

Greater Lavonia

Location – The northwest portion of the county that includes I-85 and borders the City of Lavonia. Bordered to the south and east by Pooles Creek.

Description – The northern tip of the Ga. 17 corridor attracting development but also geared for heavier commercial growth due to utilities, presence of industrial parks and the Interstate access. This area is considered the gateway to Hart County and a current economic engine for industries requiring access to the neighboring metropolitan areas. While Lavonia retains some of the small-town elements and character, the overall scale of development and variety of public uses suggests the community is taking on more of a suburban feel. The goal of this area is to maximize the efficiency of accommodating new growth, attracting industrial growth/expansion, and maintaining the essence of connectivity to rural Hart County and the neighboring cities.

Interstate access and sewer capacity has enabled Lavonia to take on conventional metropolitan characteristics like chain retail and dining establishments and volumes of auto-oriented strip shopping developments. Most of this is restricted to select arterial corridors, but it has also fostered expansive growth of suburban style residential and office uses on the city’s periphery.

New residential in this area is encouraged to adhere to traditional neighborhood forms where adjacent to established residential areas. Beyond that, residential development should aspire to early generation suburban neighborhood forms, featuring curvilinear roads and larger ½ -1 acre lots but maintaining road connectivity, short front yards and pedestrian trails or sidewalks if possible. Cul-de-sacs should be discouraged to protect against the need for major road improvements, the development of traffic problems at key intersections and provide a sense of urbanity amid rural landscapes. Higher densities would be encouraged if/as sewer becomes available to more of this area.

Commercial, office and institutional uses are encouraged in areas with established utilities and infrastructure, preferably within Lavonia or corridors of established activity centers. Infill development is encouraged when existing structures become vacant (a common trait with modern commercial structures). Larger, regional scale operations are permitted as the Interstate interchanges make the area a regional destination for tourists and passing motorists.

Industrial uses are acceptable but restricted to smaller operations unless located within the I-85 Corridor overlay (See below). Some industrial uses may be feasible in this area as utilities and conditions permit, such as businesses that are low-traffic and not considered nuisance activities.

Appropriate Land Uses –

- Single family residential
- Mutli-family residential
- Commercial
- Light industrial
- Office
- Churches
- Parks and recreation

Related QCOs –

- | | |
|-------------------------------|---|
| • Traditional Neighborhoods | NA |
| • Sense of Place | NA |
| • Transportation Alternatives | Potential with higher density areas |
| • Regional Identity | NA |
| • Heritage Preservation | NA |
| • Environmental Protection | Development should adhere to best management practices |
| • Open Space Preservation | Seek to incorporate into new development |
| • Appropriate businesses | Locating higher uses within urbanized areas |
| • Employment Options | Royston is an economic center capable of sustaining jobs and commerce |
| • Housing Options | This area will focus on enhancing quality and options of housing, and attract growth so as to relieve pressure from rural areas |
| • Regional Cooperation | Coordination with Lavonia |

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to attract/ control development
- ✓ Attempt to concentrate some growth so as to deflect pressure from elsewhere in County
- ✓ Encourage development of commercial, office and industrial centers
- ✓ Encouraging infill where possible
- ✓ Monitoring development for application of environmental standards
- ✓ Encourage open-space preservation in new development

I-85 Corridor

Location – The northern tip of the county that includes I-85.

Description – As the only portion of the county with direct access to the Interstate this area has been significant to Hart County’s industrial growth over the past 15 years. In conjunction with the Ga 17 corridor and the City of Lavonia, the I-85 corridor has attracted heavier commercial and industrial growth than elsewhere in the County. This area is considered the gateway to Hart County and a current economic engine for industries requiring access to the neighboring metropolitan areas. The goal of this area is to maximize the available resources necessary for continuing this growth and preserve this corridor for economic development.

Some residential and agricultural activity remains in this area, but the prevailing infrastructure and utilities enable more intensive uses. Together with neighboring communities and the Joint Development Authority, Hart County has encouraged the use of the general I-85 corridor for economic development and industrial development.

