

*Athens-Clarke-*  
**COMMUNITY  
GREENSPACE PLAN**

**FINAL DRAFT**

*PREPARED BY THE  
ATHENS-CLARKE COUNTY PLANNING DEPARTMENT  
IN SUPPORT OF THE*

**ATHENS-CLARKE  
COMMUNITY  
GREENSPACE PROGRAM  
*PHASE I***

**AND IN ACCORDANCE WITH THE  
RULES AND PROCEDURES ASSOCIATED WITH THE  
GEORGIA GREENSPACE PROGRAM**

*NOVEMBER 28, 2000  
REVISED APRIL 6, 2001*

*Athens-Clarke*  
**COMMUNITY  
GREENSPACE PLAN**

**TABLE OF CONTENTS**

**1. Executive Summary** ..... 4

- *Brief synopsis of community program.*

**2. Introduction** ..... 8

- *Brief statement about the community program, and identification of coordinating department and contact person.*

**3. Community Description** ..... 11

- *Narrative regarding county’s total acreage, base greenspace acreage, and population.*
- *List of participating municipalities and their population and other relevant data.*
- *Description of rapidly growing areas.*

**4. Community Greenspace Goal** ..... 13

- *Identify goal of protecting 20% of total acreage as greenspace.*
- *Outline key methods for achieving goal.*

**5. Consistency of County Comprehensive Plan with Community Greenspace Program** ..... 14

- *Describe greenspace components of county comprehensive plan.*
- *Include detailed description of Future Land Use Plan.*

**6. Existing Greenspace Status** ..... 17

- *Identify Protected Lands: Provide a map and acreage table organized by property ownership and type of protection.*

**7. Future Greenspace Lands** ..... 17

- *Identify Public and Private unprotected lands for which protection is desired.*

**8. Ten Year Strategy to Achieve Community Greenspace Goal** ..... 24

- *Local land use ordinances, policies, and regulations that will protect greenspace.*
- *Barriers to achieving the greenspace goal.*
- *Sources and Uses of County Greenspace Program Funds.*
- *Resolutions authorizing local Community Greenspace Trust Fund.*
- *Allocation of Funds to Municipalities OR Identification of Non-Participating Municipalities.*

**FIGURES**

- 1. Athens-Clarke County Growth Concept Map**
- 2. Athens-Clarke County Existing Land Use Map**
- 3. City of Winterville Existing Land Use Map**
- 4. Athens-Clarke County Future Land Use Map**
- 5. City of Winterville Future Land Use Map**
- 6. Athens-Clarke County Environmental Areas Map**
- 7. Athens-Clarke Community Existing Greenspace Map**
- 8. Athens-Clarke Community Conceptual Map of Future Public Greenspace**
- 9. Athens-Clarke Community Conceptual Map of Future Private Greenspace**

**APPENDICES**

- A. Letter of Intent**
- B. List of Attendees and Summary of the Public Meeting**
- C. Resolutions Adopting the Athens-Clarke Community Greenspace Plan and Authorizing the Creation of the Community Greenspace Trust Fund for Athens-Clarke County, Georgia; and the City of Winterville, Georgia.**



*Athens-Clarke*  
**COMMUNITY  
GREENSPACE PLAN**

## 1. EXECUTIVE SUMMARY

### The Georgia Greenspace Program

The Georgia Greenspace Program, as ultimately defined in The Official Code of Georgia Annotated, Section 36-22-1 *et seq.*, establishes a framework within which developed and rapidly developing counties, and their municipalities, can preserve community greenspace. The program's goal is to set aside 20% of the land in selected counties as permanently protected greenspace which can be used for informal recreation and natural resource protection. The statute became effective on July 1, 2000, and rules to administer the program were adopted on July 26, 2000.

It should be noted that the term "Greenspace" has been defined in the adopted rules and procedures of the Georgia Greenspace Program as follows:

*"Permanently protected land and water, including agricultural and forestry land, that is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more listed goals for natural resource protection or informal recreation."*

Interpretation of this definition of "greenspace" limits the type of lands that qualify to count towards each participating county's goal of greenspace protection for 20% of their total acreage. For example, parks that have ball fields or other managed active recreation space presently do not count under this definition, despite their benefits as large areas of pervious open space capable of satisfying many of the Greenspace Program's stated goals. Other difficulties arise in the Athens-Clarke County example due to the legal constraints that do not permit the removal of the University of Georgia's unprotected acreage out of the total acreage for the county. It will be quite difficult to obtain 20% greenspace when roughly 10% of the county is under University ownership, and the vast majority of the remaining land is under private ownership. As part of this Community Greenspace Plan, it is requested that consideration be given to treating unprotected University-owned lands in a manner similar to that applied to military bases – a situation that occurs in several of the counties eligible to participate in the Georgia Greenspace Program.

## **The Athens-Clarke Community Greenspace Program**

### **Overview**

Athens-Clarke County has been identified as one of the 40 eligible counties to participate in the Georgia Greenspace Program. In order to satisfy the program's requirements to participate, the required letter of intent to participate in the program was sent to the Georgia Greenspace Commission on behalf of Athens-Clarke County (1999 population estimate of 89,379) and the City of Winterville (1999 population estimate of 1,259). In accordance with the Georgia Greenspace Program rules, a public meeting was held on October 4, 2000, at the Athens Regional Library regarding the program.

The Athens-Clarke Community Greenspace Plan document was prepared in accordance with the Georgia Greenspace Program criteria. This plan states the community's shared greenspace goals through the year 2020, assesses existing protected greenspace acreage, and identifies opportunities and strategies for adding to this total greenspace acreage.

In addition to the development of this plan, Athens-Clarke County shall also establish by resolution a Community Greenspace Fund that will include the Georgia Greenspace Fund monies received from the state, as well as any other monies dedicated to the specific purpose of advancing the goals of the Community Greenspace Plan. The Athens-Clarke Community Greenspace Fund shall support the greenspace efforts outlined in the Community Greenspace Plan for both Athens-Clarke County and the City of Winterville.

### **Purpose and Goals of the Athens-Clarke Community Greenspace Program**

The stated purpose of the state program under which Athens-Clarke County has developed the Athens-Clarke Community Greenspace Plan is to promote the local adoption of policies, rules, and regulations which will have the effect of preserving at least 20% of the community's land area as connected and open greenspace which can be utilized for informal recreation activities and will serve to protect the community's natural resources.

Moreover, the nine goals for natural resource protection or informal recreation stated in the Georgia Greenspace Program have been incorporated into the Athens-Clarke Community Greenspace Program and Plan. These nine goals are as follows:

- (1) Water quality protection for rivers, streams, and lakes;
- (2) Flood protection;
- (3) Wetlands protection;
- (4) Reduction of erosion through protection of steep slopes, stream banks and areas with erodible soils;
- (5) Protection of riparian buffers and other areas such as marsh hammocks that serve as natural habitat and corridors for native plant and animal species;
- (6) Scenic protection;
- (7) Protection of archaeological and historic resources;
- (8) Provision of recreation in the form of boating, hiking, camping, fishing, hunting, running, jogging, biking, walking, skating, birding, riding horses, observing or photographing nature, picnicking, playing non-organized sports, or engaging in free play; and
- (9) Connection of existing or planned areas contributing to the goals set out in this paragraph.

### **Four Phases of the Athens-Clarke Community Greenspace Program**

The Athens-Clarke Community Greenspace Program is divided into four phases:

- Phase 1 focuses on the initial development of the first plan for submittal to the Georgia Greenspace Commission and the Georgia Department of Natural Resources for review and comment. Included in the initial plan, and in all subsequent plan updates, are the following components:
  - Community Greenspace Goal Statement
  - Evaluation of the Community Greenspace Program’s consistency with the County Comprehensive Plan
  - Assessment of Existing Protected Greenspace Acreage
  - Outline of Ten Year Strategy to Achieve the Community Greenspace Goals
- Phase 2 involves the refinement of the initial plan that is submitted to the state. During the refinement phase, any comments and corrections received from the state, along with continued input from the local community will be considered by the local governing authorities for possible inclusion in Athens-Clarke Community Greenspace Plan as it continues to develop over the ten year planning period.
- Phase 3 is the implementation of the Community Greenspace Plan. This will be an ongoing phase. Implementation of the plan will continue with the submittal of the initial document.
- Phase 4 of the plan involves the periodic revision of the Community Greenspace Plan. The state requires that each participating county resubmit a revised plan every two years in order to receive continued funding.

### **Lands Identified for Future Protection**

It is estimated that roughly one-fifth of the county’s land, or approximately 15,300 acres, is presently in a natural or undisturbed condition that would qualify for consideration as “greenspace” if adequate protection measures were in place. However, as Athens-Clarke County and the City of Winterville continue to develop and urbanize, less and less of the natural or undisturbed land remains in a condition that would qualify as “greenspace.” The remaining four-fifths of the county’s land has been developed or improved in some way to accommodate the majority of the county’s urban, suburban, and rural land use needs. Although these areas are already developed to a large degree, it is important to note that opportunities still exist for selected tracts in these areas to be protected or restored as community “greenspace.”

The land within the county’s stream and river valleys, in addition to the remaining undeveloped agricultural lands and environmentally sensitive lands outside of these areas, and selected areas within the county’s urbanized areas, provide the base “greenspace” acreage for the county. It is the systematic protection of this base “greenspace” acreage that will provide the focus for Athens-Clarke County’s Community Greenspace Program.

