# 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
  Fort Gaines Vision Statement ........................................................................................................... 5
  Community Goals and Policies ........................................................................................................ 5

COMMUNITY NEEDS AND OPPORTUNITIES ............................................................................... 13
  Quality Community Objectives ....................................................................................................... 13
  Identified Needs and Opportunities ................................................................................................. 15
  Data and Information ....................................................................................................................... 16

LAND USE .......................................................................................................................................... 20
  Existing Land Use ............................................................................................................................ 20
  Development Patterns ..................................................................................................................... 20
  Future Land Use ............................................................................................................................... 23

CHARACTER AREAS ......................................................................................................................... 29
  Defining Narrative ............................................................................................................................. 29
  Character Area Matrix .................................................................................................................... 31
  Fort Gaines Central Business District ........................................................................................... 35
  Fort Gaines Stable Residential Neighborhoods ........................................................................... 36
  Fort Gaines Declining Residential Neighborhoods ....................................................................... 39
  Fort Gaines Recreational and Conservation Area .......................................................................... 41
  Fort Gaines Agri-Forestry ................................................................................................................ 43
  Fort Gaines GA Highway 39 Corridor ............................................................................................. 44
  Fort Gaines Chattahoochee River Corridor ..................................................................................... 47
  Other / Special ..................................................................................................................................... 51

COMMUNITY WORK PROGRAM ................................................................................................... 55
  City of Fort Gaines Community Work Program 2014 - 2018 ....................................................... 58

APPENDIX ......................................................................................................................................... 64
  Fort Gaines Comprehensive Plan Update Schedule ......................................................................... 65
  Fort Gaines Leadership Team and Stakeholders List ....................................................................... 66
  Citizen Compiled List of Needs and Opportunities 2014: Fort Gaines .......................................... 67
  Clay County Retail Marketplace Profile .......................................................................................... 68
  Map: Watershed ................................................................................................................................. 70
  Map: Groundwater Recharge Area .................................................................................................. 71
  Map: Wetlands ................................................................................................................................... 72
  Map: Soils ........................................................................................................................................... 73
  Map: Ground Slope ........................................................................................................................... 74

Fort Gaines Comprehensive Plan Update 1
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 Fort Gaines 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 Fort Gaines Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Fort Gaines residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders
The Fort Gaines City Council selected a steering committee at the beginning of the process. This group consisted of a combination of elected officials, planning and zoning board members 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 was used to get citizens involved in the planning process. Civic leaders and civic groups were 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 Fort Gaines at numerous public meetings to gain input on all elements of the Comprehensive Plan Update.

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 Fort Gaines’ potential Needs and Opportunities (See Appendix for Documentation).

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.

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Community Vision

Fort Gaines Vision Statement
The City of Fort Gaines is dedicated to increasing the quality of life for all citizens while maintaining our friendly, small-town, rural lifestyle. Downtown Fort Gaines will evolve into a vital pedestrian, bicycle, and golf cart friendly community with a healthy mix of retail, services, restaurants, and residences. We are committed to fostering a spirit of communication and cooperation between the governing bodies to achieve our goals: broadening the tax base with environment-friendly business and industry; providing more employment options to allow citizens to both live and work within the community; and increase the educated workforce. We aspire to become a place of unity and total community involvement where all citizens are actively engaged in shaping the community’s future.

Community Goals and Policies
Fort Gaines has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving their Community Vision and addressing identified Needs and Opportunities. These policies will guide the City of Fort Gaines in future development decisions. The framework for decisions to be made about the future development of Fort Gaines 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.
  - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Fort Gaines policies and programs, to enhance mutual understanding and improve decision-making.
  - In Fort Gaines, development plans (i.e., subdivisions, PUDs, etc.) should have architectural and site plans reviewed and approved by the planning and zoning commission prior to the granting of final approval.
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 Fort Gaines.

- Protect residential areas and their residents from incompatible land uses and their associated activities.
  - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective and aesthetically pleasing residential developments.

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 each public water system to increase efficiency and operational longevity.

Maintain existing sewerage system to serve all adjacent development areas.
• Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
• Encourage those sanitary sewer 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.
• Encourage coordination between Clay County and Fort Gaines for the expansion of the public sewer system.

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.

Example: Historically Appropriate Infill Housing
• 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.

■ 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 compatible with the city’s 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.
• Encourage mixed use developments in Downtown Fort Gaines.

■ 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 units to improve their properties through the 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 Fort Gaines 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.
• Strive to improve the quality of development along the Chattahoochee River.
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 Fort Gaines 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 Fort Gaines an attractive place in which to live, work and enjoy.
  • Conserve, maintain and promote the natural, historic and cultural resources of Fort Gaines.
  • 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 sector of the economy.
• Establish natural habitats for a variety of wildlife.
• Develop and promote additional competitions and festivals targeted to the hunting/fishing market.
• Encourage the development of the Clay/Quitman/Stewart County’s Scenic Byways Designation.
• 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 Frontier Village, Coleman’s Opera House Museum and Sutton’s Corners Museum.
  • Support regional tourism alliances with other counties and other 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 Fort Gaines.
  • Encourage and support the expansion of Adult Education opportunities in Fort Gaines.
  • 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 Fort Gaines.
  • Support and encourage the provision of recreational and fine arts opportunities for the residents of Fort Gaines.
  • Encourage the collaboration between the Clay County Board of Education and the Fort Gaines City Council on the use of School System facilities for County/City Recreation i.e. ball fields, gymnasiums, etc.
• 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 Fort Gaines.

Transportation
■ Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the City of Fort Gaines 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 Fort Gaines.
  • 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 Fort Gaines.
  • Encourage the implementation of a Gateways Program in Fort Gaines.
  • Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
  • Encourage and support the development of a Sign Ordinance for the City of Fort Gaines.
  • Encourage and support the 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 Fort Gaines which will provide for a Building Inspector/Code Enforcement program.
  • Encourage and support the development of a uniform building permit process including application forms and review criteria.
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 GA 39.
  - Encourage development on sites that are served by water and sewer.