Recognizing the other uses and conditions prescribed for the Greater Lavonia area (see above), the I-85 Corridor overlay provides for industrial development at those areas closest to the Interstate. Even with this designation there is the need for proper utilities and infrastructure for each subsequent development, though in most cases these should be readily available depending on the scale of operation proposed. Where such industrial uses are near or adjacent to predominantly residential areas extra care should be paid to prohibit nuisance activities.

Appropriate Land Uses –

- Commercial
- Light industrial
- Heavy Industrial

Related QCOs –

- Traditional Neighborhoods NA
- Sense of Place NA
- Transportation Alternatives Potential interconnectivity among activity centers
- Regional Identity NA
- Heritage Preservation NA
- Environmental Protection Development should adhere to best management practices
- Open Space Preservation NA
- Appropriate businesses Locating higher uses within urbanized areas
- Employment Options The I-85 area is an economic center capable of sustaining jobs and commerce
- Housing Options NA
- Regional Cooperation Coordination with Lavonia, Stephens County

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to attract/ control development
- ✓ Attempt to concentrate some growth so as to deflect pressure from elsewhere in County
- ✓ Encourage development of commercial, office and industrial centers
- ✓ Encouraging infill where possible
- ✓ Monitoring development for application of environmental standards

Arterial Corridors

Location – An overlay area for the main roads connecting Hartwell with surrounding cities: US 29 (Royston), Ga 51 (Bowersville), and Ga 77/Providence Church Road (Lavonia).

Description – Plans for these arterial roads include the eventual provision of main lines for expanded public water service. As such, time and growth pressures will see these corridors forced to accommodate volumes of both through traffic and persons accessing destinations along the route. In an effort to preserve the main functions of the roads and to minimize the impacts of development on the overall rural character of the county, these overlays have been identified to discourage inappropriate development types.

Small-scale commercial activities are permissible, preferably at major intersections. Development should be relatively small (under 2 stories) and feature small parking areas. Larger operations such as strip centers should be avoided and redirected closer to Lavonia, Hartwell or Royston. Signage should be reserved to minimal sizes and feature minimal lighting.

Subdivisions and residential development are also permitted, but should be designed for compatibility with predominantly rural surroundings. Larger buffer areas along the roadway, preserved open spaces and subdued entrances are encouraged. Ideally volumes of residential activity should be hidden from view.

Overall development patterns should be sparse enough to forgo the need for lighted intersections and feature as few curb cuts as possible so as to maintain flow of traffic.

Appropriate Land Uses –

Residential
Agricultural
Commercial

Related QCOs –

- | | |
|-------------------------------|---|
| • Traditional Neighborhoods | NA |
| • Sense of Place | Maintain rural character of overall county |
| • Transportation Alternatives | NA |
| • Regional Identity | Contribute to areas agricultural, rural identity |
| • Heritage Preservation | Restrict encroachment of suburban development |
| • Environmental Protection | Development should adhere to best management practices |
| • Open Space Preservation | Encourage buffers and preserved open space in new development |
| • Appropriate businesses | Restricting intense uses to urbanized areas |
| • Employment Options | NA |
| • Housing Options | NA |
| • Regional Cooperation | NA |

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to attract/ control development
- ✓ Monitoring development for application of environmental standards

Greater Hartwell

Location – The area immediately surrounding Hartwell and reaching south and west in accordance with utility service areas.

Description – Hartwell is recognized as the civic and commercial center for most of Hart County and the seasonal visitors to Lake Hartwell. The area is shaped by the small-town urban core featuring local and regional commercial uses, civic destinations and surrounding neighborhoods. The eventual extent of this higher density of land use will be shaped by controlled outward expansion of water and sewer service. The goal of this area is to enhance the form and character of Hartwell so as to alleviate development pressure throughout rural Hart County, and to create a transitional space between the two areas (rural and urban).

Development should be fostered that compliments what exists in Hartwell, maintaining the town scale and design. Commercial centers, offices and civic functions can be developed that connect with comparable uses within the city fabric. Industrial uses may also be possible where utilities and infrastructure permit. Residential uses should mimic the traditional neighborhood form and scale of existing housing in and around Hartwell. This would include features such as block and lot size, capacity for sidewalks and pedestrian accessibility, and a predominant house size below 3 stories.