The various categorical areas that have been identified for consideration as protected greenspace including the following:

- River Corridors
- Groundwater Recharge Areas
- Other Environmentally Sensitive Lands
- Non-Programmed Recreation Space
- Private Greenspace
- Educational or Special Use Properties
- Historic or Archaeologically Significant Areas

The Athens-Clarke County Planning Department’s GIS staff has prepared maps that will be used as baseline information for the preparation of Greenspace mapping efforts. These maps include:

1. Athens-Clarke County Growth Concept Map (adopted June 1999)
2. Athens-Clarke County Existing Land Use Map (adopted June 1999)
3. City of Winterville Existing Land Use Map (adopted June 1999)
4. Athens-Clarke County Future Land Use Map (adopted June 1999)
5. City of Winterville Future Land Use Map (adopted June 1999)
6. Athens-Clarke County Environmental Areas Map (adopted October 2000)
7. Athens-Clarke Community Existing Community Greenspace Map\*
8. Athens-Clarke Community Conceptual Map of Future Public Greenspace\*
9. Athens-Clarke Community Conceptual Map of Future Private Greenspace\*  
(\*adopted in conjunction with this plan)

The table below identifies existing known protected greenspace acreage that satisfies the Georgia Greenspace Program’s definition of “greenspace.” The total protected acreage presented in this table, 954 acres, represents 1.2% of the total acreage of Athens-Clarke County and the City of Winterville.

**Existing Greenspace Acreage by Type and Ownership**  
*Athens-Clarke County and the City of Winterville, Georgia (2000)*

TYPE	OWNER	ACRES	PERCENT PROTECTED	TOTAL ACRES
Greenway Corridor	Athens-Clarke County	842	100%	842
Conservation Easements	Athens Land Trust	49	100%	49
State Heritage Reserve	State of Georgia	63	100%	63
<b>TOTALS</b>		<b>954</b>	100%	<b>954</b>

## 2. INTRODUCTION

a) **Purpose of the Georgia Greenspace Program and the Corresponding Athens-Clarke Community Greenspace Program**

To promote the local adoption of policies, rules, and regulations which will have the effect of preserving at least 20% of the community's land area as connected and open greenspace which can be utilized for informal recreation activities and the protection of natural resources.

b) **Goals of the Athens-Clarke Community Greenspace Program**

1. Water Quality Protection
2. Flood Protection
3. Wetlands Protection
4. Reduction of Erosion
5. Protection of Riparian Buffers and Other Habitat for Native Species
6. Scenic Protection
7. Provision of Recreation
8. Protection of archaeological and historic resources
9. Connectivity between Existing or Planned Greenspace Areas that Contribute to the Other Goals Stated Above

c) **Four Phases of Athens-Clarke Community Greenspace Program**

1. Preparation of Initial Plan (current)
2. Plan Refinement (December 2000-June 2002)
3. Plan Implementation (December 2000-2010)
4. Periodic Plan Update (every two years)

The community's greenspace plan will be set out in four phases. Phase 1 of the plan will focus on the initial development of the first plan for submittal to the Georgia Greenspace Commission and the Georgia Department of Natural Resources for review and comment. Once the revisions and comments are received from reviewing authorities, Phase 2 of the plan will begin.

Phase 2 of the Community Greenspace Plan involves the refinement of the initial plan that is submitted to the state. During the refinement phase, any comments and corrections received from the state will be considered by the local governing authorities for possible inclusion in the Athens-Clarke Community Greenspace Plan as it continues to develop over the ten year planning period.

Phase 3 is the implementation of the greenspace plan. This will be an ongoing phase. Implementation of the plan will continue with the submittal of the initial document up to and beyond the period in which the 20% goal is achieved.

Phase 4 of the plan involves the periodic revision of the Community Greenspace Plan. The state requires that each participating county resubmit a revised plan every two years in order to receive continued funding.

d) **Brief statement about the county program, and identification of coordinating department and contact person.**

The Georgia Greenspace Program, as ultimately defined in The Official Code of Georgia Annotated, Section 36-22-1 *et seq.*, establishes a framework within which developed and rapidly developing counties, and their municipalities, can preserve community greenspace. The program's goal is to set aside 20 percent of the land in selected counties as permanently protected greenspace which can be used for informal recreation and natural resource protection. The statute became effective on July 1, 2000, and rules to administer the program were adopted on July 26, 2000.

Athens-Clarke County was identified as one of the 40 eligible counties to participate in the Georgia Greenspace Program. In order to satisfy the program's requirements to participate, Athens-Clarke County has prepared the following Community Greenspace Plan in accordance with the criteria established by The Official Code of Georgia Annotated, Section 36-22-1 *et seq.* In addition to the development of this plan, Athens-Clarke County has also established a Community Greenspace Fund that will include the Georgia Greenspace Fund monies received from the state as well as any other monies dedicated to the specific purpose of advancing the goals of the Community Greenspace Plan.

***A-CC Greenspace Work Team***

Planning Department staff has held preliminary meetings with representatives from the Leisure Services Department, Public Utilities Department, Transportation and Public Works Department, and SPLOST staff to discuss the requirements of the program. These meetings were held on July 6<sup>th</sup> and July 26<sup>th</sup>. The A-CC Greenspace Work Team will continue to work on the preparation of the required elements of Athens-Clarke County's Community Greenspace Plan. The Athens-Clarke County Planning Department has been designated as the coordinating department for the A-CC Community Greenspace Program, and the contact person is Bruce Lonnee, Senior Planner. If you have any questions regarding the county's program and plan please contact:

**Bruce Lonnee, Sr. Planner**  
**Athens-Clarke County Planning Department**  
**120 West Dougherty Street**  
**Athens, GA 30601**

**Phone: (706)-613-3515**  
**Fax: (706)-613-3844**  
**E-mail: [BruceLonnee@co.clarke.ga.us](mailto:BruceLonnee@co.clarke.ga.us)**

Planning staff have also met with the Mayor of Winterville and representatives of the Oconee Rivers Greenway Commission, Athens Land Trust, Oconee River Land Trust, University of Georgia Institute of Ecology, and the Environmental Protection Division of the Georgia Department of Natural Resources. Each of these groups, as well as other groups identified during the Community Greenspace Planning process, will have ongoing input in the continued development and revision of the Community Greenspace Plan.

### **Mapping**

The Athens-Clarke County Planning Department's GIS staff has prepared nine maps that will be used as baseline information for the Athens-Clarke Community Greenspace Program, and will be used in the preparation of subsequent Greenspace mapping efforts.

These maps include:

1. Athens-Clarke County Growth Concept Map
2. Athens-Clarke County Existing Land Use Map
3. City of Winterville Existing Land Use Map
4. Athens-Clarke County Future Land Use Map
5. City of Winterville Future Land Use Map
6. Athens-Clarke County Environmental Areas Map
7. Athens-Clarke Community Existing Greenspace Map
8. Athens-Clarke Community Conceptual Map of Future Public Greenspace
9. Athens-Clarke Community Conceptual Map of Future Private Greenspace

It should be noted that all mapping efforts of lands designated for greenspace protection would not be parcel-specific in order to facilitate the purchase of easements or fee simple interest in these properties.

### **Other Related Efforts**

#### ***Authorization for Submittal of Letter of Intent and Creation of Community Greenspace Trust Fund***

Planning Department staff has received authorization from the Mayor and Commission to prepare and submit the required Letter of Intent to participate in the Georgia Greenspace Program, and to create a local Community Greenspace Trust Fund dedicated to funding the greenspace protection measures outlined in the approved Athens-Clarke County Community Greenspace Plan.

#### ***Scheduling of Public Meeting***

Authorization for the Letter of Intent was granted by the Mayor and Commission at their September 5<sup>th</sup> Voting Session. Planning Staff held the required Public Meeting at 7:00 PM on Wednesday, October 4<sup>th</sup> in the Athens Regional Library.

### 3. COMMUNITY DESCRIPTION

a) **County's total acreage, base greenspace acreage, and population.**

Clarke County is located in Northeast Georgia. The U.S. Census Bureau has estimated the 1999 population of Clarke County to be 90,638 people. It is anticipated that the results of the 2000 Census will indicate that the county's population is greater than previously estimated. Clarke County is the smallest county in Georgia in terms of landmass with approximately 121.8 square miles, or 78,006 total acres. Comparison of the 1999 population estimate for the county with the county's total land area reveals that Clarke County has an average of just over 744 persons per square mile. This population density is considerably greater than the state average of 134.5 persons per square mile, which supports the state's recognition of the county as a relatively urbanized jurisdiction.

Clarke County is located in the Piedmont Plateau physiographic province in the upper reaches of the Altamaha River Basin. The two forks of the Oconee River -- the North Oconee and the Middle Oconee -- traverse the county and provide for much of the change in topography for the community. In general, the terrain is rolling, with steep slopes along the narrow streams and river valleys. The land within these stream and river valleys, in addition to the remaining undeveloped agricultural lands and environmentally sensitive lands outside of these areas, and selected areas within the county's urbanized areas, provide the base "greenspace" acreage for the county. It is the systematic protection of this base "greenspace" acreage that will provide the focus for Athens-Clarke County's Community Greenspace Program.

It is estimated that roughly one-fifth of the county's land, or approximately 15,300 acres, is presently in a natural or undisturbed condition that would qualify for consideration as "greenspace" if adequate protection measures were in place. The remaining four-fifths of the county's land has been developed or improved in some way to accommodate the majority of the county's urban and suburban land use needs. Although these areas are already developed to a large degree, opportunities still exist for selected tracts in these areas to be protected or restored as community "greenspace."

b) **List of participating municipalities and their population and other relevant data.**

Participating municipalities include Athens-Clarke County (1999 population estimate of 89,379) and the City of Winterville (1999 population estimate of 1,259).