- Promote the Central Business District in the Fort Gaines as the primary commercial and cultural center of Clay County.
  - Encourage and support the efforts of Fort Gaines 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
Fort Gaines 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 Fort Gaines. These objectives will assist community leaders in making local government decisions that affect the county’s future land use patterns, environmental and historical resources, and economic development. These 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.
Identified Needs and Opportunities

- Clean up town.
- Jobs.
- Road repairs.
- Fort Gaines Bi-Centennial Celebration.
- Partner with Bagby State Park to develop Golfing and Fishing Tournaments.
- Clean up or move public housing off the main street.
- Tutoring for youth.
- Arts and Music programs for children.
- Financial help for Frontier Village.
- Economic Development for downtown.
- Better police enforcement of drug-related and loitering laws.
- Remove dilapidated buildings.
- Hold neighborhood clean-ups.
- Keep side streets clear for traffic.
- Partner with the churches.
- Downtown streetscape and façade improvements.
- Need a multi-purpose community center.
- Upgrade Wilson Street and Carroll Street.
- Condition and Use Assessment for Asbury-Speight School Property.
- City gateway and corridor enhancements.
- Improvements and amphitheater at Frontier Village.
- Housing redevelopment strategy.
- Construct a sign for community announcements.
- More opportunities for tourism in Fort Gaines.
- More publicity of community activities to encourage tourism.
- Emergency Medical Care.
- Local High School.
- Improved housing.
- Expand Frontier Village.
- Develop and expand infrastructure for tourism.
- Better affordable housing.
Data and Information

Population
The projected population for Fort Gaines 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 the population. It is believed that as the State of Georgia’s Metropolitan areas continue to grow many residents will chose to relocate to smaller communities to escape the bustle of the larger cities.

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Source: Georgia County Guide 1992 and U.S. Census 2010

Total Population Projections 2005-2030

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<td>3,210</td>
<td>3,161</td>
<td>3,112</td>
<td>3,065</td>
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| Bluffton         | 111  | 108  | 104  | 101  | 98
| Fort Gaines      | 1,035| 998  | 960  | 923  | 887 |
| Unincorporated  | 2,113| 2,104| 2,097| 2,088| 2,080|

Source: U.S. Census Bureau, River Valley RC Staff, 2014

Economic Development
Fort Gaines has a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. The city does not have a broad range of business types. The majority are retail-type establishments with limited employment opportunities. Currently education is the largest employer. Because of the city’s location on Lake Walter F. George, there is potential for a variety of eco-tourism businesses allowing stabilization and diversification and stability of the economy. Some businesses not currently represented in the Fort Gaines marketplace are Furniture/Home Furnishings Stores; Auto Parts, Accessories, and Tire Stores; and Clothing/Clothing Accessories Stores. Tourism (including cultural sites, eco-tourism, and agri-tourism sites), horticultural nurseries and agribusinesses continue to be excellent prospects for industry development and employment.
Housing
The housing stock in Fort Gaines consists of a mixture of traditional single-family stick-built homes, multi-family units and manufactured housing units. The city’s 2010 housing inventory consists of 577 housing units.

The majority of the city’s housing stock is single family units, 67.9% of total units in 2010. Secondary housing components consist of manufactured housing units and multi-family. As of 2010, multi-family units comprised 20.6% of all housing units while the stock of manufactured housing units decreased. In 1980, manufactured housing units comprised 4 of the total housing units; by 2000 the number of mobile home units had grown to 21.4% of the city’s housing stock. In 2010, however, that percentage decreased to 11.4%. While there is a need for affordable housing in Fort Gaines, this trend shows that residents prefer stick-built or modular housing to manufactured housing units.

Community Facilities
Fort Gaines has an excellent ground water supply and has operated a public water system for its citizens for nearly 100 years. City public works staff maintain the system in accordance with state law. As typical of aging systems, though, the Fort Gaines
water system requires upgrades of pipes and equipment to insure service and water quality.

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<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

<table>
<thead>
<tr>
<th>City/County</th>
<th>Water Plant Capacity (gal/day)</th>
<th>Consumption (gal/day)</th>
<th>Elevated Storage Capacity</th>
<th>Ground Storage Capacity</th>
<th>Cumulative Pumping Capacity</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>TOTAL</td>
<td>462,000</td>
<td>373,000</td>
<td>1,201,000</td>
<td>300,000</td>
<td>1702 gpm</td>
<td>2039</td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013

The City of Fort Gaines sewer system consists of 7 pump stations, gravity flowing lines, and an activated sludge wastewater treatment plant (WWTP). The sewage system is not available to all parts of the city. The Fort Gaines sewer system is also aging. The City has applied for and received funding to replace/repair pipes and manholes. However, they also need new equipment at the wastewater treatment plant.
Health Services
Fort Gaines has one Health Department located on Wilson Street in the City of Ft. Gaines. There is one doctor in the City Ft. Gaines. Fort Gaines is within a 20-mile radius of three hospitals: Patterson Hospital in Cuthbert, Calhoun Memorial in Edison and Early Memorial in Blakely. In addition, Fort Gaines residents utilize the tertiary level hospitals in Dothan, Alabama and Albany, Georgia. 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. This shows a need for basic healthcare for the entire community, but especially for those without reliable transportation.

Transportation
The City of Fort Gaines is served by Georgia Highway 39 (North – South) and Georgia Highway 37 (East –West) which connects to U.S. 27 and Alabama 10. State route 266 connects to U.S. 82 West of City of Cuthbert. The major city arterial streets are Hancock, Jefferson, Washington and Commerce Street. Although, the city is located on the Chattahoochee River, there is no port facility. The nearest barge facilities are located in Eufaula, Alabama, 23 miles North of Fort Gaines and Columbia, Alabama.

The City does not operate a public transportation system; however, Clay County operates a transit service on a fixed route and an as-needed basis. This is the only mass transportation system in the city. There is no rail transportation. However, Fort Gaines is located on the Chattahoochee River at a point where barge traffic is possible. The lock, dam, and Lake Walter F. George make water traffic a possible means of transportation. However, there is no port facility in the county. The nearest barge facilities are located in Eufaula, Alabama, 23 miles North of Fort Gaines and Columbia, Alabama.

An opportunity exists for the public transit service to partner with similar systems in surrounding jurisdictions to increase the service area for local citizens and riders.

Fort Gaines Comprehensive Plan Update

<table>
<thead>
<tr>
<th>Sewage Treatment System Capabilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sewage Plant Capacity (gal/day)</strong></td>
</tr>
<tr>
<td>Clay County</td>
</tr>
<tr>
<td>City of Bluffton</td>
</tr>
<tr>
<td>City of Fort Gaines</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
</tr>
</tbody>
</table>

Source: RVRC Regional Plan 2013
Land Use

Existing Land Use
Maximizing land development opportunities while protecting natural resources is an important goal for Fort Gaines. Key challenges for county officials include protecting natural resources while encouraging development and establishing an effective mix of appropriate land uses. Housing is the primary land use in Fort Gaines. Both single-family detached housing and multi-family options are available for city residents. Industrial land use comes in second at 23.04% of land in Fort Gaines. Industrial uses are located predominantly along the state highway corridors.

