**Population**

The projected population for the City of Bluffton over the next twenty plus years is expected to continue to decline. However, the current trends of migration to southern rural counties could stabilize or increase population. It is believed that as the State of Georgia’s Metropolitan areas continue to grow many residences will chose to relocate to smaller communities to escape the hustle of the larger cities.

<table>
<thead>
<tr>
<th></th>
<th>1980</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>Bluffton</td>
<td>132</td>
<td>138</td>
<td>118</td>
<td>103</td>
</tr>
<tr>
<td>Fort Gaines</td>
<td>1,260</td>
<td>1,248</td>
<td>1,110</td>
<td>1,107</td>
</tr>
<tr>
<td>Unincorporated County</td>
<td>2,161</td>
<td>1,978</td>
<td>2,129</td>
<td>2,108</td>
</tr>
<tr>
<td>Clay County</td>
<td>3,553</td>
<td>3,364</td>
<td>3,357</td>
<td>3,183</td>
</tr>
<tr>
<td>GA</td>
<td>5,486,90</td>
<td>6,478,14</td>
<td>8,186,45</td>
<td>9,687,65</td>
</tr>
</tbody>
</table>

Source: Georgia County Guide 1992 and U.S. Census 2010
**Economic Development**
Bluffton has a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in Bluffton with the majority related to agriculture. Currently education is the largest “industry” creating jobs in Clay County. Bluffton is equi-distant from Fort Gaines and Blakely in Early County. Most retail purchases are made in those two cities. However, the citizens of Bluffton would like a convenience store for small market purposes.

**Housing**
Housing stock in Clay County, Bluffton, and Fort Gaines consists of a mixture of traditional single-family stick-built homes, multi-family units and manufactured and mobile home units. Bluffton’s housing inventory in 2010 was 54 total units. This is a decline of 8.47%. The majority of houses in Bluffton, 75.92%, are traditional stick-built, single-family homes. The remainder of the housing stock, 24.08%, is manufactured housing units.
### Bluffton Number of Household Units by Type 1980-2010

<table>
<thead>
<tr>
<th></th>
<th>1980</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>71</td>
<td>64</td>
<td>59</td>
<td>54</td>
</tr>
<tr>
<td>Single Family Units</td>
<td>69</td>
<td>54</td>
<td>40</td>
<td>41</td>
</tr>
<tr>
<td>Multi-Family Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mobile Home/Trailer</td>
<td>2</td>
<td>10</td>
<td>19</td>
<td>13</td>
</tr>
<tr>
<td>All Other Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>


### Community Facilities

Bluffton’s water system consists of a 50,000 gallon water tank and a 100 gallon per minute pump with a 12,000 gallon back-up tank. The entire city is served by the water system which also extends to the north and the south approximately .05 miles. There are 65 customers connected to the city system. Two additional houses are not currently on the system.

### Water & Sewer Service

<table>
<thead>
<tr>
<th>City/County</th>
<th>Services Provided</th>
<th>Source Water</th>
<th>Number of Water Connections</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Water-W</td>
<td>Ground-G</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sewer-S</td>
<td>Surface-S</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Both-B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clay County</td>
<td>W</td>
<td>G</td>
<td>316</td>
</tr>
<tr>
<td>Bluffton</td>
<td>W</td>
<td>G</td>
<td>55</td>
</tr>
<tr>
<td>Fort Gaines</td>
<td>B</td>
<td>G</td>
<td>501</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013
### Water Usage & Storage Information

<table>
<thead>
<tr>
<th></th>
<th>Water Plant Capacity (gal/day)</th>
<th>Consumption (gal/day)</th>
<th>Elevated Storage Capacity (gal/day)</th>
<th>Ground Storage Capacity (gal/day)</th>
<th>Cumulative Pumping Capacity (gpm)</th>
<th>Population Served By Public Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay County</td>
<td>400,000</td>
<td>33,000</td>
<td>400,000</td>
<td>N/A</td>
<td>450 gpm</td>
<td>800</td>
</tr>
<tr>
<td>City of Bluffton</td>
<td>62,000</td>
<td>15,000</td>
<td>301,000</td>
<td>N/A</td>
<td>535 gpm</td>
<td>132</td>
</tr>
<tr>
<td>City of Fort Gaines</td>
<td>400,000</td>
<td>325,000</td>
<td>500,000</td>
<td>300,000</td>
<td>717 gpm</td>
<td>1107</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>462,000</strong></td>
<td><strong>373,000</strong></td>
<td><strong>1,201,000</strong></td>
<td><strong>300,000</strong></td>
<td><strong>1702 gpm</strong></td>
<td><strong>2039</strong></td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Because of the low density of development there is no public sewage system in the City of Bluffton. Individual septic tank systems are the primary means of sewage disposal.

### Sewage Treatment System Capabilities

<table>
<thead>
<tr>
<th></th>
<th>Sewage Plant Capacity (gal/day)</th>
<th>Load (gal/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay County</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Bluffton</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City of Fort Gaines</td>
<td>300,000</td>
<td>100,000</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>300,000</strong></td>
<td><strong>100,000</strong></td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Bluffton should continue to improve infrastructure to meet development needs and minimize the effects on environmentally sensitive areas.

**Health Services**

Clay County has one Health Department located on Wilson Street in the City of Ft. Gaines. There is one doctor in the City Ft. Gaines. Clay County is within a 20-mile radius of three hospitals: Patterson Hospital in Cuthbert, Calhoun Memorial in Edison and Early Memorial in Blakely. In addition, most residents of Bluffton utilize the medical services available in Blakely, Georgia (Early County) and Albany, Georgia (Dougherty County). The county operates a full time EMS service made up of Paramedics and EMT’s. The units are dispatched via an E-911 operations center. Because there are no
medical services available in Bluffton, the local elected officials have expressed an interest in having the Clay County Health Department offer healthcare services once a month in the Community Center. This should allow local residents with un-reliable transportation access to basic medical care.

**Transportation System**

The City of Bluffton is served primarily by U.S. Hwy. 27. There are only four city roads in the town and one county-maintained road. The city roads comprise approximately three miles, with .25 miles being unpaved. Most of the roads in Bluffton need resurfacing. There are no local road standards.