It should be noted that, although a small portion of the City of Bogart (approximately 180 acres) is located within the jurisdictional boundary of Clarke County, the vast majority of Bogart's acreage is in Oconee County. As a result, Oconee County typically administers all of Bogart's comprehensive planning and special projects. Moreover, the exclusion of Bogart from the preparation of the *Comprehensive Plan for Athens-Clarke County and the City of Winterville, Georgia*, by Athens-Clarke County Planning Staff was recognized by the Georgia Department of Community Affairs as appropriate. For these reasons, and in order to remain consistent with both past and current long-range planning administration for this area, Bogart is not eligible for consideration as a participating municipality for the Athens-Clarke Community Greenspace Plan and Program.

c) **Description of rapidly growing areas.**

Athens-Clarke County is often referred to as the “port of entry” for Northeast Georgia. This is largely due to the county’s role as the region’s commercial, institutional, and industrial hub, and the presence of the University of Georgia. As a result, all portions of Clarke County continue to attract development. Moreover, due to the relatively small amount of land area in the county, all of the undeveloped areas of the county are under significant development pressure. The areas of the county that have had the highest concentrations of new development include the following:

1. Southeastern Athens-Clarke County: This area is bounded by Winterville Road on the north; Shoal Creek on the east; Barnett Shoals Road on the south; and Cherokee Road and Gaines School Road on the west. Development in this area has been steady during the last five to seven years. Development in this area during this timeframe includes the following types: low to medium density single-family residential; medium density multi-family residential; large-scale commercial. Future development in this area will include additional development of the types listed above, as well as expansion of the Athens-Ben Epps Airport. It should be noted that Athens-Clarke County has also purchased and started development of a large park facility in the central portion of this area. Protection of greenspace in this area is a high priority of the Athens-Clarke Community Greenspace Program.
2. Northwestern Athens-Clarke County: This area is roughly bounded by the Athens-Clarke County boundary with Jackson County to the north; Newton Bridge Road to the east; the Athens Perimeter to the south; and the Middle Oconee River to the west. Development in this area has been steady during the last six to eight years. Development in this area during this timeframe includes the following types: low to medium density single-family residential; medium density two-family residential; corridor-oriented commercial. Future development in this area will likely include additional development of the types listed above, with the exception of two-family residential converting to multi-family residential in selected areas. Protection of greenspace in this area is a priority of the Athens-Clarke Community Greenspace Program.
3. Atlanta Highway Corridor: This area of development is an approximately 2 mile wide corridor that centers along Atlanta Highway as it extends westward from the Middle Oconee River to the western county boundary. Development in this area has been steady during the last eight to ten years. Development in this area during this timeframe includes the following types: medium density single-family residential; medium density multi-family residential; light industrial; corridor-oriented commercial; and large-scale commercial. Future development in this area will likely include additional development and re-development of the types listed above, with heavy industrial uses also possible in the westernmost portion of the area. Restoration of greenspace in this area will be considered as part of the Athens-Clarke Community Greenspace Program.

4. Traditional Athens: As shown on the Athens-Clarke Comprehensive Plan's Growth Concept Plan Map, this area is bounded by the Athens Perimeter on the west, north and east, and by McNutt's Creek on the south. This area is almost entirely developed and approximates the former limits of the City of Athens. Relatively few large tracts of land remain undeveloped in this area, and development interest and pressure on these tracts increases each year. Development in this area continues at a steady pace in the form of residential and commercial in-fill, as well as the redevelopment of previously developed tracts. Restoration of greenspace in this area will be considered as part of the Athens-Clarke Community Greenspace Program.

#### 4. COMMUNITY GREENSPACE GOAL

The objective of the Athens-Clarke Community Greenspace Program, in accordance with the state program requirements, is to work toward the permanent protection of as much "greenspace" as possible and practical, with the long range goal of protecting 20 percent of the community's land as "greenspace." In terms of total acreage, 20 percent of the community's land represents 15,567 acres. To the extent possible, these lands will be utilized as open and connected greenspace for the protection of the county's natural, archaeological, and historic resources, scenic beauty, and recreation.

Key methods for achieving this goal may be broken into two basic categories: a) local regulatory controls for future permanent protection of private greenspace, as well as b) the acquisition of real property by public entities in order to protect greenspace. Each of these broad categories involve a number of specific tools which have been outlined below:

***a) Local regulatory controls for future permanent protection of private greenspace.***

- ◆ Privately held conservation easements. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 1,556 acres of greenspace could potentially be protected through this method;
- ◆ Local regulatory protection of wetlands, groundwater recharge areas, riparian buffers, and floodplains through the Athens-Clarke County "Protected Environmental Areas Ordinance" (adopted on October 20, 2000). It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 5,436 acres of greenspace could potentially be protected either directly or indirectly through this method;
- ◆ Development regulations for the Agricultural Residential (AR) zone requiring dedication of 50% of total acreage as protected greenspace in all subdivision development greater than 10 acres in size. Dedication shall be in the form of conservation easements, restrictive covenants, deed restrictions, or similar documents, Master Development Plan Agreements, or as land held in a common undivided interest dedicated to a recognized land trust;

- ◆ Dedication of undisturbed open space in new developments in zones other than Agricultural Residential (AR) as protected greenspace. Dedication shall be in the form of conservation easements, restrictive covenants, deed restrictions, or similar documents, Master Development Plan Agreements, or as land held in a common undivided interest dedicated to a recognized land trust;
  - ◆ Local adoption and administration of a Transferable Development Right (TDR) program or a Purchased Development Right (PDR) program. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 2,620 acres of greenspace could potentially be protected through this method.
- b) *Acquisition of real property by public entities.***
- ◆ Protective language incorporated into local utility easement agreements. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 869 acres of greenspace could potentially be protected through this method;
  - ◆ Continued qualifying greenspace development of the Athens-Clarke County Greenway system. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 1,684 acres of greenspace could potentially be protected through this method;
  - ◆ Continued qualifying greenspace development of Athens-Clarke County and City of Winterville Park Facilities. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 1,090 acres of greenspace could potentially be protected through this method;
  - ◆ Qualifying greenspace development of Clarke County Board of Education property and facilities;
  - ◆ Other Special Local Option Sales Tax (SPLOST) funded efforts; and
  - ◆ Identification of available public grant funds for fee simple “greenspace” purchase or protection.

## **5. CONSISTENCY OF COUNTY COMPREHENSIVE PLAN WITH COMMUNITY GREENSPACE PROGRAM**

Adopted in June 1999, the *Comprehensive Plan for Athens-Clarke County and the City of Winterville* identifies a number of community strategies and policies were prepared to address the expressed environmental concerns, and these relate directly to the identification and protection of community “greenspace.” Specific objectives included in the 1999 *Comprehensive Plan* document include the following:

- a) Completion of public and private infrastructure improvements and site development in a manner that protects the quality of the natural environment;
- b) Properly locate buildings and paved areas away from river and stream corridors to the

- greatest extent feasible;
- c) Incorporate the connection, maintenance, and enhancement of “greenspace” in all new development;
  - d) Protect the aquifer recharge area of southeast Athens-Clarke County from urban development by limiting development densities;
  - e) Prohibit development of structures in the floodway;
  - f) Discourage and strictly regulate development in the flood fringe area;
  - g) Reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear-cutting;
  - h) Improve standards for minimizing impervious surface areas in construction of residential and non-residential development;
  - i) Identify and protect wetland areas;
  - j) Cluster development in a manner to protect environmentally-sensitive areas such as wildlife habitats, flood plains, and open space;
  - k) Limit the amount of urban development within Athens-Clarke County to areas that can be reasonably served by public infrastructure;
  - l) Preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of the community;
  - m) Develop a recognizable transition from the urban to the rural areas of the community;
  - n) Create incentives for agricultural areas on the periphery of the urban area to remain as productive agricultural lands by using techniques such as transfer of development rights, conservation easements, and conservation subdivisions;
  - o) Encourage redevelopment and in-fill in urbanized areas over development of new property on the periphery of the urban area;
  - p) Provide increased non-motorized access via a county-wide network of connected greenways and pathways;
  - q) Develop park facilities in accordance with the Leisure Services Master Plan;
  - r) Encourage parks and community facilities to be located as focal points in neighborhoods;
  - s) Adopt regulations that prevent unnecessary land disturbance and vegetation removal (i.e., excessive grading and clear-cutting);

### **The Future Land Use Plans for Athens-Clarke County and the City of Winterville**

Many of the objectives listed above are clearly reflected in the preparation of the county's revised Future Land Use Plan (1999). The Future Land Use Plans for Athens-Clarke County and the City of Winterville (see Figures 4 and 5) were developed from an initial Growth Concept Plan (see Figure 1) that categorically identified areas throughout the county that would support future growth and development and the corridors connecting these areas. The Future Land Use Maps refined the Growth Concept Plan objectives in a parcel-specific format, incorporated all identified bodies of water and environmentally sensitive lands, and took into account existing zoning and land use. The end result is a graphic representation of the forecasted arrangement of land uses countywide through the year 2020.

In addition, the Future Land Use Maps serve as regulatory references in the continued administration and maintenance of the Zoning Maps for Athens-Clarke County and the City of Winterville, which will ultimately effect the arrangement and mixing of existing land uses for these communities (see Figures 2 and 3). In addition, the Environmental Areas Map (see Figure 6) for Athens-Clarke County was also developed based upon the data used to create the Future Land Use Map. As a result, those two maps are, and shall remain, compatible with one another.