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

<table>
<thead>
<tr>
<th>Fort Gaines Existing Land Use</th>
<th>Acres</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (low density)</td>
<td>1,368.87</td>
<td>45.16%</td>
</tr>
<tr>
<td>Residential (high density)</td>
<td>88.09</td>
<td>2.91%</td>
</tr>
<tr>
<td>Agriculture/Forestry</td>
<td>86.56</td>
<td>2.86%</td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communication</td>
<td>284.57</td>
<td>9.39%</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td>38.23</td>
<td>1.26%</td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>276.66</td>
<td>9.13%</td>
</tr>
<tr>
<td>Industrial</td>
<td>698.34</td>
<td>23.04%</td>
</tr>
<tr>
<td>Commercial</td>
<td>189.85</td>
<td>6.26%</td>
</tr>
<tr>
<td>Total</td>
<td>3,031.15</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.

A major development trend in Fort Gaines is the potential growth around George Bagby State Park and Lake Walter F. George. In this area, the city faces many development issues related to growth, including availability of public utilities (water/sewer) and
adequate road capacity and condition (paved roads/dirt roads). The Fort Gaines City Council will need to balance desired growth with its effects on the natural beauty that makes this part of Fort Gaines desirable and potential negative impacts on environmentally sensitive areas.
Future Land Use

Areas Requiring Special Attention

Areas Where Development is Likely to Occur
The major growth area in Fort Gaines is in the north section of the city toward George Bagby State Park. Fort Gaines has extended water and sewer lines to the park and increased capacity for new services in that area. See Future Development Areas Map.

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 Fort Gaines, development of areas adjacent to and affecting the Chattahoochee River should be reviewed for compliance with state and local ordinances and regulations. See Future Development Areas Map.

Acreage of Parks, Recreation, Conservation Lands in Clay County

<table>
<thead>
<tr>
<th></th>
<th>Total Park, Recreation, Conservation Land Use (Acres)</th>
<th>Designated Wildlife Management Areas, State Parks, Natural Areas (Acres)</th>
<th>Local Parks and Conservation Areas (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>1,824.60</td>
<td>1,066.56</td>
<td>758.04</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. See Fort Gaines Water Supply Watersheds Map in the Appendix for specifics.

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. While the southern portion of Clay County is located over the Cretaceous-Tertiary aquifer system; Fort Gaines is not within that groundwater
recharge area. See Fort Gaines Groundwater Recharge Areas Map in the Appendix for specifics.

**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. See Fort Gaines Wetlands Map in the Appendix for specifics.

**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 streams. The soils on flood plains are loamy or clayey throughout. See Fort Gaines Soils Map in the Appendix for specifics.

**Steep Slopess**
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. See Fort Gaines Slopes Map in the Appendix for specifics.

**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 is one individually listed National Register Historic Property in the City of Fort Gaines: The Dill House (102 S. Washington Street). The Clay County Courthouse is also listed in the National Register of Historic Places as part of a Multiple Resource Nomination for all the Courthouses in the State of Georgia. The Fort Gaines National Register Historic
District, the only district, is bounded by the Chattahoochee River, GA Hwy 37, GA Hwy 39, College, Commerce, and Jefferson Streets. Fort Gaines also has one archaeological National Register Historic Site: the Fort Gaines Cemetery or Pioneer Cemetery. See Future Development Areas Map.

The City of Fort Gaines completed a revitalization study of its downtown area in 2006. Fort Gaines 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 City of Fort Gaines ran water and sewer lines to the northern section of the city around George Bagby State Park. Fort Gaines has also increased their capacity to provide service to this area in expectation of future growth. See Future Development Areas Map.

**Areas with Significant In-fill Development Opportunities**
In-fill opportunities exist in and around Fort Gaines. Overall, in-fill opportunities within the city limits are good, because of available public water and public sewer. However, some existing vacant lots should be kept for park and open space. See Future Development Areas Map.

**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 Fort Gaines consist of mostly junk yards, old gas stations, and property with abandoned vehicles and equipment. See Future Development Areas Map.
Areas of Disinvestment
All communities have areas of disinvestment or areas in need of improvement Fort Gaines is no different. Market forces over time will 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. See Future Development Areas Map.
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>
</tr>
</thead>
<tbody>
<tr>
<td>High Priority Management Practices</td>
</tr>
<tr>
<td>○ Support implementation of Tier 1 and Tier 2 conservation activities.</td>
</tr>
<tr>
<td>○ Encourage use of point source discharges for wastewater treatment effluent disposal for major facilities (greater than one million gallons per day).</td>
</tr>
<tr>
<td>○ Study the development of new and/or enhancement of existing surface water storage reservoirs.</td>
</tr>
<tr>
<td>○ Implement new and/or enhance existing surface water storage as necessary.</td>
</tr>
<tr>
<td>○ 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>
</tr>
<tr>
<td>○ Advocate for changes to the US Army COE Water Control Manual for the ACF basin.</td>
</tr>
<tr>
<td>○ 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>
</tr>
</tbody>
</table>

Source: Middle Chattahoochee Regional Water Plan
Character Areas

Defining Narrative

Character Areas are a specific geographic area within Fort Gaines 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 the 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 development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
- 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 Fort Gaines.
- 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, 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.
  - Pursue, promote and encourage coordination of the plans of public boards, agencies, commissions, and other authorities in accordance with the policies and programs of Fort Gaines 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 Fort Gaines 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>Fort Gaines Central Business District</td>
<td>Fort Gaines will have vibrant and active downtown that has been fully restored. All buildings will be occupied with businesses and the streets will be occupied with customers six (6) days a week.</td>
<td>Residential (high density) Commercial</td>
<td>Economic Prosperity Resource Management Sense of Place Transportation Options</td>
</tr>
<tr>
<td>Fort Gaines Stable Residential Neighborhoods</td>
<td>Fort Gaines Stable Residential Neighborhoods will be majority owner-occupied single-family homes, stick-built or manufactured housing units and serve as a continuing example of well-maintained, stable neighborhoods with many sidewalks to encourage pedestrian access, street lighting, and limited vacant properties.</td>
<td>Residential (low and medium density)</td>
<td>Resource Management Efficient Land Use Local Preparedness Housing Options Transportation Options</td>
</tr>
<tr>
<td>Fort Gaines Declining Residential Neighborhoods</td>
<td>The decline of neighborhoods is stopped before it becomes necessary to redevelop the neighborhood.</td>
<td>Residential (low and medium density single-family and multi-family)</td>
<td>Resource Management Efficient Land Use Local Preparedness Sense of Place Housing Options Transportation Options</td>
</tr>
<tr>
<td>Fort Gaines Recreational &amp; Conservation Area</td>
<td>Fort Gaines will encourage the use of local parks and other significant areas to help protect natural resources, provide recreational opportunities, and support the local economy and the health and welfare of local residents.</td>
<td>Parks/ recreation/ conservation.</td>
<td>Economic Prosperity Resource Management Efficient Land Use Local Preparedness Sense of Place Housing Options Transportation Options Community Health</td>
</tr>
<tr>
<td>Fort Gaines Agri-Forestry</td>
<td>Maintaining agriculture and forestry practices that are a part of Fort Gaines’ development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.</td>
<td>Agriculture/ forestry Residential (low density) Transportation/ communication/ utility Limited public institutional</td>
<td>Resource Management Efficient Land Use Local Preparedness Sense of Place Housing Options Transportation Options</td>
</tr>
<tr>
<td>Fort Gaines GA Highway 39 Corridor</td>
<td>The City of Fort Gaines will have a vibrant and active downtown that has been fully restored with viable businesses and active streets while protecting all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views.</td>
<td>Agriculture/forestry Residential (low and high density) Commercial</td>
<td>Economic Prosperity Resource Management Efficient Land Use Local Preparedness Sense of Place Housing Options Transportation Options</td>
</tr>
<tr>
<td>Fort Gaines Chattahoochee River Corridor</td>
<td>The City of Fort Gaines will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Fort Gaines will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.</td>
<td>Agriculture/forestry Parks/ recreation/ conservation Residential (low density) Limited industrial Limited public/institutional</td>
<td>Economic Prosperity Resource Management Efficient Land Use Local Preparedness Sense of Place Regional Cooperation Transportation Options</td>
</tr>
<tr>
<td>Character Areas</td>
<td>Vision</td>
<td>Land Uses</td>
<td>Quality Community Objectives</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Other / Special</td>
<td>Fort Gaines will continue to have a nursing home as well as public schools, public housing, 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>Efficient Land Use</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Local Preparedness</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Regional Cooperation</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Transportation Options</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Educational Options</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Community Health</td>
</tr>
</tbody>
</table>
Fort Gaines Central Business District