The City of Bluffton does not have public transportation. However, Clay County serves both communities with a public transportation program that operates on a fixed route and an as-needed basis.
Land Use

Existing Land Use
Maximizing land development opportunities while protecting natural resources is an important goal for Bluffton. Key challenges for city officials include protecting natural resources while encouraging development and establishing an effective mix of appropriate land uses. Residences dominate Bluffton’s existing land use. Second to that is commercial with agricultural use being third. While single-family detached housing is the predominant residential use, manufactured housing is the second most frequently used residential type. Agricultural uses are mostly located along the edges of the community.

The following figure illustrates the acreage and percent of total land in the counties and cities dedicated to existing land uses. Acreage totals do not include roads.

<table>
<thead>
<tr>
<th>Bluffton Existing Land Use</th>
<th>Acres</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>174.35</td>
<td>16.8%</td>
</tr>
<tr>
<td>Agriculture/Forestry</td>
<td>843.42</td>
<td>81.3%</td>
</tr>
<tr>
<td>Parks</td>
<td>9.77</td>
<td>1%</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation</td>
<td>3.25</td>
<td>.3%</td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>6.68</td>
<td>.6%</td>
</tr>
<tr>
<td>Total</td>
<td>1037.47</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Development Patterns
An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. Identifying existing land use is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact.

One challenge facing Bluffton is the expansion of U.S. Hwy. 27 to a four-lane highway. Better access along this US Highway will increase pressure to develop the primarily agricultural land adjacent to the road with commercial properties. In this area, the city will need to balance the loss of prime agricultural land with the lack of existing commercial businesses to serve the resident population. Targeting commercial development first to major intersections with the use of buffers and landscaping around paved areas will help balance these needs.
The popularity of the local-grown/organic food movement is also a development trend in Bluffton. This movement has spurred the growth of many agri-businesses. White Oak Pastures in the southern part of the city is one such business that has grown exponentially in the last few years. With immediate access to U.S. Hwy. 27 and strategic planning done by this farm owner, White Oak Pastures is poised for continued economic progress. Issues facing Bluffton regarding the development of more such agri-businesses is primarily the need for workforce housing and, secondly, infrastructure that will allow visitors’ safe-enjoyment of agri-tourism endeavors.

Another agri-tourism endeavor in Bluffton is the horse arena at the local park. Horse shows and team penning are some of the events held at the arena in Bluffton. As with White Oak Pastures, the city needs to develop infrastructure to protect visitors and enhance their experience. By doing so, Bluffton can foster new businesses targeted to the event participants.
Future Land Use

Areas Requiring Special Attention

Areas Where Development is Likely to Occur
The major growth area in Bluffton is along U.S. Hwy. 27 and in the southern part of the city around White Oak Pastures.

Significant Natural Resources
The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Bluffton, development of areas adjacent to and affecting important underground aquifers should be reviewed for compliance with state and local ordinances and regulations.

<table>
<thead>
<tr>
<th>Acreage of Parks, Recreation, Conservation Lands in Clay County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Park, Recreation, Conservation Land Use (Acres)</td>
</tr>
<tr>
<td>Clay 1,824.60</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

Water Supply Watersheds
Overall, Clay County, Bluffton, and Fort Gaines fall within the Lower Middle Chattahoochee Watershed. Within the county itself, there are seven (7) watersheds of moderate size. The Town of Bluffton is within the Spring Creek-Perry Creek Watershed and the Chattahoochee River-Kolomoki Creek Watershed. The City of Fort Gaines lies within the Chattahoochee River-Cemochechobee Creek Watershed. Unincorporated Clay County falls within these watersheds, but also includes the Chattahoochee River-Walter F. George Reservoir Watershed, Chattahoochee River-Barbour Creek Watershed, Pachitla Creek-Little Pachitla Creek Watershed, and the Pataula Creek Watershed.

Groundwater Recharge Areas
Clay County is located in the Southern Coastal Plain Province. This is a very important groundwater recharge area. There are seven major aquifer systems in the Coastal Plain Province. Clay County is located over the Cretaceous-Tertiary aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence and Clayton aquifer systems, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, Groundwater Quality in Georgia for 2002).
Wetlands
Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. In Clay County, there are 4,535.11 acres of Forested Wetlands, 392.69 acres of Non-forested Emergent Wetlands, 1,102.05 acres of Scrub/Shrub Wetlands, and 14,439.96 acres of Open Water Wetlands.

Soil Types
Clay County is within the Southern Coastal Plain Major Land Resource Area (MLRA–133A). The surface relief ranges from almost level and gently sloping to steep. Slopes range from 0 to 5 percent in the more nearly level areas and from 15 to 45 percent in the hilly and steep areas. Good surface drainage prevails, except for in the lower-lying depressions and in areas along streams. Most of the soils are located on uplands, are well drained, and have a sandy or loamy surface layer and a loamy or clayey subsoil. Other soils on uplands are nearly level and less well drained and have a sandy surface layer and loamy subsoil or a loamy surface layer and clayey subsoil. Nearly level, poorly drained soils are in depressions or on flood plains near steams. The soils on flood plains are loamy or clayey throughout.

Steep Slopes
The topography of Clay County also places constraints and limitations on placement of development. Much of the county has slopes exceeding 25%. Areas of 3% and less are found along the Chattahoochee River in the western part of the county and in patches in the southeastern section of the county.

Prime Agricultural and Forest Land
Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. There are 138,880 acres of land in Clay County. In the county, 44,566 acres are identified as farmland with 21,347 acres in harvest crops. The main crops in Clay County are cotton and peanuts. Corn, rye, grain sorghum, wheat, and some oats and millet are also grown in Clay County.

Significant Cultural Resources
A county-wide historic resources survey has been completed. There are no individually listed National Register Historic Properties in the City of Bluffton. There are also no National Register Historic Districts or archaeological National Register Historic Sites in the City of Bluffton.

Bluffton has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects
within the county’s borders was completed in 1998, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Fort Gaines Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

**Areas Where Development May Outpace Availability of Facilities & Services**

The U.S. Hwy. 27 Corridor presents a challenge for Bluffton. Better access along this U.S. Highway will increase pressure to develop the primarily agricultural land adjacent to the road with commercial properties. While the city has public water, it does not have public sewer, nor any development codes to guide growth in this area.