As it relates to the Community Greenspace Program, the Future Land Use Plan identifies rural areas of the county that are desired to remain in agricultural use, low-density residential development, or protected greenspace. These rural areas account for roughly one-third of the county's total land area. These rural areas, in combination with floodplain, wetlands, and river corridors, represent the lands that will be given the highest priority in the administration of the Athens-Clarke Community Greenspace Program.

The next scheduled update of the Comprehensive Plan for Athens-Clarke County and the City of Winterville, Georgia, is set to begin in 2003 with adoption in 2004. Issues related to the protection of greenspace that are identified during the first two years of the Athens-Clarke Community Greenspace Program will be reflected in the 2004 update of the *Comprehensive Plan* document. Particular attention will be given to the progress made at the local, state, and federal levels to address the barriers to greenspace protection identified as part of this Athens-Clarke Community Greenspace Plan document.

## 6. EXISTING GREENSPACE STATUS

The table below identifies and itemizes the existing greenspace acreage throughout Athens-Clarke County. The locations of these lands are shown in Figure 7, Athens-Clarke Community Existing Greenspace Map. The form of protection for both the Oconee Greenway Corridor and the State Heritage Reserve is fee simple with clearly defined greenspace oriented uses agreed upon for each and administered by a public entity. The acreage protected by conservation easements are held by the Athens Land Trust, a non-profit agency capable of holding such an easement and charged with the continued maintenance of these lands.

TYPE	OWNER	ACRES	PERCENT PROTECTED	TOTAL
Greenway Corridor	Athens-Clarke County	842	100%	842
Conservation Easements	Athens Land Trust	49	100%	49
State Heritage Reserve	State Dept. of Natural Resources	63	100%	63
		<b>954</b>	<b>100%</b>	<b>954</b>

## 7. FUTURE GREENSPACE LANDS

Unprotected land throughout Athens-Clarke County and the City of Winterville for which protection is desired have been identified and organized in broad categories. These categories apply to both future public and future private greenspace land. Tables indicating estimated projections future public and future private greenspace land are included on Page 18 and Page 19.

## Future Private Protected Greenspace Land Categories

	2000-2010 Projections			2010-2020 Projections		
	Total Acreage	% Protected	Protected Acreage	Total Acreage	% Protected	Protected Acreage
<b>Wetlands</b>	<b>3086</b>	<b>85.0%</b>	<b>2623</b>	<b>3086</b>	<b>90.0%</b>	<b>2777</b>
<b>River Corridors - Total</b>	<b>4022</b>	<b>22.4%</b>	<b>899</b>	<b>3836</b>	<b>35.9%</b>	<b>1376</b>
<i>(acreage outside wetlands)</i>						
Protected River Corridors (100-foot buffer)	961	45.0%	432	775	60.0%	465
Perennial Streams and Lakes (75-foot buffer)	2296	17.0%	390	2296	33.0%	758
Other State Waters (25-foot buffer)	765	10.0%	77	765	20.0%	153
<b>Floodplains</b>	<b>2882</b>	<b>20.0%</b>	<b>576</b>	<b>2882</b>	<b>40.0%</b>	<b>1153</b>
<i>(acreage outside wetlands and river buffers)</i>						
<b>Groundwater Recharge Areas</b>	<b>186</b>	<b>35.0%</b>	<b>65</b>	<b>186</b>	<b>70.0%</b>	<b>130</b>
<b>Utility Easements - Total</b>	<b>914</b>	<b>79.4%</b>	<b>726</b>	<b>914</b>	<b>82.5%</b>	<b>754</b>
Cell Tower Facility Easements (fall zones)	138	20.0%	28	138	40.0%	55
Electrical Easements	776	90.0%	698	776	90.0%	698
Natural Gas Easements (Not Available)	0	0.0%	0	0	0.0%	0
<b>Private Greenspace - Total</b>	<b>952</b>	<b>100.0%</b>	<b>952</b>	<b>4176</b>	<b>100.0%</b>	<b>4176</b>
Urban Conservation Easements	7	100.0%	7	43	100.0%	43
Suburban Conservation Easements	34	100.0%	34	209	100.0%	209
Rural Conservation Easements	209	100.0%	209	1304	100.0%	1304
Urban Protected Greenspace (PDs, TDRs, PDRs, etc.)	19	100.0%	19	72	100.0%	72
Suburban Protected Greenspace (PDs, TDRs, PDRs, etc.)	94	100.0%	94	352	100.0%	352
Rural Protected Greenspace (PDs, TDRs, PDRs, etc.)	589	100.0%	589	2196	100.0%	2196
<b>Other Properties - Total</b>	<b>298</b>	<b>73.9%</b>	<b>220</b>	<b>298</b>	<b>73.9%</b>	<b>220</b>
Private School Campuses	74	25.0%	19	74	25.0%	19
Cemeteries	224	90.0%	202	224	90.0%	202
<b>TOTAL PROTECTED GREENSPACE</b>			<b>6062</b>			<b>10586</b>
<b>TOTAL ATHENS-CLARKE COUNTY ACREAGE</b>			<b>78006</b>			<b>78006</b>
<b>% OF TOTAL ACREAGE PROTECTED</b>			<b>7.8%</b>			<b>13.6%</b>

**Future Public Protected Greenspace Land Categories**

	2000-2010 Projections			2010-2020 Projections		
	Total Acreage	% Protected	Protected Acreage	Total Acreage	% Protected	Protected Acreage
<b>Parks - Total</b>	<b>2882</b>	<b>69.1%</b>	<b>1992</b>	<b>3501</b>	<b>79.2%</b>	<b>2774</b>
Athens-Clarke County Parks	1619	45.0%	729	1817	60.0%	1090
Greenway Corridor	1263	100.0%	1263	1684	100.0%	1684
<b>Utility Easements - Total</b>	<b>288</b>	<b>20.0%</b>	<b>58</b>	<b>288</b>	<b>40.0%</b>	<b>115</b>
A-CC Water Line Easements (outside R/W)	95	20.0%	19	95	40.0%	38
A-CC Sewer Line Easements (outside buffers)	193	20.0%	39	193	40.0%	77
<b>UGA Properties - Total</b>	<b>2192</b>	<b>81.7%</b>	<b>1790</b>	<b>2192</b>	<b>81.7%</b>	<b>1790</b>
Whitehall Forest	1015	90.0%	914	1015	90.0%	914
State Botanical Gardens	720	90.0%	648	720	90.0%	648
Ag School Properties	457	50.0%	229	457	50.0%	229
<b>Other Properties - Total</b>	<b>1402</b>	<b>22.0%</b>	<b>309</b>	<b>1440</b>	<b>24.3%</b>	<b>349</b>
A-CC Landfill (closed portion only)	154	20.0%	31	154	40.0%	62
A-CC Sewer Treatment Plant #3	475	10.0%	48	475	10.0%	48
Athens-Ben Epps Airport (acreage less pavement)	51	20.0%	10	51	20.0%	10
Clarke County School Campuses	612	25.0%	153	650	25.0%	163
Athens Technical College	47	10.0%	5	47	10.0%	5
State Heritage Reserve	63	100.0%	63	63	100.0%	63
<b>TOTAL PROTECTED GREENSPACE</b>			<b>4148</b>			<b>5029</b>
<b>TOTAL ATHENS-CLARKE COUNTY ACREAGE</b>			<b>78006</b>			<b>78006</b>
<b>% OF TOTAL ACREAGE PROTECTED</b>			<b>5.3%</b>			<b>6.4%</b>

The categories of unprotected lands designated for future protection as community greenspace are included below, with an overview of the selection criteria for each:

**a) River Corridors**

River corridors identified for the Community Greenspace Program are those surrounding the major waterways in Athens-Clarke County. These corridors would include the North and Middle Oconee Rivers as well as the Oconee River. Other major areas of consideration would be Sandy Creek, Cedar Creek, Shoal Creek, and other contributing waterways. Each of these areas exhibits moderate rates of uninterrupted waterflow, and has significant amounts of adjacent wetlands and floodplain. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 1,376 acres of greenspace land along river corridors could potentially be protected. Additionally, as much as 2,777 acres of wetland may be protected as greenspace, as well as 1,153 acres of possible protected floodplain acreage outside of wetland and river corridor areas.

**b) Groundwater Recharge Areas**

Groundwater recharge areas are targeted as a broad category for future protection. These sensitive areas are identified by the Soil Conservation Survey and function as underground aquifers that are essential for regional water quality. These areas have been mapped and are shown on the Athens-Clarke County Environmental Areas Map (Figure 6), and Athens-Clarke Community Conceptual Map of Future Private Greenspace (Figure 9). It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 130 acres of greenspace land of this type could potentially be protected.

**c) Non-Programmed Recreation Space**

Non-programmed recreation space, either publicly or privately owned, is also identified as a category of future greenspace. This category of land would include areas such as Sandy Creek Park, as well as portions of future public parks throughout the county. Private recreation space may also be dedicated as protected greenspace. These lands are open and typically left in a natural, unmanaged state. In contrast, programmed lands include ballfields and may have a mix of pervious and impervious surfaces and may be subject to regular applications of pesticides and fertilizers. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 2,774 acres of greenspace land of the non-programmed type could potentially be protected.

**d) Private greenspace**

Private greenspace and open spaces constitute the fourth broad category identified for future protection. These lands are those owned by private individual or corporate landowners for their use only. Existing and future lands of this type would be protected through voluntary dedication of the land to recognized land trusts, conservation easements, transfer of development rights, and other means. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 4,176 acres of greenspace land of this type could potentially be protected.

