Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and City of Oliver

Joint Comprehensive Plan 2008 to 2028 Community Agenda

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Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and City of Oliver

Joint Comprehensive Plan
Community Agenda

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The development of a Comprehensive Plan is a significant endeavor. The journey could not have come this far without the contributions of many individuals that are committed to the prosperous future of Screven County and the Towns of Hiltonia, Newington, Rocky Ford, and the City of Oliver.

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The CGRDC was pleased to have the opportunity to assist and support the community in developing the Joint Comprehensive Plan. The partnership that has developed will benefit not only the County and respective Towns and City, but also the coastal Georgia region at-large.

In addition, the writers would like to acknowledge the significant contributions of the administrative staff in all four jurisdictions. The writers greatly appreciate their commitment of time and energy towards this project. The addition of their time, professional knowledge, and experience was a tremendous asset.

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Thank you one and all.

Introduction

Why should cities and counties plan? While the answer seems intuitive, planning for the future growth and development of municipalities is imperative to sustaining healthy, vibrant and livable communities for current residents and for generations to come.

Land, unfortunately, is a non-renewable resource that we must protect and utilize judiciously. As renowned conservationist and planner, Edward T. McMahon contends, "Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how."

As such, the 1989 Georgia Planning Act requires that each community and county in Georgia prepare and adopt a local Comprehensive Plan. The requirements for a Comprehensive Plan are established by the Georgia Department of Community Affairs (DCA), effective May 1, 2005. As part of the requirements for the Comprehensive Plan, DCA administers Rules for Local Comprehensive Planning for all Qualified Local Governments in the state. These rules provide guidance for local governments in attaining the state's identified goals for long-range planning. These goals include:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plans; and
- Provide a guide to everyday decision-making for use by the local government officials and other community leaders.

The Comprehensive Plan is comprised of three main components: the Community Assessment, Community Participation Plan, and Community Agenda. Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver submitted its *Community Assessment* and *Community Participation* Plan in 2008. This document is the *Community Agenda* of the Joint Comprehensive Plan for unincorporated Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver.

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a public process of involving community leaders, stakeholders and the public. DCA defines the intent the Community Agenda as follows:

> *"The Community Agenda is the most important part of the plan, for it includes the community's Vision for the Future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented."*

The format of this document considers the outline proposed in the State Planning Recommendations, as well as Chapter 110-12-1-.05 of the Rules.

- The Vision for the Future as established through the public involvement process. The Vision for the Future includes the Future Development Map (FDM) and Defining Narrative as it evolved from the Character Area Map in the Community Assessment.

- A listing of the Issues and Opportunities as developed through the Community Assessment follows the Vision for the Future. Through the public involvement process, these Issues and Opportunities were updated and attributed to community-wide objectives associated with the state's Quality Community Objectives (QCOs).

- The Implementation Plan includes a Short-Term Work Program (STWP), Report of Accomplishments (ROA), Policies, Long-Range Activities, and Supplemental Plans.

The Community Agenda was prepared with public and stakeholder involvement as specified in the Public Participation Plan for each community. The result is a concise, user-friendly document for decision-making by community leaders as they work toward achieving the desired future goals for Screven County and its municipalities.

Screven County
Joint Comprehensive Plan Executive Summary

The Screven County Joint Comprehensive Plan Community Agenda Executive Summary provides a brief overview of the Vision for the Future for Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver; as well as the Implementation Program for each respective government to ensure that development occurs in a way that is both desirable and conducive to sustainability.

This document represents a joint effort by Screven County and its municipalities. However, in order for each government to easily access relevant information regarding policies and strategies for growth, the Community Agenda is written in such a way that government officials, administrators, developers, and residents can examine each community's respective section separately—meaning each section stands independently. To this end, the Community Agenda document for the Screven County Joint Comprehensive Plan provides an overall picture for future growth and development for the five jurisdictions collectively; yet, each section is able to stand alone for review as desired.

Screven County

Projections released by Georgia Institute of Technology's Center for Quality Growth and Regional Development (2006) indicate that Screven County can expect an increase in population from its 2000 size of 15,374 residents to 26,779 residents in 2030—an increase of over 74 percent. However, as large developments continue to locate throughout the County, these numbers more than likely do not reflect the real growth that is taking place. Due to this disparity, planning for the future remains imperative.

In addition to individual meetings held with each jurisdiction, two public workshops were held County-wide on July 17th and August 7th, 2008.

The first workshop consisted of a brief presentation of the process, explaining the importance of the Community Agenda. A facilitated discussion followed, allowing citizens the opportunity to describe how they see the County developing in the future; and to designate these areas on a map. This exercise allowed CGRDC staff to create the Future Development Map for Screven County and its municipalities.

The second public workshop offered the public the opportunity to review the Community Agenda and Future Development Map in an open house forum. CGRDC staff was on-hand to take comments and answer questions as needed.

Based on citizen comment and public input, Screven County conceived a Vision for the Future that reflects the community's desire to balance projected growth with quality, sustainable development. Building on the Vision for the Future, Screven County's Future Development Map (FDM) incorporates the Character Areas identified in the Community Assessment, creating the following FDM Designation Areas:

- Agriculture/Forestry
- Conservation
- Highway Corridor
- Industrial
- Rural Residential
- Suburban Area Developing

As part of the Defining Narrative as required by DCA's Local Planning Requirements, refined Issues and Opportunities are paired with FDM Designation Areas. Each FDM Designation Area includes a specific vision and description, as well as recommended implementation measures to achieve the vision for each area. The written descriptions, along with accompanying photographs, make it clear what types, forms, styles and patterns of development are to be encouraged in each area.

Following the description and Vision Statement for each Future Development Map Designation Area is a chart that provides the Quality Community Objectives (QCOs) that will be pursued in each area; the appropriate land uses to be encouraged in each area; related issues and opportunities; and corresponding implementation measures to achieve the desired development patterns in each area.

Additional Issues and Opportunities that are not specific to designated areas on the Future Development Map are grouped according to the QCO that addresses these concerns. The four primary objectives are Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations. Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each area.

Screven County's Implementation Program offers a detailed description of action items and strategies to execute the community's vision for future development. As stated above, this vision includes maintaining natural character and cultural heritage while continuing to promote quality of life and economic opportunity for citizens.

Specific implementation measures towards this end are as follows:

- Consider the modification of subdivision regulations to protect the County's rural character and prime farmlands;
- Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc;
- Continue to utilize incentive packages to promote the County and existing industrial parks to potential businesses;
- Continue to support Chamber and Development Authority efforts; and
- Work with private, non-profit and other government organizations to offer housing options.

Town of Hiltonia

Projections released by Georgia Institute of Technology's Center for Quality Growth and Regional Development (2006) indicate that the Town of Hiltonia can expect an increase in population from its 2000 size of 421 residents to 733 residents in 2030—an increase of 74 percent. With the disinvestment that is taking place in some areas of the Town, partnered with the considerable growth that is anticipated; planning for future development and opportunity is critical.

Based on citizen comment and public input, the Town of Hiltonia conceived a Vision for the Future that reflects the Town's desire to maintain its rural, small town atmosphere; while simultaneously providing quality education and opportunity for their growing community. Building on the Vision for the Future, Hiltonia's Future Development Map (FDM) incorporates the Character Areas identified in the Community Assessment, creating the following FDM Designation Areas:

- Agriculture/Forestry
- Infill and Redevelopment
- Rural Residential
- Suburban Area Developing
- Town Center
- Traditional Neighborhood

As with Screven County, the Town of Hiltonia's Future Development Map and Defining Narrative provide a comprehensive overview of Issues and Opportunities, desired growth patterns and associated implementation measures to ensure the community's vision is achieved in each FDM Designation Area.

Again, additional Issues and Opportunities that are not specific to designated areas on the Future Development Map are grouped according to the Quality Community Objective that addresses these concerns. The four primary objectives are Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

The Town of Hiltonia's Implementation Program offers a detailed description of action items and strategies to execute the community's vision for future development. As stated above, Hiltonia aspires to encourage opportunity and development within the Town in such a way that growth, rural character, and family-friendly values continue to coexist.

Specific implementation measures towards this end are as follows:

- Encourage home-ownership and maintenance or upgrade of existing properties;
- Encourage public investments such as Community Development Block Grants, CHIP, etc;
- Work with private, non-profit and other government organizations to offer housing options; and
- Work to create neighborhood activities for whole family, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort.

Town of Newington

Projections released by Georgia Institute of Technology's Center for Quality Growth and Regional Development (2006) indicate that the Town of Newington can expect an increase in population from its 2000 size of 322 residents to 561 residents in 2030—an increase of 74 percent. As the population continues to grow, planning for development and its related impacts remains important.

Based on citizen comment and public input, the Town of Newington conceived a Vision for the Future that reflects the Town's desire to encourage sustainable development through progressive leadership and a commitment to preserving the community's rich heritage. Building on the Vision for the Future, Newington's Future Development Map (FDM) incorporates the Character Areas identified in the Community Assessment, creating the following FDM Designation Areas:

- Agriculture/Forestry
- Highway Corridor
- Rural Residential
- Suburban Area Developing
- Town Center
- Traditional Neighborhood

As with Screven County, the Town of Newington's Future Development Map and Defining Narrative provide a comprehensive overview of Issues and Opportunities, desired growth patterns and associated implementation measures to ensure the community's vision is achieved in each FDM Designation Area.

Again, additional Issues and Opportunities that are not specific to designated areas on the Future Development Map are grouped according to the QCO that addresses these concerns. The four primary objectives are Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

The Town of Newington's Implementation Program offers a detailed description of action items and strategies to execute the community's vision for future development. As stated above, Newington seeks to balance growth and development with a desire to maintain the community's rural heritage and quality of life.

Specific implementation measures towards this end are as follows:

- Utilize incentive packages to promote the Highway 21 Bypass, and to attract new businesses;
- Consider the adoption of architectural and design overlay ordinances for important gateways and corridors;
- Consider making upgrades to the Newington's wastewater treatment plant to accommodate future growth;
- Pursue more public recreational opportunities for Newington residents; and
- Evaluate the need for a new elementary school for Town.

City of Oliver

Projections released by Georgia Institute of Technology's Center for Quality Growth and Regional Development (2006) indicate that the City of Oliver can expect an increase in population from its 2000 size of 253 residents to 441 residents in 2030—an increase of 74 percent. As the population continues to grow, planning for development and its related impacts remains important.