**Areas with Significant In-fill Development Opportunities**

In-fill opportunities exist in and around Bluffton. Overall, in-fill opportunities within the city limits are good, because of available public water. However, some existing vacant lots should be kept for park and open space.

**Brownfields**

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfields. Some issues involving Brownfields are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfields can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

Potential Brownfields in Bluffton consist of mostly junk yards, old gas stations, and property with abandoned vehicles and equipment.

**Areas of Disinvestment**

All communities have areas of disinvestment or areas in need of improvement; Bluffton is no different. Market forces should stabilize or improve most of the areas in need of revitalization. However in some cases a public/private partnership will be needed to make improvements happen.
Regional Water Plan and Environmental Planning Criteria
The first Comprehensive State-wide Water Management Plan was adopted by the Georgia General Assembly in January 2008. The State Water Plan included a provision to create ten water planning regions across the state, each guided by a regional water planning council. The intent of the State Water Plan was to prepare a regional water development and conservation plan to manage water resources in a sustainable manner through 2050 incorporating input from state agencies, other regional water planning councils, local governments, watershed stakeholders and the public. Clay County along with ten other counties and thirty-four incorporated municipalities comprised the Middle Chattahoochee Regional Water Planning Council. Clay County touches the Chattahoochee River and is part of the Appalachicola-Chattahoochee-Flint (ACF) River Basin.

During the planning process, the Council identified and recommended twenty-one management practices that would insure compliance with state law and progress toward a sustainable future. The practices considered of the highest priority are included in the table below.

<table>
<thead>
<tr>
<th>Middle Chattahoochee Regional Water Plan</th>
<th>High Priority Management Practices</th>
</tr>
</thead>
<tbody>
<tr>
<td>o Support implementation of Tier 1 and Tier 2 conservation activities.</td>
<td></td>
</tr>
<tr>
<td>o Encourage use of point source discharges for wastewater treatment effluent disposal for major facilities (greater than one million gallons per day).</td>
<td></td>
</tr>
<tr>
<td>o Study the development of new and/or enhancement of existing surface water storage reservoirs.</td>
<td></td>
</tr>
<tr>
<td>o Implement new and/or enhance existing surface water storage as necessary.</td>
<td></td>
</tr>
<tr>
<td>o Utilize and improve upon reservoir release quantity and timing in the Chattahoochee River to maintain and/or improve water quality in the Chattahoochee River below the Columbus planning node.</td>
<td></td>
</tr>
<tr>
<td>o Advocate for changes to the US Army COE Water Control Manual for the ACF basin.</td>
<td></td>
</tr>
<tr>
<td>o Improved water quality monitoring to provide the data for water quality improvements in the future (increased number of collection sites, increased monitoring frequency and parameters sampled).</td>
<td></td>
</tr>
</tbody>
</table>

Source: Middle Chattahoochee Regional Water Plan
Character Areas

Defining Narrative

Character Areas are a specific geographic area within the City of Bluffton that have unique or special characteristics to be preserved or enhanced; have the potential to evolve into a unique area with more intentional guidance; or require special attention due to unique development issues. Each Character Area Vision Statement, is not meant to conflict with the Community-Wide Vision Statement given previously but is meant to give additional guidance to planning commissioners and elected officials in updating and reviewing land use regulations and in reviewing and approving new developments. Each Character Area is a planning sub-area within the city where more detailed, small area planning and implementation of certain policies, investments, incentives and/or regulations may be applied in order to preserve, improve or otherwise influence its future development patterns in a manner consistent with the community vision.

For all Character Areas, there are overarching policies which should be followed.

- Encourage and support the review of all ordinances to ensure that there is no conflict in any of them.

- Protect residential areas and their residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within the City of Bluffton.

- Protect residents from significant hazards to life, health and property.
  - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.

- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns. This includes, but is not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property Bluffton and on through routes for local and regional travelers.
  - Minimize conflicts between local and through traffic using every available means.
  - Provide for timely maintenance and improvement of streets and roads.
### Character Area Matrix

<table>
<thead>
<tr>
<th>Character Areas</th>
<th>Vision</th>
<th>Land Uses</th>
<th>Quality Community Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Bluffton</td>
<td>Bluffton will protect historic structures and promote the area as a tourist destination.</td>
<td>Limited commercial</td>
<td>Transportation Options</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limited public/institutional</td>
<td>Sense of Place</td>
</tr>
<tr>
<td>Bluffton Community</td>
<td>The Residential Neighborhoods of Bluffton will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with sidewalks and limited vacant properties.</td>
<td>Residential (low and medium density)</td>
<td>Resource Management</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Commercial</td>
<td>Efficient Land Use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limited public/institutional</td>
<td>Transportation Options</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Housing Options</td>
</tr>
<tr>
<td>Bluffton Recreational and Public Facilities Area</td>
<td>Bluffton will encourage the use of local parks and other significant areas to support the local economy and the health and welfare of local residents.</td>
<td>Parks/recreation/conservation</td>
<td>Resource Management</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Efficient Land Use</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Regional Cooperation Community Health</td>
</tr>
<tr>
<td>The Bluff at Bluffton</td>
<td>Bluffton will protect its natural and cultural resources. Bluffton’s natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.</td>
<td>Agriculture/forestry</td>
<td>Resource Management</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Parks/recreation/conservation</td>
<td>Efficient Land Use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limited public/institutional</td>
<td>Sense of Place</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Regional Cooperation Community Health</td>
</tr>
<tr>
<td>Bluffton Bypass</td>
<td>The City of Bluffton will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/access roads, and land use connectivity.</td>
<td>Agriculture</td>
<td>Economic Prosperity</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential (low density single-family on minimum 1 1/2 acre)</td>
<td>Local Preparedness</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Commercial</td>
<td>Transportation Options</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial</td>
<td>Regional Cooperation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public/institutional limited or 5 acre tract minimum</td>
<td>Housing Options</td>
</tr>
<tr>
<td>Other / Special</td>
<td>Bluffton will continue to have cemeteries, parks, and other public buildings and recreational facilities in the city.</td>
<td>Public/institutional</td>
<td>Resource Management</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Local Preparedness</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Transportation Options</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Educational Opportunities</td>
</tr>
</tbody>
</table>
Historic Bluffton

Vision:
Bluffton will protect historic structures and promote the area as a tourist destination. The historic structures include City Hall/Community Center/Old School, Bluffton United Methodist Church, Bluffton Baptist Church, the Old Courthouse/voting precinct, the Old Jail, and the Bluff.