Vision:

Fort Gaines will have a vibrant and active downtown that has been fully restored with viable businesses and active streets.

Description:

- The traditional downtown areas of Fort Gaines will be maintained as the focal point of the city and county. Downtown Fort Gaines will be attractive, mixed-use (residential/commercial), pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Fort Gaines will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, street furniture and aesthetically pleasing landscaping.
- Vacant sites close to downtown Fort Gaines will be used for infill development and will be developed to match the quality characteristics of surrounding neighborhoods.
- Development in Downtown Fort Gaines will contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.

Land Uses or Zoning Categories to be allowed:

Single-Family high density (12,000 sq. ft. minimum lot size) residential and commercial (no minimum lot size). Public water and sewer are required for development in this area. Preferred land use categories are R-1, RO, C-1, and C-2.
Quality Community Objectives addressed:
Economic Prosperity, Resource Management, Sense of Place, Transportation Options

Implementation Measures and Strategies:

- Promote and preserve the existing sense of place in Fort Gaines.
  - Develop tours of historic places such as the National Register Historic District, the Pioneer Cemetery, the Frontier Village, the Coleman Museum and Sutton’s Corner Museum.
  - Maintain existing historic structures.
- 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 Districts.
  - Encourage the rehabilitation of storefronts in the Central Business District.
- Promote the Central Business District in Fort Gaines.
  - Encourage and support the efforts of Fort Gaines to make improvements to the downtown including streetscapes, landscape, signage, addition of bicycle lanes and racks, and renovation/restoration of public and private properties.
  - Support the location and maintenance of desirable and suitable entertainment facilities downtown.
  - Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Central Business Districts.
  - 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.
Fort Gaines Stable Residential Neighborhoods

**Vision:**

Fort Gaines Stable Residential Neighborhoods will be majority owner-occupied single-family homes, stick-built or manufactured housing units and serve as a continuing example of well-maintained, stable neighborhoods with many sidewalks to encourage pedestrian access, street lighting, and limited vacant properties.

**Description:**

- Fort Gaines will promote infill development on vacant sites.
- Sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood in lieu of development on Greenfield sites.
- Traffic calming measures and pedestrian/multi-modal amenities will be used.
- Fort Gaines will have a distribution of affordably priced homes.

**Land Uses or Zoning Categories to be allowed:**

Single-Family Low and medium density residential, with densities between ¼ acre and ½ acre. High density residential will be allowed in designated areas. Commercial uses and residential office allowed along GA Hwy 39 and Washington Street. Preferred land use categories are R-1, R-2, C-2, RO, and I-1.

**Quality Community Objectives addressed:**

Resource Management, Efficient Land Use, Local Preparedness, Housing Options, Transportation Options

Example: Historically Appropriate Affordable Housing
Implementation Measures and Strategies:

- Protect residential areas and their residents from incompatible land uses and activities.
  - Discourage incompatible land uses within residential neighborhoods.
  - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
- Encourage and support construction of new housing citywide to meet local housing demand.
  - Develop and support more housing opportunities citywide to help Fort Gaines become more desirable as a place of residence.
  - Encourage innovative housing citywide that is compatible with Fort Gaines' 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.
  - Promote affordable housing.
Fort Gaines Declining Residential Neighborhoods

Vision:
The decline of neighborhoods is stopped before it becomes necessary to redevelop the neighborhood.

Description:
- New development will match typical densities of older centers of the community. Infill development on vacant sites will be encouraged.
- Sites with existing infrastructure in place will be used for new development, matching the character of the surrounding neighborhood in lieu of development on greenfield sites.
- A well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.).
- Facilities for bicycles and alternative modes of transportation, including special lanes, frequent storage racks, etc. will be included.
- Sidewalks will be used for easy access to nearby shopping, schools and other areas where residents travel daily.
- There will be a distribution of affordably priced homes throughout the city.
- Houses will be located near the street, with large front porches that encourage interaction with neighbors.
- New residential development that matches the mix of housing types and styles of older homes will be required.
- New developments will reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.
Existing neighborhoods will be retrofitted to improve access by pedestrians and alternative modes of transportation and connectivity with nearby commercial areas.

**Land Uses or Zoning Categories to be allowed:**
Low and medium density single-family and multi-family, stick built and manufactured housing units, including duplexes, townhouses, apartments, and condominiums at a minimum density of ¼ of an acre residential. Higher density residential is to be allowed in designated areas where water and public sewer is available and areas where existing higher density units exists. Commercial uses allowed along East Hancock Street, Washington Street, and GA Hwy 39. Preferred land use categories include R-1, R-2, C-2, I-1, and MHD.