Based on citizen comment and public input, the City of Oliver conceived a Vision for the Future that reflects the City's desire to encourage sustainable development through progressive leadership and a commitment to preserving the community's rich heritage. Building on the Vision for the Future, Oliver's Future Development Map (FDM) incorporates the Character Areas identified in the Community Assessment, creating the following FDM Designation Areas:

- Agriculture/Forestry
- Commercial
- Rural Residential
- Traditional Neighborhood

As with Screven County, the City of Oliver's Future Development Map and Defining Narrative provide a comprehensive overview of Issues and Opportunities, desired growth patterns and associated implementation measures to ensure the community's vision is achieved in each FDM Designation Area.

Again, additional Issues and Opportunities that are not specific to designated areas on the Future Development Map are grouped according to the Quality Community Objective that addresses these concerns. The four primary objectives are Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

The City of Oliver's Implementation Program offers a detailed description of action items and strategies to execute the community's vision for future development. As stated above, Oliver seeks to balance growth and development with a desire to maintain the community's rural heritage and quality of life.

- Specific implementation measures towards this end are as follows:
- Utilize incentive packages to promote the City and Parkway, and to attract new businesses;
- Explore the installation of a sewer system to accommodate and attract future growth;
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate;
- Adopt a zoning ordinance for the City of Oliver; and
- Identify valuable natural and historic resources and implement measures to protect them through local inventories, assessments and ordinances.

Town of Rocky Ford

Projections released by Georgia Institute of Technology's Center for Quality Growth and Regional Development (2006) indicate that the Town of Rocky Ford can expect an increase in population from its 2000 size of 186 residents to 324 residents in 2030—an increase of 74 percent. As the population continues to grow, planning for development and its related impacts remains important.

Based on citizen comment and public input, the Town of Rocky Ford conceived a Vision for the Future that reflects the Town's desire to encourage sustainable development through progressive leadership and a commitment to preserving the community's rich heritage. Building on the Vision for the Future, Rocky Ford's Future Development Map (FDM) incorporates the Character Areas identified in the Community Assessment, creating the following FDM Designation Areas:

- Agriculture/Forestry
- Rural Residential
- Suburban Area Developing
- Town Center
- Traditional Neighborhood

As with Screven County, the Town of Rocky Ford's Future Development Map and Defining Narrative provide a comprehensive overview of Issues and Opportunities, desired growth patterns and associated implementation measures to ensure the community's vision is achieved in each FDM Designation Area.

Again, additional Issues and Opportunities that are not specific to designated areas on the Future Development Map are grouped according to the QCO that addresses these concerns. The four primary objectives are Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

The Town of Rocky Ford's Implementation Program offers a detailed description of action items and strategies to execute the community's vision for future development. As stated above, Rocky Ford seeks to balance growth and development with a desire to maintain the community's rural heritage and quality of life.

Specific implementation measures towards this end are as follows:

- Explore the installation of a sewer system to accommodate and attract future growth;
- Adopt a zoning ordinance for the Town of Rocky Ford;
- Develop pre-development review checklist that evaluates development projects for impact on public facilities and services;
- Maintain original character of Town Center by permitting only compatible infill development and redevelopment; and
- Explore ways to enhance public access to waterways.

Screven County - Vision for the Future

Screven County established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in a community visioning process. Feedback gathered through this process was interpreted by Coastal Georgia Regional Development Center (CGRDC) staff and submitted to the Advisory Committee for review.

The following Vision Statement for future development and growth in Screven County was crafted:

Known as "A Hidden Jewel," Screven County has strong roots in tradition, character and heritage; and prides itself on the Quality of Life its citizens enjoy.

Screven County, named for Revolutionary War General James Screven, desires to become a county that is concerned about the preservation of its historic sites and structures; encourages its citizens to be involved and active participants in community decision-making; promotes new commercial development and innovative, mixed-use, residential development; as well as promotes tourism, hunting, fishing, and the entire county as a destination, with remnants of the past that remain to be shared and enjoyed.

This vision will be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate land use regulation. As a result, Screven County will continue to be a desirable place to live, work, and visit.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Screven County. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Screven County originally identified the following Character Areas:

- Agriculture
- Commercial Corridor
- Conservation
- Highway Corridor
- Industrial
- Rural Village
- Suburban Area Developing

The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas.

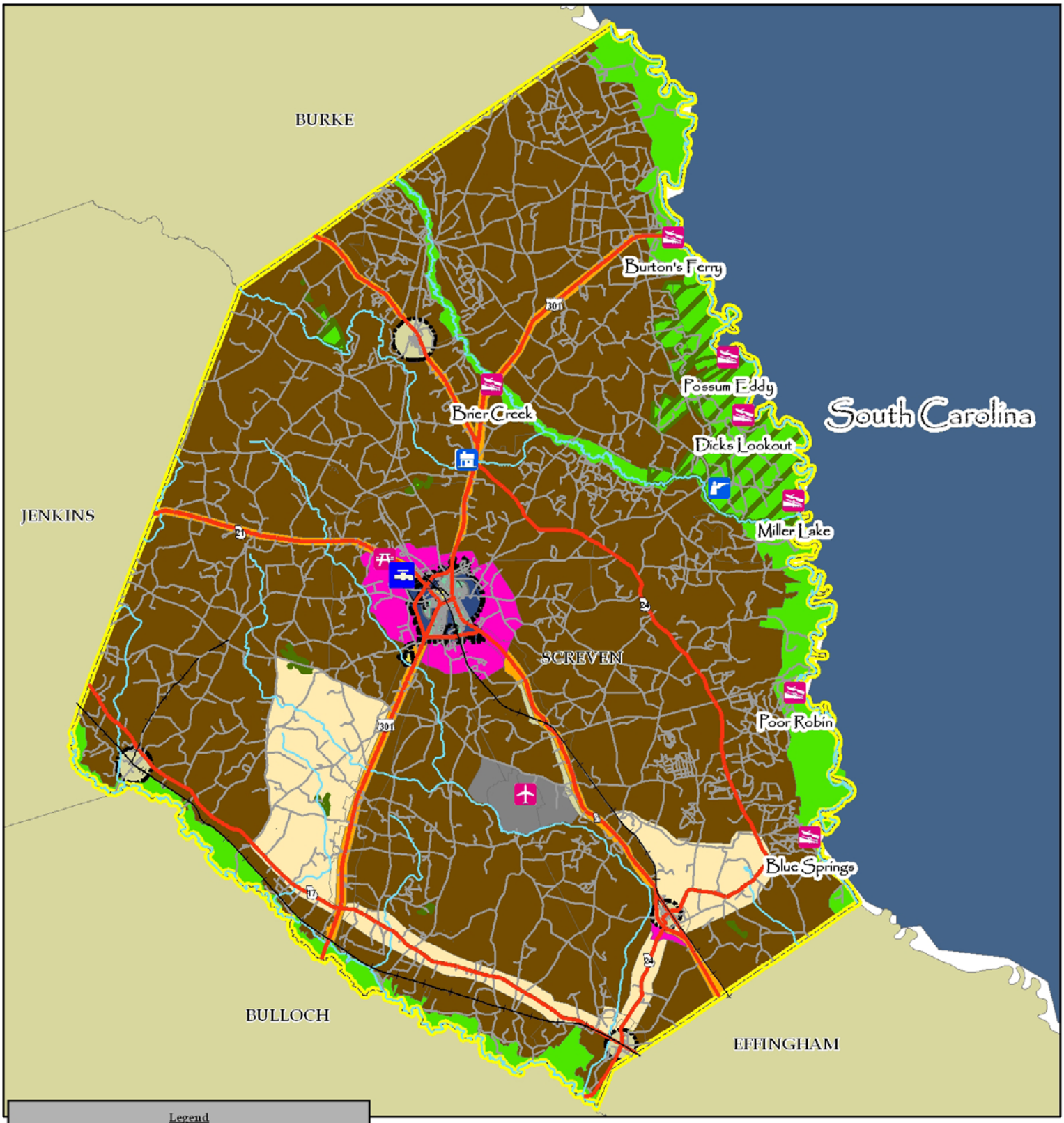
The FDM Designation Areas have been updated based on public review and comments from a series of public workshops; and now form the basis of the Future Development Map for each municipality.

The Defining Narrative includes a specific vision and description for each FDM Designation Area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each Future Development Map Designation Area, along with accompanying photographs, make it clear what types, forms, styles and patterns of development are to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) that will be pursued in each area; the appropriate land uses to be encouraged in each area; related issues and opportunities; and corresponding implementation measures to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement are meant to help guide policies as they relate to land use, population growth, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation.

The Future Development Maps for Screven County follow the FDM Defining Narrative.



Legend

- Water Tower
- Recreation Center
- Airport
- Battle of Brier Creek
- Dell - Goodall House
- River Access
- Railroads
- State Highways
- Rivers
- Roads
- Screven County
- Georgia Counties

Future Development Areas

- Agriculture/Forestry
- Commercial
- Conservation
- Highway Corridor
- Industrial
- Rural Residential
- Suburban Area Developing
- Traditional Neighborhood

This map shows details of the County's Future Development Areas. Other Future Development Areas are shown only for reference.

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Miles

DRAFT

Future Development Map
Screven County

Coastal Georgia Regional Development Center

Geographic Information Systems/Information Technology Department November 2008

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Future Development Map Designation

Agricultural/Forestry

Vision: To preserve and protect the County's remaining rural character; to accommodate limited residential development with consideration to local practices of agriculture and forestry.

Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development – includes much of unincorporated County outside of municipalities. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.

Specific Land Uses:	Quality Community Objectives:
• Agriculture • Forestry/Silviculture • Single Family Residential	• Open Space Preservation • Environmental Protection • Housing Opportunities

Issues and Opportunities	Policy	Implementation Measure
• Single family residences on large lots are quickly consuming the County's agricultural land. • Undeveloped agri-tourism opportunities exist for the County and should be utilized.	• Promote the efficient use of land by supporting well-designed, pedestrian-friendly, development patterns; including incentives to encourage agriculture-friendly practices to protect the County's resources. • Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community. • Promote agri-tourism opportunities.	• Protect prime agricultural lands by controlling the location of new developments through the Future Development Map and Zoning Ordinance. • Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc.

Future Development Map Designation

Conservation

Vision: To preserve and protect Screven County's natural, cultural and historic resources, while promoting these amenities for tourism, recreational use and public enjoyment.

Description/Location: This area identifies the preference of low-intensity use corridors along the Savannah River and the Ogeechee River. Within this area is consideration for public access to the rivers. This area also includes the Wildlife Management Areas and the Brier Creek corridor.