Description:
- Bluffton will have sidewalks, street lamps, and other pedestrian amenities.
- Bluffton will restore or rehabilitate historic structures.
- Bluffton will develop a historic district with markers to promote the culture and heritage of the area.

Land Uses or Zoning Categories to be allowed:
Public/institutional, cultural, single-family residential (1 ½ acre minimum lot size).

Quality Community Objectives addressed:
Transportation Options, Sense of Place

Implementation Measures and Strategies:
- Protect culturally important areas from incompatible land uses and activities.
  - Discourage incompatible land uses and signage within historic areas.
  - Place the area on the Natural Register of Historic Places.
  - Develop ordinances and local incentives to encourage maintenance of historic buildings.
  - Provide for timely maintenance and improvement of streets, sidewalks, street lamps, and pedestrian amenities to encourage use of the area.
Bluffton Community

Vision:
The Residential Neighborhoods of Bluffton will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with sidewalks, bike trails, and limited vacant properties/structures.

Description:
- Bluffton will have infill development on vacant sites close to the center of town as long as water and sewer requirements are met.
- Sites with existing infrastructure in place should be used for new development, matching character of surrounding neighborhood in lieu of development on Greenfield sites.
- Residential areas will have sidewalks, street lamps, and other pedestrian amenities.
- Bluffton will have a distribution of affordably priced homes (consisting of single-family stick built and modular construction on various size lots).
- New developments that accommodate residents' commercial and service needs will be allowed.
- Commercial structures will be located near the street front, consistent with the character of the neighborhood and will be landscaped appropriately.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses will be encouraged.

Land Uses or Zoning Categories to be allowed:
Residential, public/institutional in a limited manner, and preferred commercial areas will be located at previously operated commercial facilities or sites. Without an approved public sewer system minimum lot size shall be two (2) acres.

Quality Community Objectives addressed:
Resource Management, Efficient Land Use, Transportation Options, Housing Options, Local Preparedness
Implementation Measures and Strategies:

■ Protect residential areas and their residents from incompatible land uses and activities.
  • Discourage incompatible land uses within residential neighborhoods with the exception of existing and previously operated commercial sites.
  • Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
  • Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
  • Review all proposed transportation rights-of-way, utilities extension and land uses and development to assure they are consistent with overall county policies and fulfill the express function, purpose and character for which they are proposed and planned.

■ Encourage and support construction of new housing citywide to meet local housing demand.
  • Encourage innovative housing citywide that is compatible with Bluffton’s policies.
  • Encourage and promote development and construction of desirable infill housing, such as cottages, designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.
  • Promote affordable housing as long as it meets preferred design guidelines.
  • Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
■ Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
  • Prohibit the disposal of hazardous waste within Bluffton.
■ Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  • Pursue, promote and encourage a close relationship between Clay County, Bluffton and Fort Gaines regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
  • Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Clay County and its municipalities’ policies and programs, to enhance mutual understanding and improve decision-making.
■ Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the Community and on through routes for local and regional travelers.
  • Minimize conflicts between local and through traffic using every available means.
  • Provide for timely maintenance and improvement of streets.
**Bluffton Recreational and Public Facilities Area**

**Vision:**
Bluffton will encourage the use of local parks and other significant areas to support the local economy and the health and welfare of local residents.

**Description:**
- Limit development in this area (only including bike/ pedestrian paths or other low impact recreation facilities such as baseball or softball fields, tennis courts, horse arenas, or public facilities).
- Roadways will be widened only when absolutely necessary with careful designs.
- Infrastructure will be improved to promote more and better use of the area.
- Promote areas as tourism and recreational destinations.

**Land Uses or Zoning Categories to be allowed:**
Parks/ recreation/ conservation/limited public facilities/utility.

**Quality Community Objectives addressed:**
Resource Management, Efficient Land Use, Regional Cooperation, Community Health

**Implementation Measures and Strategies:**
- Conserve, maintain and promote the Bluffton Recreation Area.
  - Encourage maximum use of the city’s natural resources while maintaining sound environmental protection practices.
  - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational and recreational experiences.
  - Encourage local schools to use these facilities as outdoor classrooms.
  - Encourage the further development of the Bluffton Recreation Area.
  - Support regional/state tourism alliances to increase the number of visitors.

- Conserve, maintain and promote the natural, historic, and cultural resources in order that Bluffton continues to be an attractive place in which to live, work and enjoy.
  - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  - Discourage the obstruction of scenic views and sites in Bluffton.

- Promote and Enhance the Outdoor Recreation Industry.
  - Encourage the further development of the Bluffton Arena.
  - Encourage the development of additional amenities.
  - Establish natural habitats for a variety of wildlife.
  - Develop and promote additional competitions and festivals targeted to this market.
  - Create community connectivity by adding sidewalks and bike trails to connect to existing recreational amenities and public facilities.
The Bluff at Bluffton

**Vision:**
Bluffton will protect its natural and cultural resources. Bluffton’s natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy and the health and welfare of local residents.

**Description:**
- Limited development in this area in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary with careful designs.
- The Bluff will be preserved by setting the area aside as a passive-use park with a walking trail, picnic tables, pavilion, and other pedestrian amenities.
- Infrastructure availability will be limited in order to steer development away from the Bluff.

**Land Uses or Zoning Categories to be allowed:**
Parks/recreation/conservation, low-density single-family residential on a minimum 1 ½ acre lot, and public/institutional in a very limited manner.

**Quality Community Objectives addressed:**
Resource Management, Efficient Land Use, Sense of Place, Regional Cooperation

Example: Park with Picnic Tables

Kolomoki Indian Mound (5 miles from Bluffton)
Implementation Measures and Strategies:

- Conserve, maintain and promote the Bluff to provide recreational and educational experiences.
  - Encourage maximum use of the Bluff while maintaining sound environmental protection practices.
  - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types found around the Bluff.
  - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
  - Encourage local schools to use the Bluff facilities as an outdoor classroom.