**Quality Community Objectives addressed:**
Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Housing Options, Transportation Options

**Implementation Measures and Strategies:**
- Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions through all available public and private means.
  - Strive for the elimination of housing discrimination and promote fair housing practices.
  - Encourage owners of substandard housing units to improve their properties through use of every available means including 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 Fort Gaines which will provide for a Building Inspector/Code Enforcement official.
  - Support enforcement of existing building codes and nuisance ordinances.
  - Support continued improvement of existing housing conditions through every available means.
  - Encourage and support owners of substandard housing units to improve their properties through the use of every available means, including public technical assistance and seeking public financing support.
Fort Gaines Recreational and Conservation Area

Vision:
Due to flooding potential and other environmental concerns, Fort Gaines will encourage the use of local parks and other significant areas to help protect natural resources, provide recreational opportunities, and 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 tennis courts or multi-purpose recreation fields).
■ 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:

Quality Community Objectives addressed:
Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Transportation Options, Community Health

Implementation Measures and Strategies:
■ Conserve, maintain and promote the Fort Gaines 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 Fort Gaines Recreation Area.
  • Support regional tourism alliances with other counties and other facilities to increase the number of visitors.

- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Fort Gaines 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 Fort Gaines.

- Promote and Enhance the Outdoor Recreation Industry.
  • Encourage the further development of the Fort Gaines Recreational Area.
  • 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.
Vision:
Maintaining agriculture and forestry practices that are a part of Fort Gaines’ development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.

Description:
- Limited new development.
- Protect farmland/forest land and open space.
- Maintain appropriate size lot.
- Promote use of conservation easements by landowners.
- Limit the development of residential subdivision.
- Require compatible architectural designs that maintain the rural character.
- Widening roadways only when absolutely necessary and with careful designs.
- Any residential development should be done on 1+ acre tracts.

Land Uses or Zoning Categories allowed:
Agriculture/forestry, low-density single-family residential (including manufactured homes) on a minimum 1 acre, transportation/communication/utility and limited public institutional use. Preferred land use categories include A-1, R-1, C-2, and I-1.

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

- Conserve and maintain shared green spaces for natural resources and recreation.
  - Require that construction designs minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Protect residential areas and residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective, aesthetically conforming residential developments.
  - Prohibit the disposal of hazardous waste within Fort Gaines.

Example: Conservation Easement
Vision:
The City of Fort Gaines will have a vibrant and active downtown that has been fully restored with viable businesses and active streets while protecting all undeveloped land along the route of GA Highway 39 having significant natural, historic, and/or cultural features and scenic or pastoral views.

Description:
- Limited development in unimproved areas in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Vacant sites close to downtown Fort Gaines will be used for infill development and will be developed to match the quality characteristics of surrounding neighborhoods.
- The traditional downtown areas of Fort Gaines will be maintained as the focal point of the city and county with attractive, mixed-use (residential/commercial), pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Fort Gaines will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, sidewalks, street furniture and aesthetically pleasing landscaping.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged to protect viewsheds as identified on a case by case basis.
**Land Uses or Zoning Categories to be allowed:**

Agriculture/forestry, low-density single-family residential (where public water and sewer are unavailable), commercial development including but not limited to, transportation, related retail establishments, office buildings and other service related uses. Where public water and sewer are available, single-family high density (12,000 sq. ft. minimum lot size) residential and commercial (no minimum lot size) will be allowed. Commercial development will be encouraged at highway intersections. Preferred land use categories preferred include R-1, RO, RR, C-1, and C-2.

**Quality Community Objectives addressed:**

Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Transportation Options

**Implementation Measures and Strategies:**

- Establish and enforce guidelines to protect characteristics deemed to have scenic value.
  - Require compatible landscaping and architectural designs that enhances the scenic value of the corridor.
  - Encourage and support the development of a Sign Ordinance for Fort Gaines.
- Manage flow of traffic; using directory signage to clustered developments.
  - Provide pedestrian linkages to adjacent and nearby residential or commercial districts.
  - Encourage the implementation of a Gateways Program in Fort Gaines.
  - Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.
- Promote and preserve the existing sense of place in Fort Gaines.
  - Encourage adaptive re-use of historic structures.
  - Preserve historic and cultural buildings and monuments.
- 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 along GA Hwy 39.
  - Encourage the rehabilitation of storefronts along GA Hwy 39.
- Promote the Central Business District in Fort Gaines.
  - Encourage and support the efforts of Fort Gaines to make improvements to the downtown including streetscapes, landscape, signage, addition of bicycle lanes and racks, and renovation/restoration of public and private properties.
  - Provide daily clean-up services along GA Hwy 39 in downtown Fort Gaines.

Example: Streetscape Improvements
Fort Gaines Chattahoochee River Corridor

Vision:
The City of Fort Gaines will protect the Chattahoochee River through sound and wise planning and the use of best management practices. Fort Gaines will encourage economic development in the area, including limited industrial growth, by promoting a variety of recreational uses within the River Corridor and encouraging the development of businesses to serve the people utilizing the Chattahoochee.

Description:
- Limited development in this area in order to maintain its existing natural state.
- Conservation easements will be encouraged.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, developments will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Land Uses or Zoning Categories to be allowed:
Agriculture/forestry, parks/recreation/conservation, low density residential, limited industrial and public/institutional in a very limited manner. Preferred land use categories include: A-1, R-1, and I-1.

Quality Community Objectives addressed:
Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Transportation Options
Implementation Measures and Strategies:

■ Conserve, maintain and promote the natural, historic and cultural resources of Fort Gaines.
  • Encourage maximum use of the county’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.
  • Support the development of additional cultural resources that will aid in the understanding of local heritage.
  • Encourage the further development of eco-tourism initiatives.
  • Support regional tourism alliances with other counties and other facilities to promote existing and future natural, historic and cultural resources to increase the number of visitors.
  • Encourage the development of the Clay/Quitman/Stewart/Calhoun County’s GA Hwy 39 Scenic Byways Designation.

■ Conserve, maintain and promote the natural, historic, and cultural resources in order to make Fort Gaines 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 the county.

■ Promote and Enhance the Outdoor Recreation Industry.
- Encourage additional boat ramps along the Chattahoochee River.
- Encourage the development of service facilities to meet the needs of the Outdoor Recreation Industry.
- Establish natural habitats for a variety of wildlife.
- Develop and promote additional competitions and festivals targeted to this market.

■ Conserve and maintain shared green spaces for recreation and natural resources preservation.
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
■ 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 Fort Gaines.
■ Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions through all available public and private means.
  - Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
  - Strive for the elimination of housing discrimination and promote fair housing practices.
  - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - Promote and encourage more affordable housing opportunities.
  - Encourage owners of substandard units to improve their properties through the use of every available means.
The proposed Phenomenon Trail system has great potential to expose users to the unique beauty and variety of amenities that lie along the Chattahoochee River. Beginning at Bagby State Park, the proposed route for phase one of the trails is created based on a previous study of the site. A variety of environments unfold along the route, from the shores of the river to woodlands and farmsteads. A possible amendment to phase one is to connect to Corps property earlier to avoid crossing private property. This portion of the trail could be used either as the route for the main trail or as a spur connecting with the main trail further south.