Specific Land Uses:

- Active and Passive Recreation
- Parks/Greenspace

Quality Community Objectives:

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives

Issues and Opportunities	Policy	Implementation Measure
• Preservation of natural resources is becoming increasingly important due to development pressures. • The public lands near the Savannah River are underdeveloped for public access. • There are important eco-tourism and agri-tourism opportunities that are undeveloped in the County. • There is inadequate organized recreational space in the County. • The County has not passed legislation to protect historical and cultural resources. • The County needs to expand promoting its historical sites, such as the Brier Creek Revolutionary War Battlefield site and Jacksonboro. • Citizens are unaware of the natural and cultural resources and their significance. • River access provides alternative transportation opportunities.	• Consider incentives to encourage environmentally-friendly practices; such as green growth guidelines, smaller lot sizes, conservation subdivisions, etc.; to promote natural, cultural and historic resources. • Protect, conserve and enhance the County's natural resources by controlling the location of proposed developments. • Promote opportunities for passive recreation. • Promote eco-tourism and agri-tourism; including outdoor amenities and recreational opportunities—rivers, fishing, hunting, farm tours and vacations, etc.	• Implement measures to protect valued natural, cultural and historic resources through local inventories, assessments and ordinances. • Set aside designated areas for a variety of park and recreation activities. • Modify subdivision regulations to require the preservation of sensitive natural areas. • Control the location of new developments through the Future Development Map and Zoning Ordinance. • Enforce Part V Environmental standards related to groundwater recharge, river corridor and wetlands protection. • Develop and promote agri-tourism, eco-tourism and education programs. • Adopt legislation to better protect the County's historic sites and structures and cultural resources.

Future Development Map Designation

Highway Corridor

Vision: To enhance mobility while creating an inviting and aesthetically pleasing entrance to Screven County; where sense of place is balanced with economic opportunity and vitality.

Description/Location: Areas of developed or undeveloped land adjacent to a street or highway – includes Highway 301 running north and south, Highway 21 from Effingham County line to Jenkins County line, and Highway 24 from the 301 intersection north to the Screven County line. These corridors provide visual and aesthetic benefits to the community while serving as entryways in to the County.

Specific Land Uses:

- Residential
- Retail Commercial
- Hotel/Restaurant Services
- Distribution/Industrial

Quality Community Objectives:

- Growth Preparedness
- Employment Options
- Housing Opportunities
- Transportation Alternatives
- Regional Cooperation
- Regional Solutions

Issues and Opportunities	Policy	Implementation Measure
• The need for public transportation is a growing concern as the population in the County continues to increase, particularly with the aging population. • There is a lack of alternative modes of transportation, such as bike trails and walking paths. • The completion of the Savannah River Parkway, a 4-lane highway from Augusta to Savannah, will provide economic opportunities for the County. • There is a desire to create an aesthetically pleasing entrance into the County. • Service provision will continue to be a priority as the County experiences growth and development pressures.	• Explore the need for and encourage public transportation. • Explore alternative modes of transportation. • Encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community. • Consider adopting corridor overlay districts to facilitate guidelines along entranceways and gateways. • Support local and regional commercial activity that will bring tourists and visitors into the County. • Encourage proposed development to locate in areas adequately served by public facilities.	• Continue to gauge public support for the need and/or demand for public transit. • Draft or participate in a regional linear greenspace trail and pedestrian/bicycle master plan. • Adopt architectural and design overlay ordinances for important gateways and corridors. • Adopt and implement community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc. • Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.

Future Development Map Designation

Industrial

Vision: To promote diversified economic and employment opportunities for Screven County residents; to improve quality of life and strengthen the County's economic independence.	
Description/Location: The prime location for industry recruitment and relocation is typically located within planned industrial parks —includes the area surrounding the airport and the industrial park outside of Sylvania near the water tower.	
Specific Land Uses: • Retail and Office Commercial • Distribution/Warehousing • Appropriate Industrial	**Quality Community Objectives:** • Appropriate Business • Employment Options • Transportation Alternatives

Issues and Opportunities	Policy	Implementation Measure
• There is a need for new industry and jobs for County residents. • The County lacks employment diversity. • In addition to the two existing industrial park sites and the Airport Industrial Park, the Savannah River Parkway will bring more industrial growth opportunities to the County. • Transportation planning is directly related to new commercial and industrial development.	• Continue to work with the Screven County Chamber of Commerce and Industrial Development Authority to support programs for retention, expansion and creation of businesses and industries that enhance the County's economic well-being. • Consider the growth of the area's regional ports and their economic impacts. • Explore zoning map amendments to better address industrial use needs.	• Utilize incentive packages to promote the County and existing industrial parks; and to attract new businesses • Certification of the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Require transportation corridors to support multiple modes of transportation.

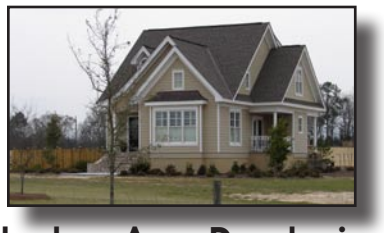
Future Development Map Designation

Rural Residential

Vision: To preserve and protect the County's remaining rural character while accommodating limited residential development.	
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development – includes area along Highway 17 between Oliver and Highway 301, area west of Highway 301 and north to Goloid Road, with Ogeechee Road forming the westernmost boundary, and Highway 24 from Oliver to Newington ending at Middleground Road. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation.	
Specific Land Uses: • Single Family Residential • Agricultural • Rural Retail Commercial	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities • Heritage Preservation

Issues and Opportunities	Policy	Implementation Measure
• The benefits of varying residential densities should be taken into consideration before allowing low or high density developments in certain areas of the County. • The County has an overabundance of manufactured housing. • There is a need for revitalization and increased code enforcement in some older neighborhoods of the County. • Preservation of natural resources is becoming increasingly important due to development pressures. • There is a proliferation of septic systems throughout the County.	• Protect, conserve and enhance natural resources by controlling the location and density of proposed developments through all available means; including the Future Development Map and zoning ordinance; requiring green and open space. • Work to establish other housing options for County residents. • Consider ordinances to reduce the reliance on septic systems. • Discourage the further proliferation of new septic systems by requiring new developments to provide adequate infrastructure. • Support the protection of agriculture and farmland from development pressures, recognizing the contribution of farming and rural character of the community.	• Work with private, non-profit and other government organizations to offer housing options. • Investigate available programs and funding sources to stimulate redevelopment and revitalization. • Consider modification of subdivision regulations to require the protection of natural resources and features.

Future Development Map Designation



Suburban Area Developing

Vision: To encourage livable communities where residential and commercial uses coexist; to maintain a level of density that is both appropriate and desired in unincorporated Screven County.

Description/Location: Areas where growth pressures result in typical types of suburban residential development – including areas scattered through out the County, mainly concentrated around municipalities. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.

Specific Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Appropriate Retail and Residential Commercial

Quality Community Objectives:

- Growth Preparedness
- Appropriate Businesses
- Open Space Preservation
- Housing Opportunities
- Transportation Alternatives
- Traditional Neighborhood

Issues and Opportunities	Policy	Implementation Measure
• The County must consider future growth in relation to service availability. • Most of the unincorporated area of the County is not served by public facilities; and the cost of providing public services and facilities for new development typically exceeds the revenue from the development. • Transportation planning is related to new residential development. • Much of the County is very rural with attractive farms and scenic views. • Lot size requirements should be established to encourage developers to build more houses on lots in places served by water and sewer. • There is no County-wide water or waste water system to support higher density housing. • Single-family housing represents a significant portion of the housing in Screven County.	• Adopt policies that promote the extension of public facilities and encourage development in areas where water and sewer are readily available. • Promote the efficient use of land through well-planned development that contributes to the rural character of the County. • Encourage proposed developments to locate in areas adequately served by public facilities. • Consider regulations or fees that encourage growth to pay for itself. • Promote well-designed, pedestrian-friendly development.	• Evaluate development projects for impact on public facilities and services. • Explore the creation of a Joint Water and Sewer Authority. • Analyze financial impacts of growth to help determine types of development patterns desired and needed. • Work with private, non-profit and other government organizations to offer housing options. • Require transportation corridors to support multiple modes of transportation. • Consider the adoption of a conservation subdivision ordinance to protect the County's rural character and prime farmlands.

Quality Community Objectives

The list of Issues and Opportunities provides a County-wide perspective on the DCA identified elements of Population Growth, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination and Transportation. Because not all of these issues and opportunities relate to a specific Future Development Map Designation Area, it is necessary to consider how these concerns apply throughout Screven County.

In an effort to further this objective while simultaneously promoting the state's overall goal of creating sustainable and livable communities, the Georgia Department of Community Affairs' Quality Community Objectives (QCOs) were utilized to create a framework by which to consider these broader Issues and Opportunities. The QCO Narrative addresses the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each area.

Quality Community Objective

Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Screven County, while continuing to provide effective and efficient service delivery to all residents.	
Description/Location: • County-wide	Quality Community Objectives: • Traditional Neighborhood • Infill Development • Sense of Place • Transportation Alternatives • Regional Identity

Issues and Opportunities	Policy	Implementation Measure
• Housing revitalization is needed in some areas of the County. • The County needs to promote orderly development patterns in order to preserve and protects its farmlands and rural character. • Service provision is a priority as the County continues to experience growth and development pressures. • Public water and sewer systems are important to support future growth needs.	• Promote increased densities in areas that meet community design standards, environmental constraints and infrastructure capacity. • Promote well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses. • Evaluate development projects for impact on public facilities and services.	• Implement the County Comprehensive Plan and adhere to the Future Development Map. • Effectively manage growth and governmental expenditures through orderly expansion of water and sewer services. • Analyze financial impacts of growth to help determine types of development patterns. • Explore the creation of a Joint Water and Sewer Authority.

Quality Community Objective

Resource Conservation

Vision: To preserve, protect and promote the County's natural, historic and cultural resources with special consideration to the rural character inherent to Screven County.	
Description/Location: • County-wide	**Quality Community Objectives:** • Heritage Preservation • Open Space Preservation • Environmental Protection

Issues and Opportunities	Policy	Implementation Measure
• Preservation of the County's natural resources is becoming increasingly important due to development pressures. • Natural and cultural resources are not being protected, enhanced or promoted. • Public lands near the river could be further developed to enhance public access. • Historic resources lack appropriate preservation protection.	• Protect, preserve and enhance natural and cultural resources by controlling the location of proposed developments. • Promote the protection of historic resources. • Explore opportunities for increased and enhanced public access to waterways. • Support the protection of agriculture and farmlands from development pressures, recognizing the contributions of farming and the rural character of the community.	• Enforce Part V Environmental standards related to groundwater recharge, river corridors and wetlands protection. • Utilize zoning and other plans to protect agriculture and farmlands from development pressures. • Develop a plan to promote eco-tourism and agri-tourism opportunities based on the County's natural amenities; such as rivers, fishing, hunting, farm tours, etc. • Modify subdivision regulations to require the preservation of sensitive natural areas. • Identify historic resources and take measures to protect and promote them.