- Conserve, maintain and promote the Bluff in order to add to Bluffton’s attractiveness as a place in which to live, work and enjoy.
  - Prohibit the systematic neglect of structures that lead to the blight and decay of the city.
  - Discourage the obstruction of scenic views and sites at the Bluff.
  - Establish natural habitats for a variety of wildlife.

Example: Conservation Easement
Vision:
The City of Bluffton will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity.

Description:
- Buildings will be architecturally integrated with the site and one another.
- New parking areas will be landscaped to minimize visual impact on adjacent roads and uses.
- The majority of new parking will be located at the rear or side of buildings to minimize visibility from the highway.
- New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Landscaped tree islands and medians will be used to break up large expanses of paved parking.
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.
Land Uses or Zoning Categories to be allowed:
Agricultural, residential (including low-density single-family on a minimum 1 ½ acre), commercial, industrial and limited public/institutional on a minimum 5 acre tract.

Quality Community Objectives addressed:
Economic Prosperity, Local Preparedness, Transportation Options, Regional Cooperation, Housing Options

Implementation Measures and Strategies:
■ Promote and enhance U.S. Highway 27 in the City of Bluffton.
  • Encourage the implementation of a Gateways Program in Bluffton.
  • Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
  • Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
  • Encourage and support the development of a Joint Code Enforcement Program between Clay County and Bluffton which will provide for a Building Inspector/Code Enforcement official.
  • Encourage and support the development of a uniform building permit process including application forms and review criteria.
■ Support economic development that is compatible with the highway service industry.
  • Promote an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27.
  • Support regional/state tourism alliances to increase the number of visitors.
- Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
  - Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
  - Encourage and support the development of a Sign Ordinance for Bluffton.
  - Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.

Example: Landscape Buffer
Bluffton Comprehensive Plan Update

**Other / Special**

**Vision:**
Bluffton will continue to have cemeteries, parks, and other public buildings and recreational facilities. These are public land uses that are not likely to change over the planning period.

**Description:**
- Landscaped buffers between the roadways and pedestrian walkways will be constructed.
- Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
- Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.
- Public Housing developments will offer a mix of housing types (single-family homes, town homes, live/work units, lofts, over-the shop, and apartments).
- Public Housing developments will have a healthy mix of uses (corner groceries, barbershops, drugstores) within easy walking distance of residences.
- Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- Cemeteries will have fences and be landscaped.
- New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).

**Land Uses or Zoning Categories to be allowed:**
Public/Institutional

**Quality Community Objectives addressed:**
Resource Management, Local Preparedness, Transportation Options, Educational Opportunities

**Implementation Measures and Strategies:**
- Conserve, maintain and promote existing recreation areas.
  - Encourage maximum use of natural resources while maintaining sound environmental protection practices.
  - Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

- Improve and extend the public water systems to better serve the current and future population.
  - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
  - Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.

- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in city and on through routes for local and regional travelers.
  - Provide for safe, efficient movement of people, goods and services in and around the City of Bluffton.
  - Minimize conflicts between local and through traffic using available means.
  - Provide for timely maintenance and improvement of streets.
  - Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.

- Encourage and Support the provision of educational opportunities for residents of Bluffton.
  - Encourage and support the expansion of Adult Education opportunities in Clay County.
  - Encourage and support the expansion of services at the library in Fort Gaines.
  - Encourage and support the activities of the Clay County School System to educate the children of Bluffton.

- Support and encourage the provision of recreational and fine arts opportunities for the residents of Bluffton.
  - Encourage collaboration between the Clay County Board of Education and the Clay County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
  - Encourage and support the development of a Clay County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.
  - Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
Example: Nature Trail
## Community Work Program

### City of Bluffton Report of Accomplishments 2007 – 2012

<table>
<thead>
<tr>
<th>Community Facilities</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Make street improvements, make sidewalk improvements, and beautify Broad St, Pine St, and downtown Bluffton with landscaping, pedestrian-bicycle amenities, and street lights.</td>
<td>Postponed</td>
<td>Lack of funding. Resume in 2015. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Rehabilitate Bluff Park including developing a walking trail and installing picnic tables.</td>
<td>Postponed</td>
<td>Resume in 2014. This item will be combined with another in the new work program.</td>
</tr>
<tr>
<td>Purchase new playground equipment for the recreation area, re-surface the tennis court, and install pedestrian amenities like picnic tables, bike racks, benches, trash receptacles, and lighting.</td>
<td>Underway</td>
<td>Resume in 2015. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Improve firefighting capabilities by enlarging existing facility, building new facilities, purchasing new equipment, and painting the fire hydrants.</td>
<td>Underway</td>
<td>Projected Completion Date: 2014</td>
</tr>
<tr>
<td>Make necessary improvements to the water system.</td>
<td>Postponed</td>
<td>Lack of funding. Submitting a CDBG application in 2014.</td>
</tr>
</tbody>
</table>

### Economic Development

<table>
<thead>
<tr>
<th>Economic Development</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participate in the Clay County Economic Development Council.</td>
<td>Completed</td>
<td>The City will continue to support this organization, but it will no longer be an item in the community work program.</td>
</tr>
<tr>
<td>Support the Clay County Development Authority.</td>
<td>Completed</td>
<td>The City will continue to support this organization, but it will no longer be an item in the community work program.</td>
</tr>
<tr>
<td>Encourage and promote appropriate development along U.S. Hwy. 27.</td>
<td>Completed</td>
<td>The City will continue to support this organization, but it will no longer be an item in the community work program.</td>
</tr>
<tr>
<td>Support the Clay County Georgia Chamber of Commerce.</td>
<td>Completed</td>
<td>The City will continue to support this organization, but it will no longer be an item in the community work program.</td>
</tr>
<tr>
<td>Support the 4-county Southwest Georgia Development Authority.</td>
<td>Not Accomplished</td>
<td>This organization disbanded in 2008.</td>
</tr>
<tr>
<td>Encourage the development of a women’s detention center in Bluffton.</td>
<td>Not Accomplished</td>
<td>Lack of interest on the part of council and state. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Encourage the re-use of historic retail buildings by small businesses.</td>
<td>Underway</td>
<td>Projected Completion Date: 2014. This item will not be carried over to the new work program.</td>
</tr>
</tbody>
</table>
Better utilize the horse arena by developing special events. | Completed |

Develop an inventory of sites and buildings that are available for redevelopment. | Not Accomplished | Due to lack of development, this is not a council priority at this time. This item will not be carried over to the new work program.