**e) Educational or Special Uses**

Another broad category for future protection would be educational or special use lands. These land types might include The University of Georgia's Whitehall Forest or other lands

that are used solely for research or educational purposes. Existing and future lands of this type would be protected through dedication of the land to recognized land trusts, conservation easements, and other means. It is estimated that over the ten year planning period of the Community Greenspace Program, as much as 1,790 acres of greenspace land of this type could potentially be protected.

**f) Historic or Archaeologically Significant Areas**

Other lands under consideration would include areas that exhibit historic or archaeologically significant resources that warrant protection and satisfy the definition of “greenspace.” Local lands that exhibit archaeological potential have been cataloged by the University of Georgia and, although the listing of these properties is not available for use by the general public, Athens-Clarke County and the City of Winterville are able to consult with UGA Staff to identify archaeologically sensitive areas on a case-by-case basis. Local lands that qualify as historic properties are continually being identified and assessed through the Athens-Clarke County Historic Preservation Program, as well as by a variety of local preservation organizations, including the Athens Clarke Heritage Foundation and the University of Georgia. Selection criteria used for these properties are based on the National Register of Historic Places eligibility criteria. Protected greenspace lands of this type are included either in the estimated acreage for private greenspace or public parks.

**Greenspace Program Goals and Future Greenspace Land Categories**

The goals of the Athens-Clarke Community Greenspace Program are identified in the following table and the applicable protected land categories, as outlined above, are assigned to each goal and possible methods of achieving these goals are also indicated. Existing methods are shown in plain text, while possible future methods are shown in *italics*.

GOALS	APPLICABLE PROTECTED LAND CATEGORIES	WAYS TO ACHIEVE GREENSPACE GOALS
Water Quality Protection	<ul style="list-style-type: none"> <li>• River Corridors</li> <li>• Groundwater Recharge Areas</li> </ul>	<ul style="list-style-type: none"> <li>➤ Local regulation protecting river buffers.</li> <li>➤ Federal and state restrictions on construction in wetlands and along rivers.</li> <li>➤ Local regulation of no new construction in 100 year floodplain.</li> <li>➤ Fee simple purchase or conservation easements applied to recharge area.</li> <li>➤ <i>Transfer or purchase of development density from recharge area.</i></li> </ul>

GOALS	APPLICABLE PROTECTED LAND CATEGORIES	WAYS TO ACHIEVE GREENSPACE GOALS
Flood Protection	<ul style="list-style-type: none"> <li>• River Corridors</li> </ul>	<ul style="list-style-type: none"> <li>➤ Local regulations limiting no new construction in 100-year floodplain.</li> <li>➤ Fee simple purchase or conservation easements applied to floodway area.</li> <li>➤ <i>Transfer or purchase of development density from floodplain.</i></li> </ul>
Wetlands Protection	<ul style="list-style-type: none"> <li>• Educational or Special Uses</li> <li>• River Corridors</li> </ul>	<ul style="list-style-type: none"> <li>➤ Federally restricted construction in wetlands.</li> <li>➤ Fee simple purchase or conservation easements applied to wetlands.</li> <li>➤ <i>Transfer or purchase of development density from wetland.</i></li> </ul>
Protection of riparian buffers and other habitat for native species	<ul style="list-style-type: none"> <li>• Private Greenspace</li> <li>• Educational or Special Uses</li> <li>• River Corridors</li> </ul>	<ul style="list-style-type: none"> <li>➤ Local regulation of riparian buffers above the state mandate of 25 ft.</li> <li>➤ Local regulation of river buffers and seek future permanent protection of these buffers.</li> <li>➤ Fee simple purchase or conservation easements applied to habitat area.</li> <li>➤ <i>Transfer or purchase of development density from habitat area.</i></li> </ul>
Scenic Protection	<ul style="list-style-type: none"> <li>• Educational or Special Uses</li> <li>• Private Greenspace</li> <li>• Wetlands</li> </ul>	<ul style="list-style-type: none"> <li>➤ Local regulation of tree canopy requirements as well as provisions for dedicated open space in Agricultural-Residential developments. These areas can be sought for future permanent protection.</li> <li>➤ Fee simple purchase or conservation easements applied to areas.</li> <li>➤ <i>Transfer or purchase of</i></li> </ul>

GOALS	APPLICABLE PROTECTED LAND CATEGORIES	WAYS TO ACHIEVE GREENSPACE GOALS
		<i>development density from areas.</i>
Provision of Recreation	<ul style="list-style-type: none"> <li>• Non-Programmed Recreation Space</li> <li>• Educational or Special Uses</li> </ul>	<ul style="list-style-type: none"> <li>➤ Current, planned, and future park space and trail projects.</li> <li>➤ Fee simple purchase or conservation easements applied to areas.</li> </ul>
Reduction of Erosion	<ul style="list-style-type: none"> <li>• Private Greenspace</li> <li>• River Corridors</li> </ul>	<ul style="list-style-type: none"> <li>➤ Local regulation of river buffers and <i>permanent protection of these buffers.</i></li> <li>➤ Local regulation of tree canopy requirements as well as provisions for dedicated open space in Agricultural-Residential developments.</li> <li>➤ Local regulation of no new construction in 100 year floodplain.</li> <li>➤ <i>Transfer or purchase of development density from area of erosion.</i></li> </ul>
Connection of existing or planned areas contributing to the other goals	<ul style="list-style-type: none"> <li>• Non-Programmed Recreation Space</li> <li>• Educational or Special Uses</li> <li>• River Corridors</li> </ul>	<ul style="list-style-type: none"> <li>➤ Connection of the Greenway and Multi-modal Master Plan.</li> <li>➤ Fee simple purchase or conservation easements applied to areas.</li> <li>➤ <i>Transfer or purchase of development density from areas.</i></li> </ul>

## 8. TEN-YEAR STRATEGY TO ACHIEVE COUNTY'S GREENSPACE GOAL

### *A. Local land use ordinances, policies, and regulations that will protect greenspace.*

Adopted in June 1999, the *Comprehensive Plan for Athens-Clarke County and the City of Winterville* identifies a number of community strategies and policies that were prepared to address environmental concerns, and these relate directly to the identification and protection of community “greenspace.” Based on the goals listed in the Comprehensive Plan, Athens-Clarke County has developed and adopted a new Zoning Code that initiates the implementation of many of these goals. It is anticipated that the City of Winterville will, as part of their participation in the Community Greenspace Program, investigate regulatory strategies and local policies that will work to protect greenspace.

Listed below are several existing tools that will assist in the protection of community greenspace. In addition, a number of other greenspace protection methods that have been identified but not yet implemented are listed. These future methods will be investigated further over the course of the Community Greenspace Program and implemented as each becomes feasible.

#### **Existing ordinances, policies, and regulations**

1. Adoption of the local Protected Environmental Areas Ordinance, which provides for the following:
  - ◆ Requires location of buildings and paved areas away from river and stream corridors to the greatest extent feasible.
  - ◆ Establishes local regulation of 75 feet on all perennial lakes and streams and a 100-foot buffer on our major waterways. This is land that can be targeted for future permanent protection. 100-foot riparian buffers, which exceed the state minimum of 25 feet.
  - ◆ Requires Environmental Areas permit for land disturbing activities on properties with floodplain, wetland, or within a riparian buffer.
  - ◆ Local regulation of river buffers and seek future permanent protection of these buffers.
  - ◆ Provision eliminating new construction in the 100-year floodplain.
  - ◆ Recognizes Federal restrictions regarding construction in wetlands.
2. Adoption of tree canopy and landscaped area requirements for all medium to high density zones throughout the county. Retention of contiguous areas of existing trees and undisturbed native planting areas is encouraged.
3. Adoption of a Conservation Subdivision Design ordinance requiring all new subdivisions of greater than 3 lots and 10 acres in the Agricultural Residential (AR) zone, which comprises roughly one-third of all county lands, to set aside 50% of the property as protected open space. The AR zone also works to preserve rural character

and the opportunity for agricultural and forestry activities to remain a vital part of the community.

4. Athens-Clarke County has a Planned Development (PD) process in the county's development regulations that provides avenues for further preservation of greenspace. The PD process allows developers certain variances from the zoning code for which there are tradeoffs such as common and open space that can be applied to a binding site plan. This process allows for things such as a conservation subdivision with higher densities than is allowed for that zone.

**Future ordinances, policies, and regulations**

1. Local regulations permitting community septic systems that would allow cluster development and thus make it possible to achieve permitted densities on less land in rural areas. Such systems provide an opportunity for setting aside protected open space as part of the development.
2. Incorporate the connection, maintenance, and enhancement of "greenspace" in all new development.
3. Formal connection of the Greenway and multi-modal master plan and extension of a countywide network of connected greenways and pathways. This will support a variety of alternative transportation modes, and is anticipated to ultimately reduce the need for additional roadways, parking areas, and other impervious transportation-related surfaces. This will allow greater opportunity for protection of greenspace and help mitigate the impact of local transportation facilities on the environment.
4. Protection of the groundwater recharge area in southeastern Athens-Clarke County from development.
5. Reduce the impact of development on the natural topography and existing vegetation through limitations of land disturbance activities and clear-cutting.
6. Set higher local standards for minimizing impervious surface areas in construction of residential and non-residential development.
7. Establish a non-point source pollution program that emphasizes a comprehensive watershed approach.
8. Create incentives for agricultural areas on the periphery of the urban area to remain as productive agricultural lands by using techniques such as transfer of development rights (TDRs), purchase of development rights (PDRs), and conservation easements.
9. Encourage redevelopment and in-fill in urbanized areas over development of new property on the periphery of the urban area through public-private partnerships, as well as appropriate regulatory flexibility. This would promote increases in density in areas that meet community design standards, avoid environmental constraints, and are served

with adequate infrastructure. By providing zoning that encourages in fill and in town development with higher density. These areas are often in the urban areas of the county and currently have the public infrastructure in place to accommodate higher density.