Quality Community Objective

Social and Economic Development

Vision: To enhance the quality of life for County residents and visitors—improving economic opportunity, housing diversity and sense of community.	
Description/Location: • County-wide	Quality Community Objectives: • Growth Preparedness • Appropriate Businesses • Employment Options • Housing Opportunities • Educational Opportunities

Issues and Opportunities	Policy	Implementation Measure
• The need for public transportation is a growing concern as the population in the County continues to increase, particularly with the aging population. • The County lacks employment diversity. • There are opportunities to capture a greater share of regional tourism dollars. • There is a need for more recreational opportunities and better organized recreational space for County residents.	• Continue to support the Screven County Chamber of Commerce and Industrial Development Authority in attracting new businesses and industries to the County. • Consider the growth of the area's regional ports and their economic impacts. • Promote tourism as economic development. • Explore the provision of public transportation. • Explore options for increasing recreational opportunities.	• Address needs and problems of existing businesses to improve local environment for business and industry retention and expansion. • Support efforts of the Screven County Chamber of Commerce and Industrial Development Authority. • Continue to participate in the Coastal Georgia Regional Development Center's Regional Public Transit Plan. • Continually gauge support for public transit.

Quality Community Objective

Governmental Relations

Vision: To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions; in order to provide the highest quality of services for Screven County residents and business-owners.	
Description/Location: • County-wide	**Quality Community Objectives:** • Regional Solutions • Regional Cooperation

Issues and Opportunities	Policy	Implementation Measure
• As the County continues to grow, consolidating services becomes an option for improved efficiency of service provision. • Improved communication and coordination is needed between the County and municipalities; particularly in the areas of public safety, economic development, as well as land use planning and development review. • Opportunities exist to increase efforts of regional coordination and cooperation.	• Support the sharing of services and information with other public entities within the jurisdiction. • Consider the consolidation of some services to increase overall efficiency; such as planning and zoning, code enforcement, water and sewer, fire protection and building inspections. • Support efforts for regional coordination and cooperation.	• Implement and follow the Joint Comprehensive Plan. • Establish a mediation process or an informal means to resolve conflicts within the County and/or other jurisdictions. • Share services and information with other public entities within the jurisdiction. • Establish coordination mechanisms with local governments in order to provide for the exchange of information. • Pursue joint processes for collaborative planning and decision making. • Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices.

Issues and Opportunities

Identifying issues and opportunities is only one piece of a thorough and effective Comprehensive Plan. As encouraged by the Georgia Department of Community Affairs, a community's Comprehensive Plan should also proactively address these concerns by outlining an action plan or provide potential solutions to these issues, such as recommended land use policies, development standards and community-based projects and programs. Part 110-12-1-.05 of DCA's guidelines for developing the Community Agenda states:

> *This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address…Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.*

The following discussion contains issues and opportunities adapted from Screven County's 2008 Community Assessment. The original list of issues and opportunities was refined, based on public input and staff administrative knowledge.

The Issues and Opportunities are categorized according to eight community elements, as defined by DCA's Local Planning Requirements. Because each of the eight DCA-outlined elements impact land use and development patterns, a ninth element was included to address long-range concerns for growth and development in Screven County. The eight DCA-identified community elements are: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation. As stated above, the Community Agenda also considers a ninth element—Development Patterns.

Development Patterns

- *Orderly Development*

The County is experiencing development patterns that are not conducive to smart growth practices. This type of development includes single family residences on large lots served by septic systems and private wells, consuming sizable amounts of agricultural lands.

- *Industrial Growth*

With several potential sites for industrial development, two existing industrial parks, the development of the Savannah River Parkway, as well as the Airport Industrial Park, there are many opportunities for Screven County to encourage and attract new industrial growth.

Population

- *Population Growth*

While Screven County has not experienced growth at the rate that its neighboring counties have experienced, the County is increasing in population and will continue to increase. According to the population study completed by Georgia Tech, a 74 percent growth rate is projected over the next 20 years.

Current growth is occurring primarily around the City of Sylvania, as well as the southern part of the County around Newington and Oliver.

- *Diversity in Population*

Characteristics of the changing population include: an increasing median age (36 years in 2000); a declining number of school age children, which has resulted in a 5.5 percent decrease in school enrollment from 2000 to 2006; and an increasing senior population (adults aged 65 and older).

- *Savannah River Parkway*

The completion of the Savannah River Parkway is expected to have a tremendous impact on population growth. Due to a combination of factors, such as the County's convenient location between Augusta and Savannah; its transient population; and the increase in employment that the Parkway will bring, the Savannah River Parkway will provide generous opportunities for Screven County.

Economic Development

- *Employment Diversity*

The rapid growth taking place throughout the region creates a change in the type, location and scale of business opportunities. Because of this growth and competition with neighboring counties, Screven County needs to continually work with the Screven County Industrial Development Authority and the Chamber of Commerce to explore ways to attract new businesses and industries; increase diversification of business and industry; and increase training and education opportunities to meet the needs of the local workforce.

- *Savannah River Parkway*

The development of the Savannah River Parkway, which will create a four-lane highway from Augusta to Savannah, serves to make the County more attractive for commercial interests such as warehousing and transportation.

- *Regional Tourism Initiatives*

The County has an opportunity to capture a greater share of regional tourism dollars; and therefore, should emphasize the potential for economic activities. Resources such as wildlife management areas (WMAs); the Savannah and Ogeechee Rivers; and outdoor activities, including hunting and fishing; present opportunities for the County to develop economic vitality. Other opportunities are improved access to the water. Burton's Ferry Boat Landing is just one example of a mega-ramp site funded by Governor Sonny Purdue's Go Fish Georgia Program. In addition, the County has important agri-tourism opportunities that are undeveloped in the County.

Housing

- *Revitalization*

There is a need for neighborhood revitalization in some older neighborhoods of the County. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

- *Housing Diversity*

Housing diversity is a significant issue in Screven County. A majority of the housing stock consists of single-family and manufactured homes, resulting in a largely homogenous housing market. The County should consider ordinance amendments to encourage higher density developments that are concentrated around existing adequate infrastructure.

Natural and Cultural Resources

- *Historic Preservation*

The County should explore adopting legislation that would better protect its many historic sites and structures. In addition, the County needs to expand promoting historic sites, such as the Brier Creek Revolutionary War battlefield, Jacksonboro, Robin's Grist Mill, and Millhaven Plantation. These historic properties and structures are just a few of the interesting sites that make Screven County unique and deserving of increased preservation efforts and support.

- *Public Access to the Rivers*

The Savannah River is the County's eastern border and also serves as the border between Georgia and South Carolina. The Ogeechee River to the south forms the southwestern boundary of Screven County. As there are seven boat ramps in Screven County—six of which are maintained by the Department of Natural Resources—public lands near the rivers could be further developed to enhance public access. The presence of the Savannah and Ogeechee Rivers provides a valuable natural resource to local residents, visitors and tourists.

Community Facilities and Services

- *Service Provision*

Screven County must consider the cost of providing facilities and services for new developments, particularly as it relates to gaps in service provision. Inadequate public facilities, limited groundwater supply, longer response times for emergency services, and longer travel and commuting times for residents are all issues to consider when evaluating the feasibility of a new project or development.

- *County Infrastructure*

Most of unincorporated Screven County is not adequately served by public facilities. This includes a County road system with large numbers of unpaved roads, as well as residences served by well and septic systems.

- *Recreational Opportunities*

While Screven County has a centralized recreational facility, a county-owned airport, and a number of public access boat ramps, the need for better organized recreational space for County residents has been identified through the Community Agenda process. One opportunity the County has to provide such improved facilities is the undeveloped public lands near the Savannah River. The County also has the opportunity to work with the municipalities on various projects to offer enhanced recreational opportunities.

Intergovernmental Coordination

- *Consolidation of Services*

To more efficiently meet the needs of the growing community, Screven County should consider more facility and service sharing, and/or consolidation, with its municipalities.

- *Improved Communication and Coordination*

Improved communication and coordination is needed between the County and municipalities. Improved cooperation is particularly important in the areas of public safety, economic development, as well as land use planning and development review.

- *Regional Solutions*

A regional approach should be used to address issues, such as jail facilities, storm water drainage, water supply, sewer capacity, and solid waste management.

Transportation

- *Public Transportation*

There is currently no public transportation in Screven County. However as the population continues to grow, particularly the aging population, the County will need to explore public transportation options. A lack of public transportation will mean limited transportation choices and access to employment, services, health care and recreation. The presence of rail lines provides increased potential for public transportation.

- *Alternative Modes of Transportation*

Because there are limited alternative forms of transportation opportunities for Screven County residents, the County should support such efforts. These efforts include, but are not limited to local trail networks, better connectivity to existing trails and communities, and regional trail networks. Opportunity is also available for a Rails-to-Trails project along an abandoned rail line in Screven County.

- *Public Access to the Rivers*

The County has ample opportunity to capitalize on improving public access to the Savannah and Ogeechee Rivers.

- *Regional Transportation*

Screven County has a strong road and highway network. With the Savannah River Parkway completed, the presence of U.S. Route 301, as well as Georgia Highways 17, 21 and 24 provide regional access to the area. This network also creates opportunities for economic development and growth.

Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Screven County to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Character Area and Future Development maps. It also aids the County as it seeks to address the identified issues and opportunities.

By identifying specific programs and tasks to be undertaken by the County in order to implement the Agenda, the Implementation Program consists of the Short Term Work Program (STWP), the Report of Accomplishments (ROA), policies, and long-range activities. A proposed schedule, responsible parties and potential funding sources are all outlined within this program.

Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL, CULTURAL AND HISTORIC RESOURCES								
Continue to support development of Burton's Ferry Landing	X	X	X			County	$250,000	County; State; SPLOST
Consider findings of the forthcoming Historic Resources Survey, and continue to identify valuable natural and historic resources and implement measures to protect them through local inventories, assessments and ordinances	X	X	X	X	X	County/State	$4,000	Grants
Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space		X	X	X	X	County	Staff Time	General Funds
Continue enforcement the Part V Environmental standards related to groundwater recharge, river corridor and wetlands protection	X	X	X	X	X	County	Staff Time	General Funds
Continue use of flood hazard maps and continue participation in NFIP	X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement of erosion and sedimentation control regulations	X	X	X	X	X	County	Staff Time	General Funds
COMMUNITY FACILITIES & SERVICES								
Complete construction and operation of two manned recycling centers	X	X				County	$150,000	General Fund; Grants
Continue to use existing pre-development review checklist that evaluates development projects for impact on public facilities and services	X	X	X	X	X	County	Staff Time	General Funds
Explore funding sources for well-care project		X	X	X	X	County	$300,000	Grants
Public Safety – Police Department								
Purchase 2 new patrol vehicles and replace old vehicle		X	X	X	X	County	$55,000 / vehicle	General Funds
Hire two new deputies			X			County	$100,000	General Funds
Hire one new Investigator			X			County	$50,000	General Funds
Public Safety - Fire Department								
Continue to equip County fire stations as necessary to maintain ISO rating			X		X	County	$175,000	General Funds
Continue support of volunteer fire departments	X	X	X	X	X	County	Staff Time	General Funds

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Public Safety - Fire Department								
Construct 2 new Fire Stations in areas not currently covered			X		X	County	$180,000	General Funds
Replacement of Fire Trucks		X			X	County	$450,000	General Funds
Hiring of additional personnel for Station 1			X			County	$120,000	General Funds
Hiring of paid staff in County FD's 4 @ $25,000 each		X		X		County	$200,000	General Funds
Emergency Services								
Construct secondary EMS site at a County Fire Station					X	County	TBD	General Funds
Purchase new Radio Repeater (EMS) Construct		X	X			County	$10,000	General Funds; Grants
Develop a Community Education Program		X				County	$3,000	General Funds
Relocate and extend height of existing antenna		X				County	$5,000 - $10,000	General Funds; Grants
Public Works - Roads and Bridges								
Resurface County Roads	X	X	X	X	X	County	Approx. $1.5 Million	SPLOST
Pave County Roads	X	X		X	X	County	Approx. $1.1 Million	SPLOST
Purchase new service truck	X					County	$80,000	General Funds; SPLOST
Purchase 6 new pick up trucks		X (4)		X(2)		County	Approx. $24,000 / each	General Funds; SPLOST
Purchase 1 new flat bed truck			X			County	$20,000	General Funds; SPLOST
Purchase a new Boom	X					County	$71,000	General Funds; SPLOST
Purchase a new tractor and mower	X					County	$35,000	General Funds; SPLOST
Purchase new heavy equipment	X	X	X	X	X	County	$120,000/Annually	General Funds; SPLOST
Purchase 2 new handheld radios		X				County	$1,000	General Funds; SPLOST
Purchase 1 new D-6K Bulldozer			X			County	$170,000	General Funds; SPLOST
Purchase 2 computers			X			County	$2,000	General Funds; SPLOST
Public Works - Sanitation								
Purchase 20 new roll off containers (4 each year / includes exchange for old ones)	X	X	X	X	X	County	Approx. $66,000 Total	General Funds; SPLOST
Purchase 2 new roll on trucks		X(1)		X(1)		County	$265,000	General Funds; SPLOST
Purchase van for litter detail	X					County	$25,000	General Funds; SPLOST

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
PUBLIC WORKS - SANITATION								
Purchase 2 Computers	X					County	$1,000	General Funds; SPLOST
Purchase new trash truck			X			County	$160,000	General Funds; SPLOST
Purchase new flat bed truck			X			County	$20,000	General Funds; SPLOST
Purchase new cardboard bailer		X				County	$12,000	General Funds; SPLOST
Purchase floor jack for cardboard				X		County	$1,000	General Funds; SPLOST
Construct 4 new recycling centers (1 per designated year)		X	X	X	X	County	$70,000 each	General Funds; SPLOST
ECONOMIC DEVELOPMENT								
Utilize incentive packages to promote the County and existing industrial parks, and to attract new businesses	X	X	X	X	X	IDA	Staff Time	IDA; Grants
Complete Workforce Ready Grant (Certification of the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs)	X	X				IDA	$35,000	Workforce Grant
Continue to support efforts of the Screven County Chamber of Commerce	X	X	X	X	X	County	Staff Time	General Funds
Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc.	X	X	X	X	X	IDA / Extension Office	TBD	IDA; Grants
Continue to support effort for completion of Savannah River Parkway	X	X	X	X	X	County / IDA	N/A	N/A
Continue support of Development Authority efforts for business and industry development	X	X	X	X	X	County	Staff Time	General Funds
Continue to participate in Georgia Entrepreneurial Friendly Initiative in helping support entrepreneurial enterprise and small businesses grow.	X	X	X	X	X	IDA	$25,000	Grants
HOUSING								
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	County	Staff Time	General Funds
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	County	Staff Time	Grants
Continue to support the local housing authority	X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement of the building and inspections regulations	X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement of the manufactured home ordinance	X	X	X	X	X	County	Staff Time	General Funds

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
INTERGOVERNMENTAL COORDINATION								
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	County / Cities	Staff Time	General Funds
Explore establishing informal forum with local governments in order to provide for the exchange of information	X	X	X	X	X	County / Cities	Staff Time	General Funds
Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices	X	X	X	X	X	County / Cities	Staff Time	General Funds
TRANSPORTATION								
Continue to participate in the Coastal Georgia Regional Development Center's Regional Public Transit Plan	X	X	X	X	X	County / RDC	Unknown	General Funds
Continue to support effort to 4-lane Highway 301 from South Carolina to Florida line	X	X	X	X	X	County	N/A	N/A
DEVELOPMENT PATTERNS								
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X	X	X	X	X	County	Staff Time	General Funds
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	X	X	X	X	X	County	Staff Time	General Funds
Continue to enforce subdivision, zoning and building construction codes	X	X	X	X	X	County	Staff Time	General Funds

Long-Term Activities

This section of the Implementation Program outlines long-term action items developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Screven County. Long-term activities are specific implementation strategies that are either on-going or last beyond the initial five-year time frame of the Comprehensive Planning period.

Similar to the Short-Term Work Program, Screven County has identified the following activities, entities responsible for implementing the action items, as well as cost estimates and potential funding sources.

Project or Activity	Responsible Party	Cost Estimate	Funding Source
COMMUNITY FACILITIES AND SERVICES			
Explore the creation of a Joint Water and Sewer Authority	County	Unknown	General Funds; GEFA
Explore the development of a Recreation Master Plan that identifies needs and future areas for park and recreation activities	County	Unknown	General Funds
TRANSPORTATION			
Continue to gauge public support for the need and/or demand for public transit	County/GDOT	Staff Time	General Funds; GDOT
Draft or participate in a linear green space, trail and pedestrian/bicycle master plan	County	Unknown	General Funds; Grants
Require transportation corridors to support multiple modes of transportation	County/GDOT	Unknown	General Funds; GDOT
DEVELOPMENT PATTERNS			
Adopt design standards as overlay districts for important gateways and corridors	County	Staff Time	General Funds
Consider a Planned Commercial Farm District to protect agricultural lands from residential encroachment.	County	Staff Time	General Funds

Short Term Work Program:

Report of Accomplishments 2003 - 2007

Report of Accomplishments	Status of Project or Activity				**Currently underway or temporarily postponed activities or projects should appear in a new STWP
Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	**Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
NATURAL, CULTURAL AND HISTORIC RESOURCES					
Continue to develop long term water use plans			X		Lack of funding
Support development of Burton's Ferry Marina		X			
Continue use of flood hazard maps and continue participation in NFIP		X			
Continue enforcement of erosion control regulations		X			
Continue enforcement of County's Environmental Protection Ordinances		X			
COMMUNITY FACILITIES & SERVICES					
Continue to equip County fire stations as necessary		X			
Continue support of volunteer fire departments		X			
Construction and furnishing of a Public Safety Complex	X				
Upgrade Sheriff vehicles as necessary	X				
Road widening and paving within County	X				
Road striping throughout County	X				
Construct and operate two manned recycling centers		X			
ECONOMIC DEVELOPMENT					
Support effort for completion of Savannah River Parkway		X			
Support effort to 4-lane Highway 301 from South Carolina to Florida line		X			
Continue support of IDA efforts for business and industry development		X			

Project of Activity from Previous STWP	Completed	**Currently Underway	**Postponed	**Not Accomplished	**Explanation for Postponed or Not Accomplished Project or Activity
HOUSING					
Continue to support the local housing authority		X			
Continue enforcement of the building and inspections regulations		X			
Continue enforcement of the manufactured home ordinance		X			
LAND USE					
Continue enforcement of subdivision regulations		X			
Continue periodic review and revisions to the County Zoning Ordinance		X			
Continue enforcement of the County Building Permit Ordinance		X			

Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Screven County. Policies provide overall guidance for making decisions consistent with the community's vision. As outlined in the Community Agenda, the policies identified in this section will serve as tools for elected and administrative officials when making future land use and zoning decisions. The purpose of the State Planning Act is for the Comprehensive Plan to be developed, implemented and activity utilized by the local government.

The policies outlined in the following discussion reflect conclusions drawn from the analysis provided in the Community Assessment as well as the issues and opportunities identified during the Community Participation Program.

Development Patterns

As the County continues to experience rapid growth and development, it is important to educate citizens, developers and local officials on the importance of innovative design, mixed-use development and increased densities, where applicable and appropriate. Because Screven County has expressed an interest in preserving green space and planning new developments based on infrastructure capacity, the County should consider these priorities in making future land use decisions.

Policies in Support of Development Patterns:

- Screven County will promote the efficient use of land by promoting well-designed, pedestrian-friendly, development patterns with a mix of uses and efficient, creative land uses.
- Screven County will encourage innovative land use planning techniques to be implemented in building higher densities, mixed-use and infill development, where applicable.
- Screven County will promote increases in residential densities in areas that meet community design standards, environmental constraints, and planned infrastructure capacity.
- Screven County will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Screven County will promote opportunities for passive recreation.
- Screven County will implement our Comprehensive Plan and adhere to our Future Development Map.
- Screven County will explore opportunities for providing transportation for the elderly and indigent.