### Housing

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support efforts of the Southwest Georgia Housing Authority to increase affordable housing in the area.</td>
<td>Completed</td>
<td>The City will continue to support this organization, but it will no longer be an item in the community work program.</td>
</tr>
<tr>
<td>Encourage property owners to utilize and properly maintain existing single-family housing.</td>
<td>Underway</td>
<td>The council hosts annual city clean-up days to encourage property maintenance.</td>
</tr>
<tr>
<td>Encourage the development of new single-family housing.</td>
<td>Underway</td>
<td>This item will be combined with another element in the new work program.</td>
</tr>
<tr>
<td>Encourage development of appropriate housing options by adopting land-use regulations.</td>
<td>Not Accomplished</td>
<td>Due to lack of development, adopting land-use regulations is not a council priority at this time. This item will not be carried over to the new work program.</td>
</tr>
</tbody>
</table>

### Land Use

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate with the County on farmland protection in and around Bluffton.</td>
<td>Not Accomplished</td>
<td>Lack of interest. This is not a council priority at this time. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Support the continuing efforts of the county to hire a county-wide code enforcement officer.</td>
<td>Completed</td>
<td>Clay County has a code-enforcement officer on staff.</td>
</tr>
<tr>
<td>Review and update the Comprehensive Plan.</td>
<td>Underway</td>
<td>Projected Completion Date: 2014</td>
</tr>
<tr>
<td>Consider adoption of local zoning or other land use ordinance.</td>
<td>Not Accomplished</td>
<td>Due to lack of development, adopting land-use ordinances is not a council priority at this time. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Consider adoption of local environmental/nuisance ordinances including animal control regulations.</td>
<td>Not Accomplished</td>
<td>Lack of funding. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Review and update the Solid Waste Management Plan.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Adopt an ordinance to encourage preservation of existing shade trees or planting of new ones in new developments.</td>
<td>Not Accomplished</td>
<td>Due to lack of development, this is not a council priority at this time. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Develop a community greenspace plan that identifies new areas for passive recreation and organizes a tree planting program for public spaces.</td>
<td>Not Accomplished</td>
<td>Due to lack of development, this is not a council priority at this time. This item will not be carried over to the new work program.</td>
</tr>
</tbody>
</table>
Develop a subdivision ordinance providing illustrative examples of desirable new development. | Not Accomplished | Due to lack of development, this is not a council priority at this time. This item will not be carried over to the new work program.

Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress. | Not Accomplished | This item will be combined with another element in the new work program.

<table>
<thead>
<tr>
<th>Natural and Historic Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Activity</strong></td>
</tr>
<tr>
<td>Adopt and enforce a protection plan for wetlands.</td>
</tr>
<tr>
<td>Adopt and enforce a protection plan for groundwater recharge areas.</td>
</tr>
<tr>
<td>Designate a historic district around the courthouse.</td>
</tr>
<tr>
<td>Install markers at historic buildings and sites.</td>
</tr>
<tr>
<td>Develop an inventory of natural and cultural resources to aid in county decision making.</td>
</tr>
<tr>
<td>Activity</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Partner with White Oak Pastures to clean vacant lots and provide workforce housing.</td>
</tr>
<tr>
<td>Contract with Smith Big Hat Productions to lease and maintain the Bluffton Arena.</td>
</tr>
<tr>
<td>Partner with White Oak Pastures on Agri-tourism events and initiatives.</td>
</tr>
<tr>
<td>Apply for grant funds to renovate the historic Bluffton Store into a museum.</td>
</tr>
<tr>
<td>Activity</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>Apply for grant funds to restore Old Bluffton Jail.</td>
</tr>
<tr>
<td>Install four historic signs in Bluffton.</td>
</tr>
<tr>
<td>Update and maintain a community FaceBook page and notice board at the Post Office.</td>
</tr>
<tr>
<td>Develop passive recreation opportunities at The Bluff.</td>
</tr>
<tr>
<td>Maintain and upgrade equipment and amenities at City Park.</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Maintain and upgrade city water system.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Repair sidewalks.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Purchase back-up generators for the water system and other critical</td>
</tr>
<tr>
<td>facilities in the city limits.</td>
</tr>
<tr>
<td>Install new street signs.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Make street improvements, sidewalk improvements, and beautify Broad St</td>
</tr>
<tr>
<td>Pine St, and downtown Bluffton with landscaping, pedestrian-</td>
</tr>
<tr>
<td>bicycle amenities, and street lights.</td>
</tr>
<tr>
<td>Promote appropriate development along and enhance aesthetics of U.S.</td>
</tr>
<tr>
<td>Hwy. 27.</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Nominate Bluffton to the National Register of Historic Places.</td>
</tr>
<tr>
<td>Discourage incompatible land uses and signage within the historic area.</td>
</tr>
<tr>
<td>Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.</td>
</tr>
<tr>
<td>Encourage safe, effective and aesthetically pleasing housing for all residents.</td>
</tr>
<tr>
<td>Encourage local schools to use the cultural, historic and natural resources of Bluffton for educational purposes.</td>
</tr>
<tr>
<td>Promote an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27.</td>
</tr>
<tr>
<td>Activity</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Support regional/state tourism alliances to increase the number of visitors.</td>
</tr>
<tr>
<td>Adopt and enforce a protection plan for wetlands.</td>
</tr>
</tbody>
</table>
Appendix
Bluffton Comprehensive Plan Update Schedule