10. Encourage parks and community facilities to be located as focal points in neighborhoods, and develop park facilities in accordance with the existing Leisure Services Master Plan.
11. Utilize existing utility easements as well as future easements for the purpose of greenspace as well as permanently protecting such easements that do not currently qualify. Athens-Clarke County will seek to obtain restrictive terms of utility easements with Georgia Power so that their easements within the county could qualify as protected greenspace.
12. SPLOST funds will also be utilized as a tool for purchasing land that will qualify as greenspace. TEA-21 funds are also a possible future tool to help acquire land for the purpose of permanent protection.
13. We will also look to incorporate some of existing lands that are publicly owned but are outside of the county's jurisdiction as permanently protected. The University of Georgia currently owns a large portion of land in Athens-Clarke County. Some of this land could be considered as greenspace while other land does not. We will continue to work with the UGA to get areas of their land such as Whitehall Forest and the State Botanical Gardens to count towards the county's 20% greenspace goal.
14. We will also work closely with the county's schools to preserve as much of their land for the purpose of greenspace and recreation. We currently have a reciprocal agreement with the local school board to utilize school grounds as parks for public recreation.

***B. Barriers to achieving the greenspace goal.***

Athens-Clarke County and the City of Winterville, Georgia, enjoy numerous procedural advantages that should help facilitate the successful administration of the Community Greenspace Program. The relatively low number of participating municipalities in the Athens-Clarke Community Greenspace Program is an advantage in itself. Coordination of comprehensive planning efforts between the two jurisdictions has recently been updated through the development and adoption of the Comprehensive Plan for Athens-Clarke County and the City of Winterville, Georgia, in June 1999. Moreover, Athens-Clarke County already administers the collection, disbursement, and project administration of Special Local Option Sales Tax (SPLOST) projects for the City of Winterville. In general, the working relationship between the two jurisdictions has been, and continues to be, amicable and productive. Another advantage, related both to SPLOST programming and the new Comprehensive Plan, is the fact that greenspace planning was already underway in Athens-Clarke County. Tremendous public support and local expertise already exists for greenspace-related efforts, and this will assist in the ultimate realization of the community's greenspace goals.

However, there are barriers that exist that will make achieving the ultimate goal of protecting 20% of the county's total acreage as greenspace. These barriers include the following:

- *The relatively inflexible definition of "greenspace" adopted for use in the Georgia Greenspace Program.* The fact that parks that have ball fields or other managed active recreation spaces presently do not count, despite their benefits as large areas of pervious open space capable of satisfying many of the Greenspace Program's stated goals, will make the 20% goal difficult to achieve. Athens-Clarke County Planning Staff would like to work with the Georgia Greenspace Commission, DNR Staff, and state elected officials to develop a method whereby parkland could be credited as greenspace.
- *The inability to subtract the University of Georgia's unprotected acreage from the total acreage for Athens-Clarke County.* Athens-Clarke County has no jurisdictional control over lands owned by the Board of Regents and the University of Georgia. It will be quite difficult to obtain 20% greenspace when roughly 10% of the county is under University ownership, and the vast majority of the remaining land is under private ownership. Two approaches have been identified to deal with this constraint: (1) It is requested that consideration be given to treating unprotected University-owned lands in a manner similar to that applied to military bases; and (2) Athens-Clarke County will continue to work with the University of Georgia to identify those local lands that can be protected as greenspace with the support of the university administration and the Board of Regents.
- *Inability to sever development rights from the land for purchase or transfer of density.* As presently composed, state legislation enabling local Transfer of Development Rights (TDRs) programs requires the holding of a public hearing for each transfer. Until this requirement is removed or appropriately amended, local governing authorities are not

interested in establishing a TDR program. Purchase of Development Rights (PDRs) would also be considered as an effective alternative with the ability to successfully establish and administer a local TDR program.

- *Establishment of a land or development rights bank.* This initiative will require a high level of intergovernmental and programmatic coordination. However, the structure of the Community Greenspace Program and Fund represents a significant step toward the development of such a bank.
- *Identification of local protected resources.* Athens-Clarke County may already have more unidentified acreage that has some form of open space protection measures applied to them. The significant amount of staff time required to properly research these properties makes such an effort unlikely. Any advances in this area will likely be handled on a case-by-case basis.
- *Effective enforcement of river corridor buffer requirements.* The introduction of new local river corridor, or riparian, buffer requirements represents an important advance toward the protection of these environmentally sensitive lands, possibly as protected greenspace. However, common practice for most developers and private property owners involves the clearing of shoreline areas and the planting of grass and other high-maintenance non-native plantings close to the shoreline. Community education and adequate enforcement are expensive and have limited effectiveness, but these methods will be used to protect these areas.
- *Implementation of conservation designs in subdivision development.* Few developers are willing to set aside large amounts of developable land as protected greenspace. Athens-Clarke County has approached this issue on two levels: (1) requiring all new subdivision development in excess of 10 acres and three lots to set aside 50% of the land as open space, and (2) providing up to a 25% density bonus for developers that set aside 25% of the land as protected open space. Both of these provisions were recently adopted in the Zoning Code, and neither has been implemented to date.

By identifying these as barriers and impediments to the Community Greenspace Program, it will now be possible to address them as such in the monitoring of the Greenspace Program's progress and the future update of the Comprehensive Plan set for completion in 2004.

### **C. Sources and Uses of Community Greenspace Program Funds.**

Although funding for the purchase of properties, or interest in properties, is available from a variety of sources, the planning and administration of the Athens-Clarke Community Greenspace Program presently relies solely on the General Fund of Athens-Clarke County. As the program progresses, additional funding sources for planning and administration will be sought.

Numerous sources of potential funding for Community Greenspace Program efforts have been identified. These are listed below by federal, state, local, and private categories.

### **Federal Resources**

- **TEA-21 Enhancement Funding.** As part of the transportation planning efforts of the metropolitan planning organization known as the Athens-Clarke-Oconee-Regional-Transportation-Study (ACORTS), TEA-21 funds will be applied for that implement greenspace program objectives including, but not limited to, the Oconee River Greenway, development of bike and pedestrian facilities connecting to the Oconee River Greenway, and other related efforts.
- **Conservation and Reinvestment Act.** Pending federal legislation that would provide funds to states for land acquisition. The Act would provide a total of \$450 million for this purpose, with \$10 to \$18 million going to Georgia. These funds could be used in conjunction with Georgia Greenspace funds and SPLOST funding as a source for fee simple and development rights purchases.
- **National Park Service Rivers, Trails, and Conservation Assistance Program.** This program, which is aimed at rivers and river trails, may be very appropriate for use in Athens-Clarke County in conjunction with the ongoing Oconee River Greenway system and the community's desire to increase local connectivity to the Greenway.
- **Conservation Reserve Program.** The CRP program is administered by the Department of Agriculture through its Agricultural Stabilization and Conservation Service. The program provides farmers with annual payments over a 10-15 year period. In return, the farmer will agree to less intensive uses of the land in the future. Such a program may be attractive to the owners of the few remaining agrarian uses in the county.
- **Wetlands Reserve Program.** This program provides direct payments to landowners who agree to place sensitive wetlands under permanent easements. The program can be used to permanently protect wetland areas as open space. Several industrially zoned tracts in the north central portion of the county have significant wetlands, and such a program may be attractive to owners of these properties and others on which large expanses of wetland are located.
- **Watershed and Flood Prevention Grants.** This program provides funding for improvements to watersheds of less than 250,000 acres. Full grants are available for flood prevention purposes; matching grants are available for some other purposes.

### **State Resources**

- **Georgia Greenspace Program.** The funds made available through this program will not meet the total funding needs of the Community Greenspace Program. However, the availability of these funds on a recurring basis will be extremely valuable in structuring leveraged greenspace acquisitions. This fund represents one of the best sources of funding for fee simple acquisition and related costs.
- **Regional Assistance Fund.** Administered by the Georgia Department of Community Affairs, the RAP program is intended for regional economic development. However, the pursuit of greenspace protection in a jurisdiction such as Athens-Clarke County where land is at a premium may prove to be a justifiable use of the funds.. Greenspace may be argued to foster an improved quality of life, thereby providing an economic development incentive for firms and their employees to locate in the county.

- Federal Land and Water Conservation Fund (State Administered). A 50% matching grant program managed in Georgia by DNR. Grants are relatively small, in the \$25,000 to \$35,000 range. They are for recreational land acquisition, but could be tied to passive recreational activities allowed under the Georgia Greenspace Program.

### **Local Resources**

- Special Purpose Local Option Sales Tax (SPLOST). The one-percent SPLOST revenue source is one of the most important local sources of funding for capital improvements in the county. The Community Greenspace Program will help identify lands and projects that, if approved by voters, could be acquired and/or completed using SPLOST funds.

### **Private Resources**

- Hundreds of conservation organizations, foundations, corporations, and individual donors providing funding for greenspace acquisition of many forms. In creating a Community Greenspace Program, a community-wide awareness and goal-setting process is established. This in turn creates more opportunities to attract support from private sources. These sources will be reviewed by Planning Staff, which will attempt to establish relationships with targeted private funding sources with particular interest in the Athens area.

#### ***D. Community Greenspace Program Partners.***

There are many different governmental and non-profit entities that can help Athens-Clarke County and the City of Winterville achieve our 20% greenspace goal. There are also many private partners that can assist the county in achieving the goal as well. One of the important non-profit organizations that can be instrumental in achieving the 20% greenspace goal is the Athens Land Trust.