Further away from the city the form can begin to accept more rural/suburban traits. A transition from urban to rural is encouraged through a decrease in the scale of commercial activity (keeping that as close to the city as possible), taking on larger lots indicative of the absence of sewer, and seeing signs of agriculture. Development should be restricted to mostly residential and rural activities by the time one progresses from the city limits to the edge of this character area.

Appropriate Land Uses –

- Single family residential
- Mutli-family residential
- Commercial
- Office
- Light industrial
- Churches
- Parks and recreation

Related QCOs –

- | | |
|---|--|
| <ul style="list-style-type: none">• Traditional Neighborhoods• Sense of Place
• Transportation Alternatives• Regional Identity
• Heritage Preservation
• Environmental Protection
• Open Space Preservation• Appropriate businesses
• Employment Options
• Housing Options
• Regional Cooperation | <p>Connection with established Hartwell
Intention of complimenting scale and character of Hartwell</p> <p>Potential with higher density areas
Maintains region’s identity as rural agricultural center with many small towns</p> <p>Complimenting existing styles and communities; Encouraging reinvestment</p> <p>Development should adhere to best management practices</p> <p>Seek to incorporate into new development</p> <p>Restricted to those complimenting area residents</p> <p>Hartwell is an employment center and able to sustain industry</p> <p>This area will focus on enhancing quality and options of housing</p> <p>Coordination with Hartwell</p> |
|---|--|

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to attract/ control development

- ✓ Attempt to concentrate some growth so as to deflect pressure from elsewhere in County

- ✓ Encourage development of commercial, office and industrial centers

- ✓ Monitoring development for application of environmental standards

- ✓ Encourage open-space preservation in new development

Reed Creek

Location – Most of the large peninsula to the north of Hartwell.

Description - A mix of seasonal and year-round residential, with some lake-related commercial, conservation and recreation use. This area should be maintained in accordance with management plans for the reservoir and environmentally sensitive areas. The volume of permanent structures and houses should be such that they do not potentially lead to overcrowding of the lake. The goal of this area is to strengthen the community's relationship with Lake Hartwell, both as an amenity for recreation and scenic beauty and as a resource to be protected.

The variety of uses along the lake-front will range from residential, public access and parks, communal access for private subdivisions and appropriate types of commercial activity. Heavy industrial uses, activities that include on-site storage of potential contaminants and large-scale commercial activities that are not oriented to the lake should be restricted.

Of more concern to lake-front properties will be the overall scale of activity. Many roads around the lake remain unpaved and sewer service remains at a premium. So as to minimize the impact of development, human activity, flood hazards and deterioration of the shoreline and stream banks, the overall scale of development should maintain a minimum of 1-unit-per-acre where possible. Structures should be relatively small – under three full stories – and the landscape should retain as much of the natural foliage and tree canopy as possible.

As development moves immediately inland from the shoreline, structural types and land uses should be compatible with the lake-shore activities. Residential development may take on more neighborhood and subdivision forms given the proximity to Hartwell. Commercial uses and public activity centers should locate along major, paved roads and preferably at/close to major intersections. Properties adjacent to residential uses should be of comparable scale and restricted from nuisance activities.

Further inland portions of this area also include more agricultural activity. This combined with the distance removed from Hartwell and more populated areas lets this part of the lake corridor take on a more rural feel. Even where the scale and types of lake-frontage property may appear the same as lots on the Hartwell side, the rest of the area features fewer commercial and public uses and takes on a more isolated feel. Apart from public parks and select commercial uses there should be no other uses designed to attract visitors to this area.

Subdivision development is encroaching into this area as water does become available and more jobs can be found along the Interstate corridor. This is acceptable provided this housing involves quality units likely to attract long-term reinvestment and that environmental standards are observed. Subdivisions are encouraged to incorporate open space into their design and to screen housing from public viewpoints so as to preserve image of rural countryside.