Population Growth

As stated throughout the Community Agenda, growth is undeniably coming to Screven County. In order to prepare for this certain population growth, Screven County must proactively prepare for the increased demands on infrastructure, facilities and services. By considering the impact of this growth on schools, transportation, housing, the environment and economic development, the County's efforts at comprehensive, long-range planning will mitigate this effect.

Policies in Support of Population Growth:

- Screven County will guide development due to population growth by considering infrastructure capacity, now and in the future.
- Screven County will prepare for the impacts of population growth through long-range comprehensive planning.
- Screven County will continue to proactively plan for population growth.
- Screven County will encourage and promote development patterns that meet the needs of active adults considering to relocate or retire here.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment continue to be primary objectives within Screven County's economic development efforts. However as eco-tourism, agri-tourism and heritage tourism become increasingly popular, Screven County seeks to carve a niche in this important industry. A wealth of opportunities exists in this area, such as the presence of Wildlife Management Areas (WMAs) and the Savannah and Ogeechee Rivers.

Throughout the Community Agenda process, improving the County's employment diversity through coordinated initiatives with Screven County Industrial Development Authority and Chamber of Commerce was a recurrent concern; as was preparing for the growth that the Savannah River Parkway is expected to bring to the area.

Policies in Support of Economic Development:

- Screven County will work with its Chamber of Commerce and Industrial Authority to support programs for retention, expansion and creation of businesses and industries that enhance our economic well-being.
- Screven County will make efforts to improve and continue to produce a qualified labor force.
- Screven County will promote agri-tourism and eco-tourism, such as outdoor amenities and recreational opportunities—rivers, fishing, hunting, hiking, etc.—as a draw for the community.
- Screven County will support local businesses that draw tourists into our community, such as bed and breakfasts, antique and boutique shops.

Housing

Housing affordability is an important issue as Screven County continues to experience spillover growth from neighboring Effingham and Bulloch Counties' suburban expansion. While residential growth continues to be the driving force of development throughout the County, little emphasis has been placed on balancing large developments with affordable housing for the County's working residents.

Encouraging home-ownership through education and innovative outreach programs are also a priority established through the Community Agenda process. Housing density and specialty housing needs must also be addressed in Screven County as the population continues to grow, particularly as active adults flock to the coastal region for retirement and seasonal residences.

Policies in Support of Housing:

- Screven County will consider implementing partnerships with private companies and nonprofits to offer affordable housing for residents.
- Screven County will offer incentives to developers to provide affordable housing.
- Screven County will create and encourage affordable housing opportunities to ensure that all of those who work in the community have a viable choice or option to live in the community.
- Screven County will establish regulations encouraging residential developments with an appropriate mix of housing styles and types for persons of all income levels.
- Screven County will support an education and outreach program for the public to promote quality housing and encourage home-ownership.
- Screven County will consider partnering with Habitat for Humanity to rehabilitate homes, especially for elderly housing needs.

Natural Resources

Screven County is interested in creating a Joint Water and Sewer Authority. This proactive approach would serve to reduce the reliance on private septic systems and encourage increased use of environmentally-sensitive design; such as increased densities, smaller lot sizes and conservation subdivisions.

Through the Community Agenda process, the County developed a Future Development Map that will guide development, as desired, with consideration to the demand and stress on the community's natural resources.

Policies in Support of Natural Resources:

- Screven County will provide reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Screven County will consider recommendations for the inspection and maintenance of septic tanks as outlined in the Statewide Water Management Plan.
- Screven County will consider incentives to encourage environmentally-friendly practices; such as green growth guidelines, smaller lot sizes and conservation subdivisions.
- Screven County will protect, conserve and enhance our natural resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
- Screven County will improve water quality by following the guidelines as outlined in the Coastal Supplement for the Georgia Stormwater Management Manual.

Cultural and Historic Resources

As stated above, Screven County developed a Future Development Map that will guide development, as desired, with consideration to the potential encroachment on the community's cultural and historic resources. By enforcing the communities' zoning ordinances, Screven County and its municipalities can protect their heritage and remaining historic sites and structures.

Home to historic sites like the Brier Creek Revolutionary War battlefield and Millhaven Plantation, cultural and historic resources abound in Screven County. These vestiges of the County's important history should be protected and preserved from development pressures.

Policies in Support of Cultural and Historic Resources:

- Screven County will protect, conserve and enhance our cultural and historic resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
- Screven County will promote and protect its many cultural and historic sites and structures through the adoption of protective legislation.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Consolidation of services with local municipalities is just one way to encourage efficiency and effectiveness in service delivery.

Additionally, the County identified a lack of organized recreational opportunities and activities throughout the community.

Policies in Support of Community Facilities and Services:

- Screven County will encourage proposed development to locate in areas adequately served by public and community facilities.
- Screven County will explore the implementation of regulations that serve as a way for new growth to pay for itself.
- Screven County will evaluate development projects for the impact on public facilities and services.
- Screven County will encourage and support enhanced solid waste reduction and recycling initiatives.
- Screven County will discourage the further proliferation of new septic systems by requiring new developments to provide adequate infrastructure.
- Screven County will explore opportunities to increase our recreational activities by considering potential sites for parks and other organized recreational opportunities.
- Screven County will ensure adequate supplies of quality water through protection of groundwater resources.
- Screven County will consider consolidating some services to increase overall efficiency; such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.
- Screven County will encourage additional opportunities for public access to the County's waterways.

Intergovernmental Coordination

Screven County recognizes the need for increased intergovernmental coordination to benefit its residents and business-owners alike. Not only does the County identify opportunities for coordination with its municipalities, but regional approaches are also important objectives to pursue.

Consolidating services, as discussed with Community Facilities and Services, increases the efficiency and effectiveness of service delivery. In addition, this practice also encourages cooperation and furthers intergovernmental coordination between the County and its municipalities.

Policies in Support of Intergovernmental Coordination:

- Screven County will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Screven County will continue to support the efforts of the Chamber of Commerce and Screven County Industrial Development Authority.
- Screven County will consider consolidating some services to increase overall efficiency; such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.
- Screven County will support sharing services and information with other public entities within the jurisdiction.
- Screven County will pursue joint processes for collaborative planning and decision-making.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan. Population growth means more people on the roads; residential growth dictates where the roads will be built or expanded; economic development determines traffic congestion; natural and cultural resources often direct people's leisure travel and activities; community facilities and services ensures that the capacity exists to maintain transportation corridors; and intergovernmental coordination is necessary for roads to be built, maintained and safely traveled upon.

As Screven County prepares for continued growth, transportation will serve as a key element in the County's success as a well-prepared and well-planned community. Connectivity and pedestrian-friendly corridors are an important part of creating a welcoming community that is open to higher density, mixed-use developments, eco-tourism, walkability—in short, all of the things identified by the County as important throughout the Community Agenda process.

Policies in Support of Transportation:

- Screven County will encourage increased access to the Savannah and Ogeechee Rivers and connectivity to local bike trails, etc., to facilitate eco-tourism and outdoor recreational opportunities.
- Screven County will continue to participate in the Coastal Georgia Regional Development Center's Regional Public Transit Plan.
- Screven County will investigate alternative transportation options for the community.
- Screven County will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Screven County will encourage a multi-modal transportation network that will be used to support efficient land use, minimize traffic congestion, and facilitate community-wide and regional mobility.
- Screven County will investigate the need for and encourage public transportation.

Hiltonia - Vision for the Future

The Town of Hiltonia established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in a community visioning process. Feedback gathered through this process was interpreted by Coastal Georgia Regional Development Center staff and submitted to the public for review. The following Vision Statement for future development and growth in Hiltonia was crafted:

Hiltonia has strong roots in tradition, character and heritage, and strives to once again become more well-known as a family-oriented community.

Hiltonia desires to become a community where all of its citizens take pride and ownership in it and of it. A community that offers its citizens opportunities for employment, recreational activities, shopping, dining, and all of the amenities that makes for a thriving, successful community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Hiltonia will continue to be a desirable place to call home.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Hiltonia. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Hiltonia originally identified the following Character Areas:

- Agriculture
- Rural Village
- Suburban Area Development
- Traditional Neighborhood Declining
- Traditional Neighborhood Stable

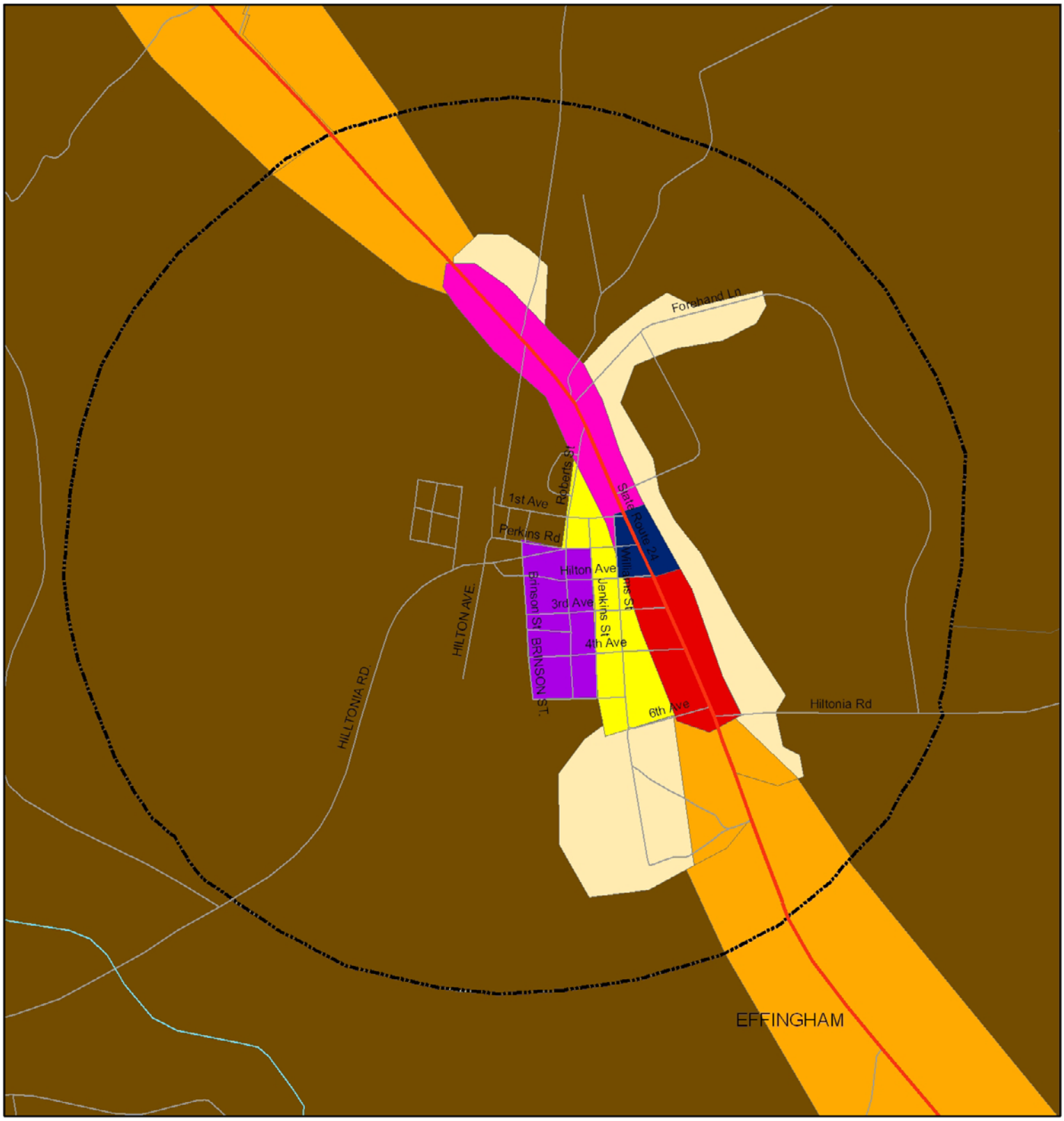
The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas. The FDM Designation Areas have been updated based on public review and comments from two public workshops and now form the basis of the Future Development Map for the municipality.