Phase two begins at Walter F. George Lock and Dam. This portion of the trail can quickly be linked with existing, unpaved roads and an old railroad. The reuse of the road and railroad would require minimal grading, thus reducing the cost of construction and damage to the environment. Porous concrete is recommended for this portion of the trail, and if kept up properly, is allowed by the Department of Transportation.

This section also provides users with cultural and historical elements in addition to the natural landscape. The old railway can be interpreted and tied to refurbished buildings including an old cotton gin and warehouses. Various spurs have been added to key points of interest such as the lock and dam system, an overlook of the Chattahoochee River, a playground and recreation area, and an interpretive center for the trail. Native plant systems will be protected by designated walkways and pathways and educational kiosks will explain and interpret the uniqueness of the ecosystem.

The end destination of the trail is downtown Fort Gaines. The trail is connected to downtown through several routes, one of which will lead through the interpretive center. These routes will serve both the residents of Fort Gaines and tourists who come to the area seeking a unique experience. Signage and information kiosks will help visitors pick their routes. Economic invigoration, education, and environmental appreciation should result from this new trail experience.
**Vision:**
Fort Gaines will continue to have public schools, public housing, 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, Efficient Land Use, Local Preparedness, Regional Cooperation, Transportation Options, Educational Options, Community Health

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.

- Maintain existing sewerage systems and serve all adjacent development areas.
  - Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
  - Encourage those sanitary sewer 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.
- Encourage coordination between Fort Gaines and Clay County for the expansion of the public sewer system.

- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the city and on through routes for local and regional travelers.
  - Provide for safe, efficient movement of people, goods and services in and around Fort Gaines.
  - 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 Fort Gaines.
  - 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 Clay County.

- Support and encourage the provision of recreational and fine arts opportunities for the residents of Fort Gaines.
  - Encourage collaboration between the Clay County Board of Education and the Fort Gaines City Council 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.
## Community Work Program

### City of Fort Gaines Report of Accomplishments 2007 – 2012

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continue to work with the County and Bagby Park in the development of a nature and biking trail known as the Phenomenon Trail</td>
<td>Currently Underway</td>
<td>Phase 1 completed in 2013. Phase 2 underway. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed recreation improvements.</td>
<td>Postponed</td>
<td>Lack of funding. Resume in 2014. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Improve firefighting capabilities in the community.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Make necessary improvements to the water and sewer systems.</td>
<td>Currently Underway</td>
<td>Sidewalk improvements were completed in 2013. Other improvements scheduled for completion in 2014.</td>
</tr>
<tr>
<td>Continue to make street improvements, sidewalk improvements, and beautify Ft Gaines with landscaping, pedestrian-bicycle amenities, and street lights.</td>
<td>Currently Underway</td>
<td>Phase 1 completed with CDBG funds in 2013. Phase 2 funded through CDBG in 2013. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Recruit and retain appropriate medical personnel and facilities to attend to the needs of city residents.</td>
<td>Not Accomplished</td>
<td>The City does not have the staff or funding to complete this goal. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Resurface city roads, pave densely populated roads, and provide drainage improvements.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Purchase necessary equipment and vehicles for public safety and public service departments.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Support the downtown facade program operated by the Fort Gaines Historic Society, Inc.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Develop a safe route to the Elementary School from downtown Ft. Gaines by extending an existing city street and adding sidewalks.</td>
<td>Not Accomplished</td>
<td>The City applied for Safe Routes to School money, but was not funded. This item will not be carried over to the new work program.</td>
</tr>
</tbody>
</table>

### Economic Development

<table>
<thead>
<tr>
<th>Activity</th>
<th>Status</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Work with County, EDC, and neighboring communities on a regional Welcome Center</td>
<td>Not Accomplished</td>
<td>Lack of Interest. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Continue to support the Clay County EDC in local marketing efforts</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Support the Clay County Development Authority, Clay County Economic Development Council, the 4-County Southwest Georgia Development</td>
<td>Not Accomplished</td>
<td>All elements of this activity were completed, except for the 4-county Southwest Georgia Development Authority. That organization</td>
</tr>
<tr>
<td>Authority, and the 4-County Southwest Georgia Chamber of Commerce.</td>
<td>disbanded. This item will not be carried over to the new work program.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Support the county’s application for a Scenic Byway Designation for Hwy 39.</td>
<td>Postponed</td>
<td>Resume in 2015. This item will be carried over to the new work program.</td>
</tr>
<tr>
<td>Recruit appropriate businesses for the city, especially major highway corridors.</td>
<td>Not Accomplished</td>
<td>The City does not have the staff or personnel to accomplish this goal. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Develop an inventory of sites and buildings that are available for redevelopment.</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>Adopt highway corridor/overlay district to regulate parking, signage, landscaping and points of ingress and egress.</td>
<td>Postponed</td>
<td>Resume 2016. This item will be carried over to the new work program.</td>
</tr>
</tbody>
</table>

### 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></td>
</tr>
<tr>
<td>Continue to implement housing rehabilitation programs in the city.</td>
<td>Postponed</td>
<td>Resume in 2014. This item will 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>Review and update Comprehensive Plan.</td>
<td>Currently Underway</td>
<td>Projected Completion Date: 2014</td>
</tr>
<tr>
<td>Review and update Solid Waste Management Plan.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Enforce zoning ordinance and subdivision regulations.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Continue efforts to adopt and enforce buffer requirements along roadways.</td>
<td>Postponed</td>
<td>Resume 2014. This item will be combined with another item in the new work program.</td>
</tr>
<tr>
<td>Review and update development ordinances to promote appropriate infill development, environmentally friendly development with proper infrastructure, and greenspace.</td>
<td>Postponed</td>
<td>Resume 2014. This item will be combined with another item in 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>Not Accomplished</td>
<td>The City is negotiating</td>
</tr>
<tr>
<td>Adopt an ordinance to encourage preservation of existing shade trees or planting of new ones in new developments.</td>
<td>Postponed</td>
<td>Resume 2014. This item will be combined with another item in 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>Postponed</td>
<td>Resume 2014. This item will be combined with another item in the new work program.</td>
</tr>
<tr>
<td>Review the existing subdivision ordinance to provide illustrative examples of desirable new</td>
<td>Postponed</td>
<td>Resume 2014. This item will be combined with another item in the new work program.</td>
</tr>
</tbody>
</table>
development.