Appropriate Land Uses –

Single-family residential
Multi-family residential (*Where sewer is available*)
Neighborhood commercial (*small restaurants, fueling stations, lake-related retail, etc*)
Churches
Public parks

Related QCOs –

- | | |
|-------------------------------|--|
| • Traditional Neighborhoods | NA |
| • Sense of Place | Identity as a “lake community” |
| • Transportation Alternatives | NA |
| • Regional Identity | Part of Lake Hartwell – Regional Reservoir |
| • Heritage Preservation | NA |
| • Environmental Protection | Development should adhere to best management practices |
| • Open Space Preservation | Seek to incorporate into new development |
| • Appropriate businesses | Restricted to those complimenting area residents |
| • Employment Options | NA |
| • Housing Options | This area will focus on enhancing quality and options of housing |
| • Regional Cooperation | NA |

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to control development
- ✓ Monitoring development for application of environmental standards
- ✓ Quality, controlled public access to ensure all residents feel benefits from, and responsibility for, the lake
- ✓ Encourage open-space preservation in new development

Lake Hartwell

Location – The area to the immediate north and east of Hartwell, adjacent to the lake and coming inland to the nearest major intersections.

Description - A mix of seasonal and year-round residential, with some lake-related commercial, conservation and recreation use. This area should be maintained in accordance with management plans for the reservoir and environmentally sensitive areas. The volume of permanent structures and houses should be such that they do not potentially lead to overcrowding of the lake. Like with Reed Creek the goal of this area is to strengthen the community's relationship with Lake Hartwell, both as an amenity for recreation and scenic beauty and as a resource to be protected. Unlike Reed Creek, however, this area will feature more of the commercial and service amenities for residents and visitors so as to pull tourists deeper into Hart County and to maximize utility service areas.

The variety of uses along the lake-front will range from residential, public access and parks, communal access for private subdivisions and appropriate types of commercial activity. Heavy industrial uses, activities that include on-site storage of potential contaminants and large-scale commercial activities that are not oriented to the lake should be restricted.

Of more concern to lake-front properties will be the overall scale of activity. Many roads around the lake remain unpaved and sewer service remains at a premium. So as to minimize the impact of development, human activity, flood hazards and deterioration of the shoreline and stream banks, the overall scale of development should maintain a minimum of 1-unit-per-acre where possible. Structures should be relatively small – under three full stories – and the landscape should retain as much of the natural foliage and tree canopy as possible.

As development moves immediately inland from the shoreline, structural types and land uses should be compatible with the lake-shore activities. Residential development may take on more neighborhood and subdivision forms given the proximity to Hartwell. Commercial uses and public activity centers should locate along major, paved roads and preferably at/close to major intersections. Properties adjacent to residential uses should be of comparable scale and restricted from nuisance activities.

Though some agricultural activities remain in this area very little (none?) of it is of commercial scale. Given the proximity to the lake and the desire to foster more higher end residential use in the area, new agricultural activity should be redirected to rural Hart County.

Appropriate Land Uses –

Single-family residential

Multi-family residential (*Where sewer is available*)

Neighborhood commercial (*small restaurants, fueling stations, lake-related retail, etc*)

Churches

Public parks

Office parks (*Where sewer is available*)

Related QCOs –

- | | |
|---|---|
| <ul style="list-style-type: none">• Traditional Neighborhoods• Sense of Place• Transportation Alternatives
• Regional Identity• Heritage Preservation• Environmental Protection
• Growth Preparedness• Appropriate businesses
• Employment Options
• Housing Options
• Regional Cooperation | <p>Connection with established Hartwell
Identity as a “lake community”
Sidewalks and trails are possible in some areas
Part of Lake Hartwell – Regional Reservoir
NA
Development should adhere to best management practices
NA
Restricted to those complimenting area residents and visitors
Hartwell is an employment center and able to sustain industry
This area will focus on enhancing quality of lake-front housing
Coordination with Hartwell, other communities on the lake.</p> |
|---|---|

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to control development

- ✓ Monitoring development for application of environmental standards

- ✓ Quality, controlled public access to ensure all residents feel benefits from, and responsibility for, the lake

Rural Hart County

Location – Summation of unincorporated County between the other character areas.

Description - The remaining land, and most of Hart County, remains largely rural, with a mix of agricultural activity, large lot residential, conservation lands, churches and some small stores. The overall density of development is very sparse and visibly there is almost an even ratio of active farms and large residential lots. Lots of the prevailing landscape remains in natural settings or cultivated for agricultural uses. As such, the goal of this area is to preserve these characteristics and promote the land uses that evoke truly rural lifestyles.