<table>
<thead>
<tr>
<th>Plan Element</th>
<th>Required Update Elements</th>
<th>Optional Update Elements</th>
<th>Work Session Agenda</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Public Hearing</td>
<td>✓</td>
<td></td>
<td>• Plan Update Process/Meeting Schedule</td>
<td>December 19, 2013</td>
</tr>
<tr>
<td>Community Goals</td>
<td></td>
<td>✓</td>
<td>• Develop Vision Statement.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• List Community Goals.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Community Policies.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Character Areas and Defining Narrative.</td>
<td></td>
</tr>
<tr>
<td>Needs and Opportunities</td>
<td>✓</td>
<td></td>
<td>• Develop this list using S.W.O.T analysis.</td>
<td>January 6, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Provide supplemental planning recommendations.</td>
<td>January 14, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Analysis of data and information.</td>
<td>February 7, 2014</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Analysis of consistency with community objectives.</td>
<td></td>
</tr>
<tr>
<td>Land Use Element</td>
<td>✓</td>
<td></td>
<td>• Character Area Map and Defining Narrative.</td>
<td>February 3, 2014</td>
</tr>
<tr>
<td>Economic Development Element</td>
<td></td>
<td>✓</td>
<td>• Use CEDS information to develop this section.</td>
<td></td>
</tr>
<tr>
<td>Community Work Program</td>
<td>✓</td>
<td></td>
<td>• Define activities that each govt. plans to undertake during the next 5 years to address priority needs and opportunities.</td>
<td>February 3, 2014</td>
</tr>
<tr>
<td>Transportation Element</td>
<td></td>
<td>✓</td>
<td>• Discuss with Planning and Zoning Commission (where applicable) any updates to prior plan.</td>
<td></td>
</tr>
<tr>
<td>Housing Element</td>
<td></td>
<td>✓</td>
<td>• Discuss with Planning and Zoning Commission (where applicable) any updates to prior plan.</td>
<td></td>
</tr>
<tr>
<td>Service Delivery Strategy (SDS)</td>
<td>✓</td>
<td></td>
<td>• All Local Governments required to update SDS</td>
<td>April 2014</td>
</tr>
<tr>
<td>2nd Public Hearing</td>
<td>✓</td>
<td></td>
<td>• Final Plan Review and Comments.</td>
<td>April 17, 2014</td>
</tr>
</tbody>
</table>

Notes:
- Plan date of adoption June 30, 2014; Plan Submission to DCA for review no later than April 30, 2014.
- Combination of the Mayor/Councilor or Chairman/Commissioner and Planning and Zoning commission members (where applicable) will act as steering committee.
- RVRC will email stakeholder list to the Local Elected Official and City Staff for update.
- RVRC is responsible for scheduling and documenting 2 public hearings during comp plan update process.
Appendix

Bluffton Leadership Team and Stakeholder List

Leadership Team

Freddie Odom
Brian Sapp
Aldene Lee
Justin Wiley
Gail Hubbard
Lee Hubbard (Clay Economic Development Council Member)

Stakeholders

Betty Adams
Pat Andrae
Sherri Baker
Jo Ann Braxton
Almeda Freeman
Peggy Brown
Sue Cook
Kathryn Fuller
Carolyn Gleaton
Arlene Goodman
Debbie Harrell
Suzie Tedford
Marcia Huggins
Christine King
Joyce Martin
Janice Miller
Betty Mills
Colleen Morrell
Ann Penuel
Sonja Sedberry

Nan Stanfield
Barbara Whatley
Kenneth Sumpter
Mable Giles
Bobby Dupree
Donna Brooks
Charles Crozier
Carol Sealey
Caryl Munford
Bobbie Brown
Carolyn Gleaton
Sheri Baker
Linda Morgan
Pete Klear
Cindy Shute
Cynthia Gore
Trey Anderson
Trey Crozier
Lisa Shivers
Deanna Bertrand
Eddie Watson
Carl Childs, Jr.
Phillip Wills
Bluffton Citizen Compiled List of Needs and Opportunities 2014

☐ Clean up streets, vacant lots and houses.
☐ More activities at the riding ring.
☐ Partner with White Oak Pastures.
☐ Preservation of Bluffton Store and Old Bluffton Jail.
☐ Install historical signage.
☐ More publicity of community activities to encourage tourism.
☐ More workforce housing.
☐ Maintain and improve recreational facilities.
☐ Maintain and improve infrastructure.
## Clay County Retail Marketplace Profile