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Appoint a historic preservation commission, develop and adopt a historic preservation ordinance with design review.</td>
<td>Not Accomplished</td>
<td>This item never got out of the discussion phase with the council. It will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Develop an inventory of natural and cultural resources to aid in county decision making.</td>
<td>Not Accomplished</td>
<td>There is an existing historic resources survey. This item will not be carried over to the new work program.</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>----------</td>
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<td>----------------------------</td>
</tr>
<tr>
<td>Hold an annual town clean-up day.</td>
<td>2014 X 2015 X 2016 X 2017 X 2018 X 2019 X</td>
<td>Ft Gaines City Council Ft Gaines Garden Club Ft Gaines Women's Club Ft Gaines Lions Club</td>
</tr>
<tr>
<td>Apply for grant funds to complete streetscape improvements in the downtown.</td>
<td>2014 X</td>
<td>Ft Gaines City Council DCA</td>
</tr>
<tr>
<td>Construct a sign to show community announcements and publicize community events.</td>
<td>2014 X</td>
<td>Ft Gaines City Council Ft Gaines Garden Club Ft Gaines Women's Club Ft Gaines Lions Club</td>
</tr>
<tr>
<td>Expand Frontier Village and construct an amphitheater in conjunction with it to promote events.</td>
<td>2014 X 2015 X 2016 X</td>
<td>Ft Gaines City Council Ft Gaines Garden Club Ft Gaines Women's Club Ft Gaines Lions Club</td>
</tr>
<tr>
<td>Work with Downtown Development Authority to improve downtown building facades.</td>
<td>2014 X 2015 X 2016 X</td>
<td>Fort Gaines City Council Fort Gaines DDA</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>Work with Clay County Board of Education to relocate Clay County High School.</td>
<td>X</td>
<td>Fort Gaines City Council Clay County Board of Commissioners Clay County Board of Education</td>
</tr>
<tr>
<td>Work with power plant and technical college to provide job training for local workforce for employment at the power plant.</td>
<td>X X X</td>
<td>Fort Gaines City Council Albany Technical College Power Plant</td>
</tr>
<tr>
<td>Prepare to host the Ft Gaines Bi-Centennial Celebration.</td>
<td>X X X</td>
<td>Ft Gaines City Council Ft Gaines Garden Club Ft Gaines Women's Club Ft Gaines Lions Club Ft Gaines 200 Commission</td>
</tr>
<tr>
<td>Apply for grant funding to upgrade water and sewer lines and service.</td>
<td>X X X</td>
<td>Fort Gaines City Council</td>
</tr>
<tr>
<td>Recruit a bank to locate a branch in town.</td>
<td>X X</td>
<td>Ft Gaines City Council Clay County EDC</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>Create a park at the corner of Jefferson Street and Hancock Street</td>
<td>X X X X X X</td>
<td>Ft Gaines City Council, Ft Gaines DDA</td>
</tr>
<tr>
<td>Partner with the School Board to provide/improve after-school programs for youth.</td>
<td>X X X X X X</td>
<td>Ft Gaines City Council, Clay County Board of Education</td>
</tr>
<tr>
<td>Continue to work with the County and Bagby Park in the development of a nature and biking trail known as the Phenomenon Trail</td>
<td>X X X X X X</td>
<td>Ft Gaines City Council, Clay County Board of Commissioners, Bagby State Park</td>
</tr>
<tr>
<td>Work with the Clay County-Fort Gaines Recreation Committee on gymnasium improvements and other needed recreation improvements.</td>
<td>X X X X X</td>
<td>Ft Gaines City Council, Clay County Board of Commissioners, Clay County Board of Education</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
<td>Responsible Party/Partners</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Continue to make street improvements, sidewalk improvements, and beautify Ft Gaines with landscaping, pedestrian-bicycle amenities, and street lights.</td>
<td>X X X X X X</td>
<td>Ft Gaines City Council Ft Gaines DDA</td>
</tr>
<tr>
<td>Support the county’s application for a Scenic Byway Designation for Hwy 39.</td>
<td>X X</td>
<td>Ft Gaines City Council Clay County Board of Commissioners Clay County EDC GDOT</td>
</tr>
<tr>
<td>Adopt highway corridor/overlay district to regulate parking, signage, landscaping, buffers and points of ingress and egress.</td>
<td>X X X</td>
<td>Ft Gaines City Council Clay County Board of Commissioners GDOT</td>
</tr>
<tr>
<td>Review and update development ordinances with illustrative examples to promote appropriate infill development, roadway buffers, environmentally friendly development with proper infrastructure, and greenspace.</td>
<td>X X X</td>
<td>Ft Gaines City Council RVRC</td>
</tr>
<tr>
<td>Activity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Continue to implement housing rehabilitation programs in the city.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve and expand the existing housing stock for all income levels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District and Highway Corridors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide weekly clean-up services along GA Hwy 39 in downtown Fort Gaines.</td>
<td></td>
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</tr>
<tr>
<td>Encourage and support the expansion of services at the library in Fort Gaines.</td>
<td></td>
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<tr>
<td>Update and expand on historic walking/driving/biking tours of Fort Gaines.</td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Time Frame</th>
<th>Responsible Party/Partners</th>
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<tr>
<td>2014</td>
<td>Ft Gaines City Council</td>
</tr>
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<td>2015</td>
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</tr>
<tr>
<td>2019</td>
<td>Ft Gaines City Council</td>
</tr>
<tr>
<td>2014</td>
<td>SWGA Housing Authority</td>
</tr>
<tr>
<td>2015</td>
<td>SWGA Housing Authority</td>
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<tr>
<td>2016</td>
<td>SWGA Housing Authority</td>
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<tr>
<td>2017</td>
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<tr>
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<td>SWGA Housing Authority</td>
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<tr>
<td>2019</td>
<td>SWGA Housing Authority</td>
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<tr>
<td>2014</td>
<td>Ft Gaines City Council</td>
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<tr>
<td>2015</td>
<td>Ft Gaines City Council</td>
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<tr>
<td>2016</td>
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<td>2018</td>
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<tr>
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<tr>
<td>2014</td>
<td>Ft Gaines City Council</td>
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<td>2019</td>
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<tr>
<td>2014</td>
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<tr>
<td>2019</td>
<td>Ft Gaines City Council</td>
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<tr>
<td>2014</td>
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<td>2015</td>
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<td>Ft Gaines City Council</td>
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<tr>
<td>2019</td>
<td>Ft Gaines City Council</td>
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<table>
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<tr>
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<td>$10,000</td>
<td>City Funds</td>
</tr>
<tr>
<td>$10,000</td>
<td>City Funds</td>
</tr>
<tr>
<td>Activity</td>
<td>Time Frame</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Adopt Part V Planning Criteria for river corridors and groundwater recharge areas.</td>
<td>X X</td>
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</tbody>
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Appendix
# Fort Gaines 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>
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<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 quality community objectives.</td>
<td>February 11, 2014</td>
</tr>
<tr>
<td>Land Use Element</td>
<td>✓</td>
<td></td>
<td>• Character Area Map and Defining Narrative.</td>
<td>February 11, 2014</td>
</tr>
<tr>
<td>Economic Development Element</td>
<td>✓</td>
<td></td>
<td>• Use CEDS information to develop this section.</td>
<td>March 11, 2014</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 25, 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