Agricultural activity is the predominant use found within this area, and should be preserved as such. Though economically agriculture has not retained its levels of prosperity, it is still vital to the local economy and remains the dominant lifestyle of existing residents. This includes larger commercial farming operations and smaller, recreational farmers mostly aspiring for open spaces and country living. Additional measures may be needed by the County to help sustain select agricultural sectors, if desired, but as a development form the most efficient and effective way of retaining the county's rural character and efficient distribution of utilities is to maintain the level of agricultural activity. Redirecting development pressures away from these areas will assist in the goal.

Some residential development is permissible in this area, particularly individual large lot housing and subdivisions employing conservation design. Subdivisions should be designed for compatibility with predominantly rural surroundings. Larger buffer areas along the roadway, preserved open spaces and subdued entrances are encouraged. Ideally volumes of residential activity should be hidden from view.

Small-scale commercial activities are permissible, preferably at major intersections. Development should be relatively small (under 2 stories) and feature small parking areas. Larger operations such as strip centers should be avoided and redirected closer to Lavonia, Hartwell or Royston. Signage should be reserved to minimal sizes and feature minimal lighting.

Appropriate Land Uses –

- Single family residential
- Agriculture
- Neighborhood commercial
- Forestry
- Churches
- Parks and recreation

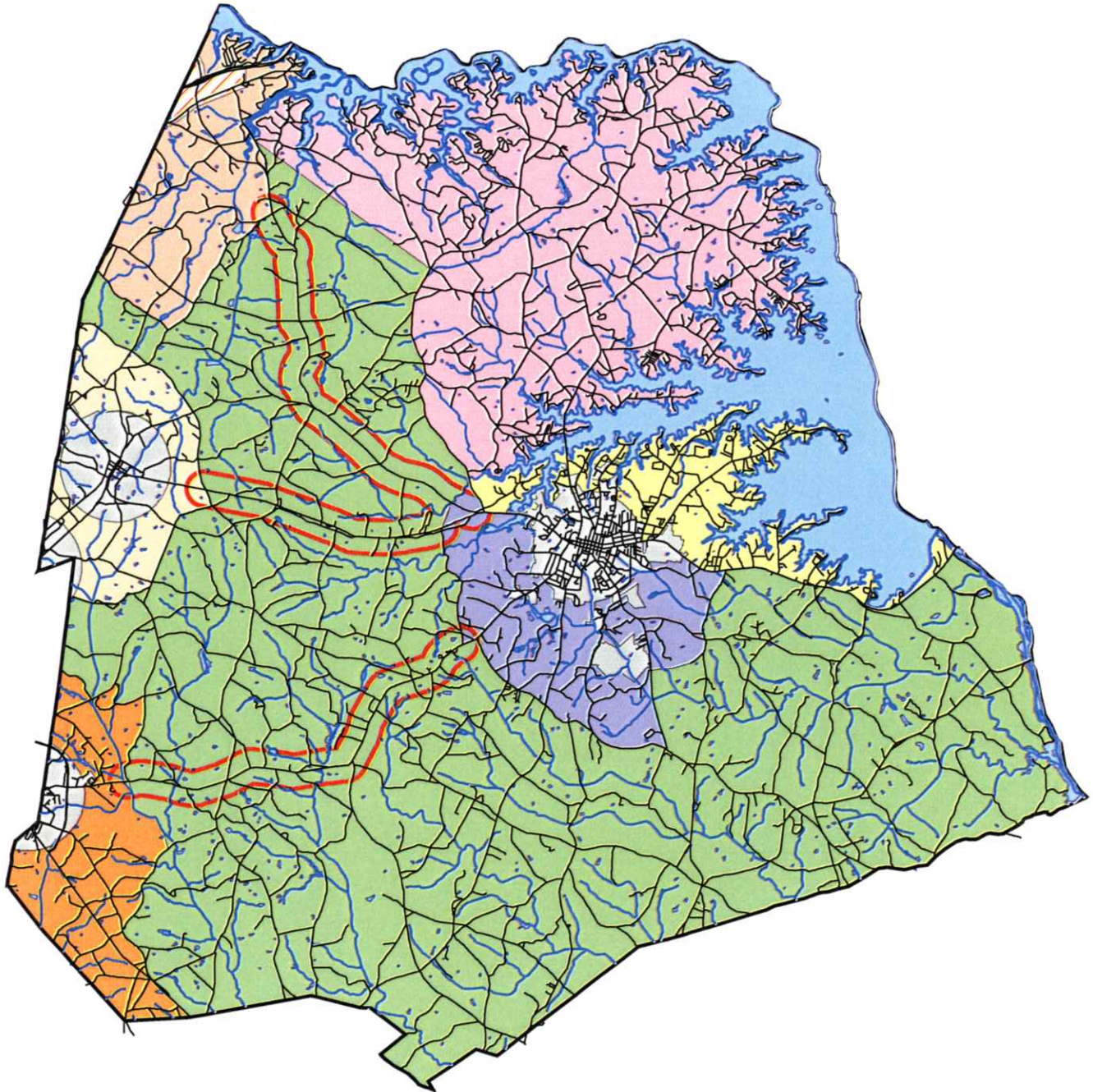
Related QCOs –

- | | |
|-------------------------------|--|
| • Traditional Neighborhoods | NA |
| • Sense of Place | Maintain rural character of overall county |
| • Transportation Alternatives | NA |
| • Regional Identity | Contribute to areas agricultural, rural identity |
| • Heritage Preservation | Restrict encroachment of suburban development |
| • Environmental Protection | Development should adhere to best management practices |
| • Open Space Preservation | Encourage buffers and preserved open space in new development |
| • Appropriate businesses | Restricting intense uses to urbanized areas, preserving rural area for agriculture |
| • Employment Options | NA |
| • Housing Options | NA |
| • Regional Cooperation | NA |

Implementation Measures -

- ✓ Select allocation of water, sewer and paved roads within this area to control development
- ✓ Monitoring development for application of environmental standards
- ✓ Quality, controlled public access to ensure all residents feel benefits from, and responsibility for, the lake

Hart County Future Development Scenario



0 0.375 0.75 1.5 2.25 3 Miles

Legend					