The Defining Narrative includes a specific vision and description for each FDM Designation Area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each Future Development Map Designation Area, along with accompanying photographs, make it clear what types, forms, styles and patterns of development are to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) that will be pursued in each area; the appropriate land uses to be encouraged in each area; related issues and opportunities; and corresponding implementation measures to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement are meant to help guide policies as they relate to land use, population growth, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation.

The Future Development Map for Hiltonia follows the FDM Defining Narrative.



This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

DRAFT

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Feet

Future Development Map
City of Hiltonia

Coastal Georgia Regional Development Center

Geographic Information Systems/Information Technology Department November 2008

Legend

- Railroads
- State Highways
- Rivers
- Roads
- Screven County
- Georgia Counties

Future Development Areas

- Agriculture/Forestry
- Commercial
- Highway Corridor
- Infill and Redevelopment Area
- Rural Residential
- Suburban Area Developing
- Town Center
- Traditional Neighborhood

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Future Development Map Designation

Agriculture/Forestry

Vision: To preserve and protect the Town's remaining rural character; to accommodate limited residential development with consideration to local practices of agriculture and forestry.	
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes areas outside of Town Center and Traditional Neighborhood. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.	
Specific Land Uses: • Single-Family Residential • Agriculture • Forestry/Silviculture	Quality Community Objectives: • Open Space Preservation • Environmental Protection • Housing Opportunities

Issues and Opportunities	Policy	Implementation Measure
• Undeveloped agri-tourism opportunities exist for the Town and should be utilized. • While the Town has seen a disappearance of small farms, large-scale farming has become more prominent.	• Promote agri-tourism opportunities within the Town. • Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.	• Develop a plan to promote agri-tourism opportunities based on the Town's natural amenities. • Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.

Future Development Map Designation

Commercial Areas

Vision: To support attractive commercial development and redevelopment that promotes economic sustainability and meets the needs of the community.	
Description/Location: Areas of commercial development or redevelopment typically located along a street or highway – includes area along Highway 24 from Hiltonia Road north to 3rd Avenue.	
Specific Land Uses: • Traditional Central Business District Retail • Commercial • Office / Public Institutional • Mixed-use • Open Space / Greenspace	**Quality Community Objectives:** • Appropriate Businesses • Infill Development • Employment Options • Sense of place • Growth Preparedness

Issues and Opportunities	Policy	Implementation Measure
• The Town currently lacks available resources with which to undertake economic development, including small business development. • Commercial infill development provides an opportunity for Hiltonia as there are vacant buildings. • Because the Town of Hiltonia is lacking an available workforce, it is difficult to attract and support any type of business or industry.	• Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas. • Support local businesses and entrepreneurial opportunities. • Encourage redevelopment and infill development in appropriate areas.	• Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area. • Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Support entrepreneurship opportunities in Hiltonia. • Maintain original character by permitting only compatible infill development and redevelopment.

Future Development Map Designation

Highway Corridor

Vision: To enhance mobility while creating an inviting and aesthetically pleasing entrance to Hiltonia; where sense of place is balanced with economic opportunity and vitality.

Description/Location: Areas of developed or undeveloped land adjacent to a street or highway – includes area on both sides of Highway 24 from Hiltonia Road south to Town limit and north of Hiltonia Avenue to Town limit. These corridors provide visual and aesthetic benefits to the community while serving as entryways in to the Town.

Specific Land Uses:

- Residential
- Retail Commercial
- Hotel/Restaurant Services
- Distribution/Industrial

Quality Community Objectives:

- Growth Preparedness
- Employment Options
- Housing Opportunities
- Transportation Alternatives
- Regional Cooperation
- Regional Solutions

Issues and Opportunities	Policy	Implementation Measure
• There is a lack of alternative modes of transportation, such as bike trails and walking paths. • There is a desire to create an aesthetically pleasing entrance into the Town. • Service provision will continue to be a priority as the Town experiences growth and development pressures.	• Explore alternative modes of transportation. • Encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community. • Consider adopting corridor overlay districts to facilitate guidelines along entranceways and gateways. • Encourage proposed development to locate in areas adequately served by public facilities.	• Actively explore the creation of bicycle/walking trails. • Adopt architectural and design overlay ordinances for important gateways and corridors. • Adopt and implement community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc. • Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.

Future Development Map Designation

Infill and Redevelopment

Vision: To focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more home-ownership and maintenance or upgrade of existing properties.

Description/Location: An area where housing conditions are worsening due to low rates of home-ownership and neglect of property maintenance—encompasses area west of Jenkins Street to extending to Brinson Street and south of Perkins Road to 5th Avenue. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.

Specific Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Appropriate Retail / Commercial
- Active and Passive Recreation
- Open Space / Greenspace

Quality Community Objectives:

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Appropriate Businesses
- Housing Choices

Issues and Opportunities	Policy	Implementation Measure
• With a significant amount of dilapidated, substandard and decayed housing, there is a need for neighborhood revitalization in many areas of the Town. • Commercial infill development provides an opportunity for Hiltonia as there are empty buildings on Main Street.	• Support the elimination of substandard or dilapidated housing in the Town and replace with affordable standard housing. • Promote and assist non-profit and faith-based community development organizations who provide affordable housing. • Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment. • Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.	• Maintain original character by permitting only compatible infill development and redevelopment. • Encourage home-ownership and maintenance or upgrade of existing properties. • Encourage public investments such as Community Development Block Grants, CHIP, etc. • Encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.

Future Development Map Designation

Rural Residential

Vision: To preserve and protect the Town's remaining rural character while accommodating limited residential development.		
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes areas east of Main Street and south of 6th Avenue. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.		
Specific Land Uses: • Single Family Residential • Agricultural • Rural Retail Commercial	Quality Community Objectives: • Open Space Preservation • Environmental Protection • Housing Opportunities • Heritage Preservation	
Issues and Opportunities	**Policy**	**Implementation Measure**
• There is a need for revitalization and increased code enforcement in some older neighborhoods of the Town. • Much of Hiltonia's new housing has come from the placement of mobile homes.	• Encourage the elimination of substandard or dilapidated housing in the community. • Create affordable housing opportunities for community residents. • Create housing options for Hiltonia residents. • Encourage home-ownership and community pride.	• Continue to enforce zoning codes and regulations to adequately address blighted areas. • Work with private, non-profit and other government organizations to promote greater housing diversity. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

Future Development Map Designation

Suburban Area Developing

Vision: To encourage livable communities where residential and commercial uses coexist; to maintain a level of density that is both appropriate and desired in Hiltonia.

Description/Location: Areas where growth pressures result in typical types of suburban residential development—encompasses area along Highway 24 north of Town Center. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.

Specific Land Uses:	Quality Community Objectives:
• Single-Family Residential • Multi-Family Residential • Appropriate Retail and Residential Commercial	• Growth Preparedness • Appropriate Businesses • Open Space Preservation • Housing Opportunities • Transportation Alternatives • Traditional Neighborhood

Issues and Opportunities	Policy	Implementation Measure
• While much of Hiltonia's new housing has come from the placement of mobile homes, there is an opportunity with more diversity in housing with the Town's adequate service capacity to support expanded water and sewer service. • Some areas of Hiltonia are not adequately served by water and sewer, including an area on the northeast side of State Route 24 that is not served by sewer but does have water available.	• Create affordable housing opportunities for community residents. • Create housing options for Hiltonia residents. • Promote the efficient use of land through well-planned development that contributes to the rural character of the Town. • Encourage proposed development to locate in areas adequately served by public facilities.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Provide incentives and establish requirements for affordable housing. • Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.

Future Development Map Designation

Town Center

Vision: To preserve the historic areas and structures of Hiltonia and promote the development of the park and walking trail, all which will help to define Hiltonia's character while enhancing it as the commercial heart of the Town.	
Description/Location: Hiltonia's Town center—including the park, walking trail and some empty buildings on Main Street—will provide living, small scale shopping and dining, and service-oriented small business opportunities.	
Specific Land Uses: • Traditional Central Business District Retail • Office / Public Institutional • Single-Family Residential • Multi-Family Residential • Mixed-use • Open Space / Greenspace	Quality Community Objectives: • Traditional Neighborhoods • Transportation Alternatives • Appropriate Businesses • Housing Options • Sense of place • Heritage Preservation

Issues and Opportunities	Policy	Implementation Measure
• The Town currently lacks available resources with which to undertake economic development, including small business development. • Commercial infill development provides an opportunity for Hiltonia as there are empty buildings on Main Street.	• Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas. • Promote the efficient use of land by encouraging well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of the downtown community.	• Maintain original character of Town Center by permitting only compatible infill development and redevelopment. • Encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements. • Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area. • Enhance the entranceways to Hiltonia's Town Center with streetscape improvements.