The Athens Land Trust (ALT) is a private, non-profit 501(c)(3) corporation established in 1994 with the dual goals of land preservation and affordable, energy efficient housing. ALT believes in a holistic approach to sustainable development that combines environmental, economic, and community needs.

The mission of the Athens Land Trust is to promote quality of life through integration of community and the natural environment by preserving land, creating energy-efficient and affordable housing, and revitalizing neighborhoods.

ALT preserves land through conservation easements, donations, life estates, and fee simple purchases. Land designated as open space is protected in perpetuity in its natural state with permanent restrictions on development. ALT's goals are to protect culturally important land (rural, farmland, historical, and urban) as well as ecologically sensitive habitat (forests, wetlands, riparian corridors, and buffer zones). Conservation easements transfer

with the title if the land is sold, and tracts held under conservation easement are monitored annually to ensure adherence to the terms of the easement.

Because land protected under conservation easement is permanently protected, ALT can assist Athens-Clarke County in meeting its goal of 20% protected open space. By using conservation easements with private landowners, ALT offers a cost-effective way to preserve greenspace with less expenditure of funds than acquisition of land by the county. Because ALT's mission is the integration of open space and community, ALT believes that conservation subdivisions that use conservation easements are an excellent way to create permanent greenspace. It is ALT's goal that the conservation land within these subdivisions will form a network throughout the county that may also connect to the greenway along the river.

**Other Possible Sources of Support for the Athens-Clarke Community Greenspace Program**

*Athens-Clarke County Clean and Beautiful Commission*  
*Athens-Clarke County Leisure Services*  
*Athens-Clarke County Public Utilities*  
*Athens-Clarke County SPLOST*  
*Georgia Land Trust Service Center*  
*Georgia Pollution Prevention Assistance Division*  
*Oconee Rivers Greenway Commission*  
*Oconee River Land Trust*

***E. Resolutions authorizing local Community Greenspace Trust Fund***

The resolutions from the governing bodies of Athens-Clarke County and the City of Winterville, Georgia, authorizing the establishment of a local Community Greenspace Trust Fund are included as Appendix C.

***F. Method of Allocating Community Greenspace Trust Funds Between Athens-Clarke County and the City of Winterville, Georgia***

The Community Greenspace Program Trust Fund will be administered by Athens-Clarke County for both Athens-Clarke County and the City of Winterville. The total dollar amount of Georgia Greenspace Program funds will be allocated to each jurisdiction on a per capita ratio. As the City of Winterville's 1999 estimated population represents approximately 1.4% of the county's total population, 1.4% of the Georgia Greenspace Program grant will be allocated for Winterville's use.

Any other greenspace funding secured by either municipality and deposited in the Community Greenspace Trust Fund will be available for use by the municipality to which the funding was granted, unless otherwise mutually agreed upon by both municipalities.

**LIST OF FIGURES**

- 1. Athens-Clarke County Growth Concept Map**
- 2. Athens-Clarke County Existing Land Use Map**
- 3. City of Winterville Existing Land Use Map**
- 4. Athens-Clarke County Future Land Use Map**
- 5. City of Winterville Future Land Use Map**
- 6. Athens-Clarke County Environmental Areas Map**
- 7. Athens-Clarke Community Existing Greenspace Map**
- 8. Athens-Clarke Community Conceptual Map of Future Public Greenspace**
- 9. Athens-Clarke Community Conceptual Map of Future Private Greenspace**

**ATTACHMENT A**  
**Letter of Intent to Participate in the**  
**Georgia Greenspace Program**

September 19, 2000

Georgia Greenspace Commission  
c/o Georgia Department of Natural Resources  
7 Martin Luther King, Jr., Drive, SW  
Room 146  
Atlanta, Georgia 30334-4002

Dear Greenspace Commissioners and DNR Officials,

This letter serves as official notification that the Unified Government of Athens-Clarke County intends to participate in the Georgia Greenspace Program, pursuant to the terms and conditions adopted in Senate Bill 399.

In accordance with the requirements for preparing our Community Greenspace Program and Plan, a public meeting has been scheduled for 7:00 PM on Wednesday, October 4, 2000 in the Auditorium of the Athens Regional Library (located at 2025 Baxter Street, Athens, Georgia). The purpose of the public meeting is to present an overview of the Georgia Greenspace Program, to introduce the first draft of the Athens-Clarke County Community Greenspace Program and Plan, and to receive initial public comment regarding each.

All interested individuals are invited to attend the public meeting. Notice of the public meeting will be sent to the Athens-Clarke County legal organ, the *Athens Daily News*. Additionally, all required federal, state, and local governmental agencies, and identified non-governmental organizations, will be notified directly of the public meeting. A complete list of meeting attendees and a summary of the meeting will be provided with Athens-Clarke County's Community Greenspace Program submittal.

Should you have any questions, comments, or suggestions related to our local efforts to prepare a Community Greenspace Program, please contact Bruce Lonnee, Senior Planner, in the Athens-Clarke County Planning Department at (706) 613-3515.

Sincerely,

Doc Eldridge, Mayor  
Athens-Clarke County, Georgia

cc: Bob Snipes, Interim Manager  
Bruce Lonnee, Senior Planner  
File

**ATTACHMENT B**  
**Public Meeting Minutes**  
**Athens-Clarke County Community Greenspace Program**

**ATHENS-CLARKE COMMUNITY GREENSPACE  
Public Meeting  
MINUTES  
October 4, 2000 - 7:00 P.M.  
Athens Regional Library**

**STAFF PRESENT:** Bruce Lonnee (Senior Planner, Planning Department), Brett Evilsizor (Assistant Comprehensive Planner, Planning Department), Mike Wharton (Director of Sandy Creek Nature Center, Leisure Services), John Ward (Greenway Coordinator, Leisure Services)

**ELECTED OFFICIALS PRESENT:** Cardee Kilpatrick (A-CC Commissioner, District 10)

**DNR STAFF PRESENT:** Harvey Young, (Department of Natural Resources)

**PUBLIC IN ATTENDANCE:** Jennifer Morely, States McCarter, Steffney Thompson, Dick Field, Paul Dorsey, Bob Barker, John Huie, Burt Sparer, Joe Kruer, Erica Prater, Paul Quick, Nancy Stengle, Lou Kregel, J. Weems, Scott Collins, Randy Ramirez, Greg Yoder, Tamma Nicholson, and two other unidentified persons.

Bruce Lonnee called the meeting to order at 7:00 p.m.

1. Introduction of Athens-Clarke Community Greenspace Plan proposal by Bruce Lonnee.
  - ◆ Mr. Lonnee introduced the staff and guest speaker, Harvey Young, to the audience. He briefly discussed the intent of the Georgia Greenspace Program and outlined the proposed program under development for Athens-Clarke County. Mr. Lonnee also discussed Athens-Clarke County's progress to date in the formulation of our community's plan. He discussed the steps that Planning Staff have taken in order to arrive at the current draft.
2. Introduction and program overview of Georgia Greenspace Program by Harvey Young, Department of Natural Resources.
  - ◆ Mr. Young provided an in depth overview of the Georgia Greenspace Program. He discussed how the program was formed in the State Legislature and the intent of the legislation. He also discussed what qualifies as county greenspace and what does not. Mr. Young also addressed how the Georgia Greenspace Program Fund grants can and cannot be spent. He then turned the discussion back to Mr. Lonnee and said that he would answer any questions that may come up during the meeting.
3. Overview of Athens-Clarke Community Greenspace Plan by Bruce Lonnee.
  - ◆ Mr. Lonnee introduced Athens-Clarke County's draft of the Greenspace Plan. He discussed what areas of the county that have been identified as ideal for the

program and outlined how those areas of the county might be protected as greenspace in the future. Methods of protection listed included conservation easements, fee simple acquisition, Transferable Development Rights (TDRs), and Purchased Development Rights (PDRs). Mr. Lonnee also discussed how the state's money could be utilized in acquiring additional greenspace for the county.

4. Question and answer session with Bruce Lonnee and Harvey Young.
  - ◆ Many of the questions posed by the audience focused on the way that the money for the program could be spent. Many asked if the money could be used for administration of the program and buying easements. Mr. Lonnee and Mr. Young answered those questions by explaining that the money could be used for fee simple purchases of land only, and other costs associated with land acquisition, but not for other soft costs (planning, administration, indirect expenses).
  - ◆ It was also questioned that, if Athens-Clarke County does not achieve their 20% protection within 10 years, would the program's money be discontinued for ACC? Mr. Young answered this question by stating that the goal of the program is to plan for 20% protection not necessarily achieve 20% protection within the 10-year time frame.
  - ◆ Mr. Lonnee also addressed the question of whether or not Winterville will be participating in the program and if so how much money will be allocated to them. Mr. Lonnee confirmed that Winterville does indeed intend to participate and their funding will be allocated very similarly to SPLOST monies and will amount to approximately \$3000-\$5000.
  - ◆ Mr. Lonnee and Mr. Young also pointed out that the state's money is not to be the only means for acquiring greenspace. The county will need to use other funding sources in addition to the state's greenspace money for the acquisition of land in order to achieve the 20% goal.
  - ◆ Many of the questions from the audience also centered on the possibility of public athletic fields being considered as greenspace. Mr. Young answered this question by pointing out at the current time that ball fields do not count towards the permanent protection goal. He did note, however, that the legislature will review the rules for the program and that athletic fields may count in the future but do not count at the present time. Mr. Lonnee added that the county is seeking changes to the current legislation so those athletic fields may count in the future. He said that Athens-Clarke County would work with the state to address some of the problems that we see with the current program rules.
  - ◆ Mr. Lonnee also addressed the question of whether or not greenspace must have public access. He said that it does not need to have public access to be counted but that it is encouraged as connectivity between greenspaces is part of the intent of the legislation and one of the goals of the program. This issue also coincides with one of the Guiding Principles of the Athens-Clarke County Comprehensive Plan regarding increased connectivity countywide for all modes of transportation, with an emphasis on non-motorized forms of transportation. Greenspace planning will assist in implementing this principle.