	GDOT 2005 Roads		Future Development		Lake Hartwell Corridor
	Railroad		Arterial Corridors		Greater Lavonia
	Rivers & Streams		Greater Bowersville		Reed Creek
	Lakes & Ponds		Greater Hartwell		Greater Royston
	County Boundary		I-85 Corridor		Rural Hart County
	Municipalities				

IMPLEMENTATION PROGRAM

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan.

The two components of this are the Short-Term Work Program (STWP) and identified long-term Policies. The STWP represents the specific activities the government will undertake within the next 5 years to address the issues and opportunities identified during the planning process. It provides some guidance as to the parties responsible for implementing the action, a projection of cost and any possible funding sources. It should be noted that the costs referenced are NOT fixed nor do they signify a financial commitment by the community. This information is merely to provide a guide for the government as to the possible expenses associated with some tasks so that proper fiscal planning can take place.

Several topics or issues did not have immediate priority or have clear resolutions at this time. These items have been earmarked for possible further investigation at some future time. As such, the STWP features several items listed as “Study Considerations.” During the designated year an issue has been identified as a Study Consideration in the STWP, the County shall discuss the need and options for a formal study (or other action) about that issue. Actions may be recommended based on updated conditions, availability of funds or changes in priorities.

The listing of policies is designed to identify those new directives that go above and beyond normal or established practice but are considered necessary to achieve the stated objectives. This includes any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

Suggested Policies

- ✓ *Policy: Network with neighboring communities* - Assign staff to collect information (Demographic, development trends) on other communities on an annual basis. Maintain open communication so as to stay aware of regional trends and issues. Cooperate with neighboring communities by offering similar information about Hart County.
- ✓ *Policy: Network with partner organizations (Chamber, Corps, Dev. Authority, etc)* – To ensure the County is fully aware of conditions and to improve communications between the County and other organizations, consider an annual report presented by staff on the status and conditions at various facilities/programs/ organizations within Hart County. Make sure the Commission understands the various need and identifies any potential areas for providing direct support.
- ✓ *Policy: Support DNR TMDL program* - Stay knowledgeable of current TMDL status of streams within Hart County. Identify any measures for direct action by the County that would aid the remediation.