<table>
<thead>
<tr>
<th>Industry Group</th>
<th>NAICS</th>
<th>Demand (Retail Potential)</th>
<th>Supply (Retail Sales)</th>
<th>Retail Gap</th>
<th>Leak/Supply Surplus Factor</th>
<th>Number of Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Retail Trade and Food &amp; Drink</td>
<td>44-45</td>
<td>$23,679,656</td>
<td>$9,779,709</td>
<td>$13,890,947</td>
<td>41.6</td>
<td>17</td>
</tr>
<tr>
<td>Total Retail Trade</td>
<td>44-45</td>
<td>$21,700,151</td>
<td>$9,270,460</td>
<td>$12,329,691</td>
<td>39.7</td>
<td>16</td>
</tr>
<tr>
<td>Total Food &amp; Drink</td>
<td>722</td>
<td>$1,979,505</td>
<td>$400,249</td>
<td>$1,579,256</td>
<td>66.4</td>
<td>1</td>
</tr>
<tr>
<td><strong>Health &amp; Personal Care Stores</strong></td>
<td>446-466</td>
<td>$1,165,103</td>
<td>$565,144</td>
<td>$600,962</td>
<td>60.0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Gasoline Stations</strong></td>
<td>447-471</td>
<td>$2,779,675</td>
<td>$3,011,953</td>
<td>$232,278</td>
<td>-78.3</td>
<td>1</td>
</tr>
<tr>
<td><strong>Clothing &amp; Clothing Accessories Stores</strong></td>
<td>448</td>
<td>$1,022,465</td>
<td>$870,050</td>
<td>$152,415</td>
<td>47.0</td>
<td>2</td>
</tr>
<tr>
<td><strong>Clothing Stores</strong></td>
<td>4461</td>
<td>$796,322</td>
<td>$830,050</td>
<td>$29,809</td>
<td>56.4</td>
<td>2</td>
</tr>
<tr>
<td><strong>Shoe Stores</strong></td>
<td>4462</td>
<td>$142,093</td>
<td>$123,903</td>
<td>$18,190</td>
<td>13.5</td>
<td>1</td>
</tr>
<tr>
<td><strong>Jewelry, Luggage &amp; Leather Goods Stores</strong></td>
<td>4463</td>
<td>$134,050</td>
<td>$134,050</td>
<td>$0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Sporting Goods, Hobby, Book &amp; Music Stores</strong></td>
<td>451</td>
<td>$439,232</td>
<td>$195,990</td>
<td>$243,242</td>
<td>38.3</td>
<td>1</td>
</tr>
<tr>
<td><strong>Sporting Goods/Hobby/Music Dealers</strong></td>
<td>4511</td>
<td>$350,249</td>
<td>$195,990</td>
<td>$154,259</td>
<td>32.8</td>
<td>1</td>
</tr>
<tr>
<td><strong>Book, Periodical &amp; Music Stores</strong></td>
<td>4512</td>
<td>$88,883</td>
<td>$88,883</td>
<td>$0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Department Stores</strong></td>
<td>4522</td>
<td>$2,802,249</td>
<td>$2,802,249</td>
<td>$0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Other General Merchandise Stores</strong></td>
<td>4522</td>
<td>$2,718,489</td>
<td>$2,718,489</td>
<td>$0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Miscellaneous Store Retailers</strong></td>
<td>453</td>
<td>$507,350</td>
<td>$144,577</td>
<td>$362,773</td>
<td>73.5</td>
<td>3</td>
</tr>
<tr>
<td><strong>Florists</strong></td>
<td>4531</td>
<td>$26,437</td>
<td>$0</td>
<td>$26,437</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Office Supplies, Stationery &amp; Gift Stores</strong></td>
<td>4532</td>
<td>$114,074</td>
<td>$25,953</td>
<td>$88,121</td>
<td>100.0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Used Merchandise Stores</strong></td>
<td>4533</td>
<td>$52,528</td>
<td>$0</td>
<td>$52,528</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Other Miscellaneous Store Retailers</strong></td>
<td>4539</td>
<td>$314,311</td>
<td>$115,524</td>
<td>$198,787</td>
<td>63.2</td>
<td>2</td>
</tr>
<tr>
<td><strong>Nonstore Retailers</strong></td>
<td>454</td>
<td>$1,331,052</td>
<td>$98,865</td>
<td>$1,232,187</td>
<td>91.9</td>
<td>1</td>
</tr>
<tr>
<td><strong>Electronic Shopping &amp; Mail-Order Houses</strong></td>
<td>4541</td>
<td>$1,010,726</td>
<td>$0</td>
<td>$1,010,726</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Vending Machine Operators</strong></td>
<td>4542</td>
<td>$66,330</td>
<td>$0</td>
<td>$66,330</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Direct Selling Establishments</strong></td>
<td>4543</td>
<td>$253,996</td>
<td>$98,865</td>
<td>$155,131</td>
<td>44.0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Food Services &amp; Drinking Places</strong></td>
<td>722</td>
<td>$1,979,505</td>
<td>$400,249</td>
<td>$1,579,256</td>
<td>68.5</td>
<td>1</td>
</tr>
<tr>
<td><strong>Full-Service Restaurants</strong></td>
<td>7221</td>
<td>$796,451</td>
<td>$400,249</td>
<td>$396,202</td>
<td>53.1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Limited-Service Eating Places</strong></td>
<td>7222</td>
<td>$999,426</td>
<td>$0</td>
<td>$999,426</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Special Food Services</strong></td>
<td>7223</td>
<td>$63,083</td>
<td>$0</td>
<td>$63,083</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Drinking Places - Alcoholic Beverages</strong></td>
<td>7224</td>
<td>$120,454</td>
<td>$0</td>
<td>$120,454</td>
<td>100.0</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Supply Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents ‘leakage’ of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 21 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at http://www.esri.com/library/whoswhoopublications/pdf/esri-data-retail-marketplace.pdf.

Sources: Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.
Appendix

Retail MarketPlace Profile

Clay County, GA 3
Clay County (13061)
Geography: County

Leakage/Surplus Factor by Industry Subsector

Motor Vehicle & Parts Dealers
Furniture & Home Furnishings Stores
Electronics & Appliance Stores
Building Materials, Garden Equip. & Supply Stores
Food & Beverage Stores
Health & Personal Care Stores
Gasoline Stations
Clothing and Clothing Accessories Stores
Sporting Goods, Hobby, Book, and Music Stores
General Merchandise Stores
Miscellaneous Store Retailers
Nonstore Retailers
Food Services & Drinking Places

Leakage/Surplus Factor by Industry Group

Automobile Dealers
Other Motor Vehicle Dealers
Auto Parts, Accessories, and Tire Stores
Furniture Stores
Home Furnishings Stores
Electronics & Appliance Stores
Building Material and Supplies Dealers
Lawn and Garden Equipment and Supplies Stores
Grocery Stores
Specialty Food Stores
Beer, Wine, and Liquor Stores
Health & Personal Care Stores
Gasoline Stations
Clothing Stores
Shoe Stores
Jewelry, Luggage, and Leather Goods Stores
Book, Periodical, and Music Stores
Department Stores (Excluding Leased Dept.s.)
Other General Merchandise Stores
Florists
Office Supplies, Stationery, and Gift Stores
Used Merchandise Stores
Other Miscellaneous Store Retailers
Electronic Shopping and Mail-Order Houses
Vending Machine Operators
Direct Selling Establishments
Full-Service Restaurants
Limited-Service Eating Places
Special Food Services
Drinking Places (Alcoholic Beverages)

Source: ESI and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.

April 12, 2014
Map: Watersheds
Map: Groundwater Recharge Area
Map: Wetlands

Bluffton, Georgia
Protected Wetlands

Protected Wetland Areas
- Forested Wetland
- Non-Forested Emergent Wetland
- Open Water
- Scrub/Shrub Wetland

Legend:
- Local Road
- State Highway
- US Highway
- City Limit
- Parcels
Map: Soils
Appendix

Map: Ground Slope

Bluffton, Georgia
Ground Slope

Percent of Slope
- 8.1 - 15 % SLOPE
- 0 - 3 % SLOPE
- 15.1 - 25 % SLOPE
- 3.1 - 8 % SLOPE
- > 25.1 % SLOPE

Legend
- City Limit
- State Highway
- Local Road
- US Highway

RVRC

Miles
0 0.125 0.25 0.5 0.75 1

Bluffton Comprehensive Plan Update 63