Fort Gaines Leadership Team and Stakeholders List

Fort Gaines Leadership Team

Terina Kenyon
Foy Martin
Shirley Christian
Daisy Jackson
Judy Johnson
Larry Glass
James Coleman
Marion Lindsey
Bill Kenyon
Merilyn Crapps
Jackie Jenkins
Willie Earl Mason
Kay Cope
Roosevelt Prise (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
Appendix

Citizen Compiled List of Needs and Opportunities 2014: Fort Gaines

- Clean up town.
- Jobs.
- Road repairs.
- Fort Gaines Bi-Centennial Celebration.
- Partner with Bagby State Park to develop Golfing and Fishing Tournaments.
- Clean up or move public housing off the main street.
- Tutoring for youth.
- Arts and Music programs for children.
- Financial help for Frontier Village.
- Economic Development for downtown.
- Better police enforcement of drug-related and loitering laws.
- Remove dilapidated buildings.
- Hold neighborhood clean-ups.
- Keep side streets clear for traffic.
- Partner with the churches.
- Downtown streetscape and façade improvements.
- Need a multi-purpose community center.
- Upgrade Wilson Street and Carroll Street.
- Condition and Use Assessment for Asbury-Speight School Property.
- City gateway and corridor enhancements.
- Improvements and amphitheater at Frontier Village.
- Housing redevelopment strategy.
- Construct a sign for community announcements.
- More opportunities for tourism in Fort Gaines.
- More publicity of community activities to encourage tourism.
- Emergency Medical Care.
- Local High School.
- Improved housing.
- Expand Frontier Village.
- Develop and expand infrastructure for tourism.
- Better affordable housing.
## Appendix

### 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>Leakage/Surplus Factor</th>
<th>Number of Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motor Vehicle &amp; Parts Dealers</td>
<td>441</td>
<td>$4,111,751</td>
<td>$272,832</td>
<td>$3,838,919</td>
<td>87.6</td>
<td>2</td>
</tr>
<tr>
<td>Automobile Dealers</td>
<td>4411</td>
<td>$3,537,591</td>
<td>$0</td>
<td>$3,537,591</td>
<td>100.0</td>
<td>0</td>
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<tr>
<td>Other Motor Vehicle Dealers</td>
<td>4412</td>
<td>$245,221</td>
<td>$0</td>
<td>$245,221</td>
<td>100.0</td>
<td>0</td>
</tr>
<tr>
<td>Auto Parts, Accessories &amp; Tire Stores</td>
<td>4413</td>
<td>$330,909</td>
<td>$272,832</td>
<td>$58,077</td>
<td>9.6</td>
<td>2</td>
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<tr>
<td>Furniture &amp; Home Furnishings Stores</td>
<td>442</td>
<td>$426,833</td>
<td>$0</td>
<td>$426,833</td>
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<tr>
<td>Furniture Stores</td>
<td>4421</td>
<td>$255,959</td>
<td>$0</td>
<td>$255,959</td>
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<tr>
<td>Home Furnishings Stores</td>
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<td>$169,874</td>
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<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>443</td>
<td>$599,844</td>
<td>$0</td>
<td>$599,844</td>
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<tr>
<td>Bigg Materials, Garden Equip. &amp; Supply Store</td>
<td>444</td>
<td>$746,562</td>
<td>$721,600</td>
<td>$24,962</td>
<td>1.7</td>
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<td>Bigg Materials, Garden Equip. &amp; Supply Store</td>
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<td>$603,838</td>
<td>$721,600</td>
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<td>Lawn &amp; Garden Equip &amp; Supply Stores</td>
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<td>$142,724</td>
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<tr>
<td>Food &amp; Beverage Stores</td>
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<td>$2,602,449</td>
<td>$1,192,586</td>
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<td>Grocery Stores</td>
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<td>$3,602,449</td>
<td>-$333,422</td>
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<tr>
<td>Specialty Food Stores</td>
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<td>$71,194</td>
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<tr>
<td>Beer, Wine &amp; Liquor Stores</td>
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<td>$155,814</td>
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<td>Health &amp; Personal Care Stores</td>
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<td>Gasoline Stations</td>
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<td>Clothing &amp; Clothing Accessories Stores</td>
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<td>Clothing Stores</td>
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<td>Shoe Stores</td>
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<td>Jewelry, Luggage &amp; Leather Goods Stores</td>
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<td>Sporting Goods, Hobby, Book &amp; Music Stores</td>
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<td>$234,282</td>
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<td>Sporting Goods, Hobby/Musical Inst. Stores</td>
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<td>Book, Periodical &amp; Music Stores</td>
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<td>Department Stores Excluding Lease: Office Supplies, Stationery &amp; Gift Stores</td>
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<td>Miscellaneous Store Retailers</td>
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<td>$144,577</td>
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<td>Florists</td>
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<tr>
<td>Office Supplies, Stationery &amp; Gift Stores</td>
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<td>Used Merchandise Stores</td>
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<td>Other Miscellaneous Store Retailers</td>
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<td>Nonstore Retailers</td>
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<td>Electronic Shopping &amp; Mail-Order Houses</td>
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<td>$1,010,726</td>
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<td>$1,010,726</td>
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<td>Vending Machine Operators</td>
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<td>Direct Selling Establishments</td>
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<td>Food Services &amp; Drinking Places</td>
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<td>$400,249</td>
<td>$1,579,256</td>
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<td>Fast-Service Restaurants</td>
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<td>Limited-Service Eating Places</td>
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<td>$995,426</td>
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<tr>
<td>Special Food Services</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>Drinking Places - Alcoholic Beverages</td>
<td>7224</td>
<td>$120,545</td>
<td>$0</td>
<td>$120,545</td>
<td>100.0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Data Notes:**
- 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/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 27 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 visit the methodology statement at http://www.esri.com/library/ whitepapers/pdfs/esri-date-retail-marketplace.pdf.

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

April 12, 2014

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Map: Watershed

Ft. Gaines, Georgia
Watershed Areas

Watershed Areas
- Chattahoochee River Walter F. George Reservoir
- Chattahoochee River-Cemocello Creek

City Limits
- Local Road
- State Road
- Walter F. George Reservoir
- County Boundary
- Parcel Boundaries

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Ft. Gaines Comprehensive Plan Update 70
Map: Groundwater Recharge Area
Appendix

Map: Wetlands

[Map showing protected wetlands with various symbols and legends]

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

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

Miles

Fort Gaines Comprehensive Plan Update
Map: Soils
Appendix

Map: Ground Slope

Ft. Gaines, Georgia
Ground Slope

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

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

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Fort Gaines Comprehensive Plan Update