- ✓ *Policy: Support region's industrial parks* – Where possible, the County should continue its support for industrial and major office parks within the region through the coordination of utilities and infrastructure, development policies, etc.

- ✓ *Policy: Support region's post-secondary education facilities* - Where possible, the County should continue its support for area colleges and universities through the coordination of satellite facilities and programs and cooperative efforts with local high schools.

Short-Term Work Program - 2008-2012
Hart County

Year	Element	Action	Responsibility	Cost	Funding Source
2008	Pop	Annual report of population and demographic data to County Commission	Admin., GMRDC	NA	NA
2008	CFS	Study consideration: Investment in animal shelter	County, GMRDC	TBD	County
2008	CFS	Inventory of funding sources for water/ sewer improvements	Admin., GMRDC	NA	NA
2008	ED	Annual economic report	Chamber, DA, GMRDC	NA	NA
2008	LU	Workshop on results of implementing GIS	County, GMRDC	NA	NA
2008	HP	Develop Historic Resources Inventory	County, GMRDC, HPD	\$2,000	HPD, County
2008	LU	Promote Future Development Scenario through County permitting office	County	NA	NA
2008	LU	Land use forum with communities along Ga 17; Coordination with utilities and infrastructure plan	County, GMRDC	NA	NA
2009	Pop	Annual report of population and demographic data to County Commission	Admin., GMRDC	NA	NA
2009	CFS	Study consideration: Transportation plan	County, GMRDC	TBD	County, DCA
2009	CFS	Implement next phase of water system expansion	County, Public Works	TBD	County, Grants, Loans
2009	CFS	Implement next phase of sewer expansion	County, Public Works	TBD	County, Grants, Loans
2009	ED	Annual economic report	Chamber, DA, GMRDC	NA	NA
2009	ED	Assist IDA with targeted recruitment	County, DA	NA	NA
2009	H	Study consideration: Seasonal housing units	County, GMRDC	TBD	County, DCA
2009	NR	Review environmental protection policies; Update on TMDL streams in county	County, GMRDC, DNR, DCA	NA	NA
2009	NR	Study consideration: Rural character and agricultural economy	County, GMRDC, DNR, Ga Farm Bureau	TBD	County, DNR, GFB
2009	HP/ED	Study consideration: Historic and agri-tourism	County, Chamber, GMRDC, DED	TBD	HPD, GDED
2009	CFS	Expansion of jail	Sheriff, County	TBD	County
2009	CFS	Expansion/Renovation of Library	Library, County	TBD	County

Short-Term Work Program - 2008-2012
Hart County

Year	Element	Action	Responsibility	Cost	Funding Source
2010	Pop	Annual report of population and demographic data to County Commission	Admin., GMRDC	NA	NA
2010	CFS	Study consideration: Parks and recreation master plan	Parks and Rec	TBD	County, DNR
2010	ED	Annual economic report	Chamber, DA, GMRDC	NA	NA
2010	H	Develop inventory of substandard housing	County, GMRDC	\$1,000	County, DCA
2010	LU	Develop Build-out scenario	GMRDC, County	TBD	County, DCA
2010	Pop	Study consideration: Impacts & needs of retirement age populations	Admin., GMRDC	\$1,000	County, DCA
2011	Pop	Annual report of population and demographic data to County Commission	Admin., GMRDC	NA	NA
2011	LU	Study Consideration: Development policies for subdivisions, open-space conservation and infill development.	County, GMRDC	NA	NA
2011	CFS	Identify site for new middle school	School Board, County	TBD	School Board
2011	ED	Annual economic report	Chamber, DA, GMRDC	NA	NA
2012	Pop	Annual report of population and demographic data to County Commission	Admin., GMRDC	NA	NA
2012	CFS	Identify site for new fire station	Fire Dept	TBD	County
2012	CFS	Study Consideration: Long-term public lake access	County, Corps	NA	NA
2012	ED	Annual economic report	Chamber, DA, GMRDC	NA	NA