5. After questions had concluded, Mr. Lonnee and Mr. Young both thanked the audience for attending and said that they looked forward to working on this program and that they would be available for questions and discussions after the meeting had adjourned.
6. Meeting adjourned at 8:10 P.M.

**ATTACHMENT C**

**Resolutions from the Governing Bodies of Athens-Clarke County  
and the City of Winterville, Georgia,  
Adopting the Athens-Clarke Community Greenspace Program and  
Authorizing the Creation of the Athens-Clarke Community Greenspace Trust Fund**

**RESOLUTION**

**RESOLUTION TO AUTHORIZE PARTICIPATION IN THE COMMUNITY GREENSPACE PROGRAM BY THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA, TO APPROVE THE ATHENS-CLARKE COMMUNITY GREENSPACE PLAN AND TO AUTHORIZE THE CREATION OF A COMMUNITY GREENSPACE TRUST FUND.**

WHEREAS, the Georgia Greenspace Commission has set Rules and Procedures related to county participation in the Georgia Greenspace Program, which requires the establishment of a local Community Greenspace Trust Fund, pursuant to the terms governing special revenue funds as defined in O.C.G.A. 36-81-2;

WHEREAS, the governing bodies of Athens-Clarke and the City of Winterville, Georgia, have officially indicated their interest in participating in the Georgia Greenspace Program with the submittal of a Letter of Intent to the Georgia Greenspace Commission on September 19, 2000, as required by the Rules and Procedures of the Georgia Greenspace Program;

WHEREAS, the minimum public participation requirements of the Georgia Greenspace Program were met and exceeded with the holding of public hearings regarding the Athens-Clarke Community Greenspace Program on October 4, 2000; October 17, 2000; and November 7, 2000;

WHEREAS, the Athens-Clarke Community Greenspace Plan has been prepared in a timely manner in accordance with the Rules and Procedures of the Georgia Greenspace Program;

NOW, THEREFORE, BE IT RESOLVED by the Commission of Athens-Clarke County, Georgia:

RESOLVED that the Commission of Athens-Clarke County, Georgia, hereby certifies that Athens-Clarke County has adopted the Athens-Clarke Community Greenspace Plan described in the report attached to this resolution and by reference incorporated herein, and that said report sets forth Athens-Clarke County's greenspace protection goal and the methods and schedule this body intends to use to achieve this goal. The Commission further certifies that it will diligently pursue the implementation of the program as described therein.

FURTHER RESOLVED that the Commission of Athens-Clarke County, Georgia, hereby establishes a Community Greenspace Trust Fund in order to administer monies dedicated to achieving the priorities set forth in the Athens-Clarke Community Greenspace Plan. The Mayor of Athens-Clarke County, Georgia, shall be authorized to sign the Georgia Greenspace Program grant award agreement and receive said monies on behalf of the Commission for use in the Community Greenspace Trust Fund.

FURTHER RESOLVED, that pursuant to the rules and regulations established in the Georgia Administrative Code Section 391-1-4-.07, Athens-Clarke County shall perform the following functions with respect to its Community Trust Fund:

- (a) Expend funds received from the State Program only for the purchase of fee-simple or lesser interest in real property which permanently protects greenspace within the jurisdiction of the eligible county and for direct costs of acquisition of said property; and
- (b) Account for all deposits to the Community Fund, income from those deposits, and expenditures from the Community Fund; and
- (c) Maintain separate accounting within the Community Fund for appropriated funds and interest earned thereon; for deposits from each federal grant program and interest earned thereon; and for deposits from each donor of funds and interest earned thereon; and
- (d) Expend or obligate, within three fiscal years of receipt, for such longer period as may be approved by the Georgia Department of Natural Resources (hereinafter referred to as “the Department”) for cause, or as otherwise specified by the applicable grant award agreement, all moneys received from the State Fund, and record in its capital account all lands and interests in land which are purchased with such moneys; and
- (e) Maintain separate accounting for each recipient of moneys from the Community Fund, together with the sources and amounts of funds so granted; and
- (f) Transmit to the Department annually a report of audit of its capital account and its Community Fund; and
- (g) Seek additional sources of moneys, including local funds, federal grants, and donations, to increase the amounts available from appropriated moneys.

FURTHER RESOLVED that the Commission of Athens-Clarke County, Georgia, hereby authorizes the submittal of the Athens-Clarke Community Greenspace Plan to the Georgia Greenspace Commission in accordance with the Rules and Procedures of the Georgia Greenspace Program.

Adopted the \_\_\_\_\_ day of November 2000.

APPROVED:

Doc Eldridge, Mayor  
Athens-Clarke County

ATTEST:

\_\_\_\_\_  
Jean Spratlin, Clerk of Commission  
Athens-Clarke County

**RESOLUTION**

**RESOLUTION TO AUTHORIZE PARTICIPATION IN THE COMMUNITY GREENSPACE PROGRAM BY THE CITY OF WINTERVILLE, GEORGIA, TO APPROVE THE ATHENS-CLARKE COMMUNITY GREENSPACE PLAN, AND TO AUTHORIZE THE CREATION OF A COMMUNITY GREENSPACE TRUST FUND.**

WHEREAS, the Georgia Greenspace Commission has set Rules and Procedures related to county participation in the Georgia Greenspace Program, which requires the establishment of a local Community Greenspace Trust Fund, pursuant to the terms governing special revenue funds as defined in O.C.G.A. 36-81-2;

WHEREAS, the governing bodies of Athens-Clarke and the City of Winterville, Georgia, have officially indicated their interest in participating in the Georgia Greenspace Program with the submittal of a Letter of Intent to the Georgia Greenspace Commission on September 19, 2000, as required by the Rules and Procedures of the Georgia Greenspace Program;

WHEREAS, the minimum public participation requirements of the Georgia Greenspace Program were met and exceeded with the holding of public hearings regarding the Athens-Clarke Community Greenspace Program on October 4, 2000; October 17, 2000; and November 7, 2000;

WHEREAS, the Athens-Clarke Community Greenspace Plan has been prepared in a timely manner in accordance with the Rules and Procedures of the Georgia Greenspace Program;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Winterville, Georgia:

RESOLVED that the Council of the City of Winterville, Georgia, hereby certifies that the City of Winterville has adopted the Athens-Clarke Community Greenspace Plan described in the report attached to this resolution and by reference incorporated herein, and that said report sets forth the City of Winterville's greenspace protection goal and the methods and schedule this body intends to use to achieve this goal. The Commission further certifies that it will diligently pursue the implementation of the program as described therein.

FURTHER RESOLVED that the Council of the City of Winterville, Georgia, hereby agrees that the allotment of Georgia Greenspace Trust Funds due to the City of Winterville, Georgia, shall be proportional to the City of Winterville's share of the total population of Athens-Clarke County. All Georgia Greenspace Trust Funds received from the state shall be deposited in the Athens-

Clarke Community Greenspace Trust Fund in order to administer monies dedicated to achieving the priorities set forth in the Athens-Clarke Community Greenspace Plan. The Mayor of Athens-Clarke County, Georgia, shall be authorized to sign the Georgia Greenspace Program grant award agreement and receive said monies for deposit in the Community Greenspace Trust Fund.

FURTHER RESOLVED, that pursuant to the rules and regulations established in the Georgia Administrative Code Section 391-1-4-.07, the City of Winterville, Georgia, in cooperation with Athens-Clarke County, shall perform the following functions with respect to the Athens-Clarke Community Trust Fund:

- (h) Expend funds received from the State Program only for the purchase of fee-simple or lesser interest in real property which permanently protects greenspace within the jurisdiction of the eligible county and for direct costs of acquisition of said property; and
- (i) Account for all deposits to the Community Fund, income from those deposits, and expenditures from the Community Fund; and
- (j) Maintain separate accounting within the Community Fund for appropriated funds and interest earned thereon; for deposits from each federal grant program and interest earned thereon; and for deposits from each donor of funds and interest earned thereon; and
- (k) Expend or obligate, within three fiscal years of receipt, for such longer period as may be approved by the Department for cause, or as otherwise specified by the applicable grant award agreement, all moneys received from the State Fund, and record in its capital account all lands and interests in land which are purchased with such moneys; and
- (l) Maintain separate accounting for each recipient of moneys from the Community Fund, together with the sources and amounts of funds so granted; and
- (m) Transmit to the Department annually a report of audit of its capital account and its Community Fund; and
- (n) Seek additional sources of moneys, including local funds, federal grants, and donations, to increase the amounts available from appropriated moneys.

FURTHER RESOLVED that the Council of the City of Winterville, Georgia, hereby authorizes the submittal of the Athens-Clarke Community Greenspace Plan to the Georgia Greenspace Commission in accordance with the Rules and Procedures of the Georgia Greenspace Program.

Adopted the \_\_\_\_\_ day of November 2000.

APPROVED: \_\_\_\_\_

James C. Mercer, Jr., Mayor  
City of Winterville, Georgia

ATTEST: \_\_\_\_\_

Barbara Thomas, City Clerk  
City of Winterville, Georgia