Future Development Map Designation

Traditional Neighborhood

Vision: To encourage new development and redevelopment that accentuates the neighborhood and existing traditional features.	
Description/Location: Residential areas in older parts of the community—includes various neighborhoods west of Main Street—whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.	
Specific Land Uses: • Small Lot Single-Family Residential • Multi-Family Residential • Home Occupations • Open Space / Neighborhood Parks	Quality Community Objectives: • Traditional Neighborhoods • Infill Development • Housing Opportunities • Sense of Place

Issues and Opportunities	Policy	Implementation Measure
• There is a need for revitalization and increased code enforcement in some older neighborhoods of the Town. • There is a need for housing options and affordable housing in Hiltonia. • There is a lack of community and neighborhood pride in Hiltonia.	• Encourage the elimination of substandard or dilapidated housing in the community. • Create affordable housing opportunities and housing options for community residents. • Encourage home-ownership and community pride.	• Continue to enforce zoning codes and regulations to adequately address blighted areas. • Maintain original character by permitting only compatible infill development and redevelopment. • Work with private, non-profit and other government organizations to promote greater housing diversity. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate. • Work to create neighbor-hood activities for whole family, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort.

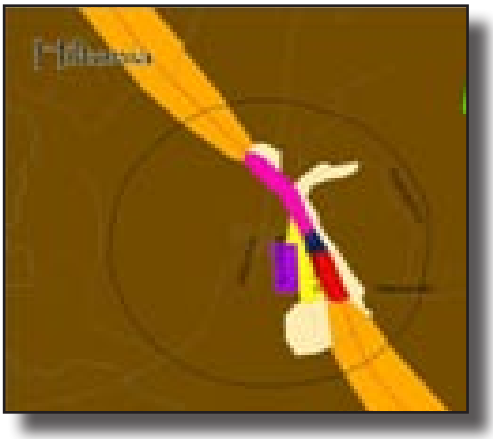
Quality Community Objectives

The list of Issues and Opportunities provides a City-wide perspective on the DCA identified elements of Population Growth, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination and Transportation. Because not all of these issues and opportunities relate to a specific Future Development Map Designation Area, it is necessary to consider how these concerns apply throughout Hiltonia.

In an effort to further this objective while simultaneously promoting the state's overall goal of creating sustainable and livable communities, the Georgia Department of Community Affairs' Quality Community Objectives (QCOs) were utilized to create a framework by which to consider these broader Issues and Opportunities. The QCO Narrative addresses the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each area.

Quality Community Objective



Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Hiltonia, while continuing to provide effective and efficient service delivery to all residents.	
Description/Location: • Town-wide	Quality Community Objectives: • Traditional Neighborhood • Infill Development • Sense of Place • Transportation Alternatives • Regional Identity

Issues and Opportunities	Policy	Implementation Measure
• The Town is comprised of traditional residential neighborhoods that are in serious disrepair. • Hiltonia has adopted a zoning ordinance and employs a part-time inspector/code enforcement officer. • While much of Hiltonia's new housing has come from the placement of mobile homes, there is an opportunity with more diversity in housing with the Town's adequate service capacity to support expanded water and sewer service.	• Increase opportunities for low-to-moderate income families to move into affordable owner occupied housing. • Create housing options for Hiltonia residents. • Promote the efficient use of land through well-planned development that contributes to the rural character of the Town. • Encourage proposed development to locate in areas adequately served by public facilities.	• Implement the Town Comprehensive Plan and adhere to the Future Development Map. • Continue to enforce zoning codes and regulations to adequately address blighted areas. • Encourage home-ownership and maintenance or upgrade of existing properties. • Provide incentives and establish requirements for affordable housing. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate. • Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.

Quality Community Objective

Resource Conservation

Vision: To preserve, protect and promote the Town's natural, historic and cultural resources with special consideration to the rural character inherent to Hiltonia.	
Description/Location: • Town-wide	**Quality Community Objectives:** • Heritage Preservation • Open Space Preservation • Environmental Protection

Issues and Opportunities	Policy	Implementation Measure
• There are currently no regulations in place to protect the historic structures and cultural aspects of the community. This includes historic interests like the Limerick house and the old train depot. • The Town lacks funds to develop natural and cultural resources for Hiltonia residents. • There is a desire to create recycling options for Hiltonia residents.	• Hiltonia will protect, preserve and enhance its historic and cultural resources through all available resources. • The Town will support solid waste reduction and recycling initiatives.	• Identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances. • Raise public awareness and have educational information on importance of recycling. • Explore programs and funding sources for the rehabilitation of designated historic sites and structures.

Quality Community Objective

Social and Economic Development

Vision: To enhance the quality of life for Hiltonia residents and visitors—improving economic opportunity, housing diversity and sense of community.		
Description/Location: • Town-wide		**Quality Community Objectives:** • Growth Preparedness • Appropriate Businesses • Employment Options • Housing Opportunities • Educational Opportunities
Issues and Opportunities	**Policy**	**Implementation Measure**
• The Town lacks recreational and social opportunities for its youth. • Hiltonia currently lacks available resources with which to undertake economic development, including small business development. • Commercial infill development provides an opportunity for Hiltonia as there are empty buildings on Main Street. • Because the Town of Hiltonia is lacking an available workforce, it is difficult to attract and support any type of business or industry. • Hiltonia lacks a Town identity, sense of place and community feel.	• Town will support and be actively involved in youth program development and recreational opportunities. • Support local businesses and entrepreneurial opportunities. • Encourage redevelopment and infill development in appropriate areas. • Council will promote Hiltonia as a family-friendly Town.	• Work with SCAD on development of youth center and community parks. • Explore options for creation of campground and bike/walking trails to Sylvania. • Seek CDBG funding for youth center and housing rehabilitation. • Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Support entrepreneurship opportunities in Hiltonia. • Maintain original character by permitting only compatible infill development and redevelopment. • Town Council will work to develop community activities for whole family, including development of parks and recreational activities, clean up as a community effort, monthly or quarterly newsletters; and refurbishing of houses in park area.

Quality Community Objective

Governmental Relations

Vision: To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions, in order to provide the highest quality of services for Hiltonia residents and business-owners.		
Description/Location: • Town-wide	**Quality Community Objectives:** • Regional Solutions • Regional Cooperation	
Issues and Opportunities	**Policy**	**Implementation Measure**
• Improved communication and coordination is needed between the Town and other jurisdictions. • While Hiltonia does have a good relationship with the County in some areas of service provision, they do not collaborate with adjacent jurisdictions to plan for areas near mutual boundaries. • There is an opportunity for Town officials take advantage of the various training opportunities afforded by DCA, GMA, and other organizations.	• Increase cooperation and coordination with local municipalities and jurisdictions with regards to planning and land use decisions. • Hiltonia will share services and information with other public entities within the jurisdiction.	• Pursue joint processes for collaborative planning and decision making. • Establish coordination mechanisms with other local governments in order to provide for the exchange of information.

Issues and Opportunities

Identifying issues and opportunities is only one piece of a thorough and effective Comprehensive Plan. As encouraged by the Georgia Department of Community Affairs, a community's Comprehensive Plan should also proactively address these concerns by outlining an action plan or provide potential solutions to these issues, such as recommended land use policies, development standards and community-based projects and programs. Part 110-12-1-.05 of DCA's guidelines for developing the Community Agenda states:

This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address… Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

The following discussion contains issues and opportunities adapted from Hiltonia's 2008 Community Assessment. The original list of issues and opportunities was refined, based on public input and staff administrative knowledge.

The Issues and Opportunities are categorized according to eight community elements, as defined by DCA's Local Planning Requirements. Because each of the eight DCA-outlined elements impact land use and development patterns, a ninth element was included to address long-range concerns for growth and development in Hiltonia. The eight DCA-identified community elements are: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation. As stated above, the Community Agenda also considers a ninth element—Development Patterns.

Development Patterns

- *Declining Neighborhoods*

The Town is comprised of traditional residential neighborhoods that are in serious disrepair.

- *Land Use Regulations*

Hiltonia has adopted a zoning ordinance and employs a part-time inspector/code enforcement officer.

Population Growth

- *Declining Population*

According to the US Census, between 1980 and 2000 the Town of Hiltonia experienced an 18.3 percent decrease in its population. While DCA's population projections for 2030 show a continued decline (33.5 percent), the population study completed by Georgia Tech shows an increase in the Town's 2030 population (74.1 percent).

- *Diversity in Population*

Characteristics of the diverse population include a mix of family types and age of families and an increase in the senior population (over 65).

Economic Development

- *Local Business Resources*

Hiltonia needs to establish a vision to guide economic development. The Town currently lacks available resources with which to undertake economic development, including small business development. Commercial infill development provides an opportunity for Hiltonia as there are empty buildings on Main Street.

- *Available Workforce*

Because the Town of Hiltonia is lacking an available workforce, it is difficult to attract and support any type of business or industry.

- *Farming*

With the disappearance of small farms, large-scale farming has become the norm and offers an economic opportunity for Hiltonia residents.

Housing

- *Revitalization*

With a significant amount of dilapidated housing, there is a need for neighborhood revitalization in many areas of the Town. This includes dwellings that are substandard, dilapidated and decaying.

- *Housing Options*

There have been no building permits for stick built homes in recent years. Rather, much of Hiltonia's new housing has come from the placement of mobile homes. There is an opportunity with more diversity in housing with the Town's adequate service capacity to support expanded water and sewer service.

Natural and Cultural Resources

- *Resource Protection*

There are currently no regulations in place to protect the historic structures and cultural aspects of the community. This includes historic interests like the Limerick house and the old train depot. In addition, the Town lacks funds to develop natural and cultural resources for Hiltonia residents.

Community Facilities and Services

- *Service Capacity*

Some areas of Hiltonia are not adequately served by water and sewer. This includes an area on the northeast side of State Route 24 that is not served by sewer but does have water available. In addition, the town has very limited resources with which to support these services.

- *Community Gathering Place*

The Town lacks recreational and social opportunities for its youth. Existing sources of social opportunities include the Town's three places of worship and two parks which the Town owns. There are opportunities with improvements to the parks, and the Town is planning on applying for Community Development Block Grant monies to build a new Boys and Girls Club for Town youth.

Intergovernmental Coordination

- *Improved Communication and Coordination*

Improved communication and coordination is needed between the Town and other jurisdictions. While Hiltonia does have a good relationship with the County in some areas of service provision, they do not collaborate with adjacent jurisdictions to plan for areas near mutual boundaries.

- *Training Opportunities*

Town officials should take advantage of the various training opportunities afforded by DCA, GMA, and other organizations.

Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Hiltonia to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Character Area and Future Development maps. It also aids the Town as it seeks to address the identified issues and opportunities.

By identifying specific programs and tasks to be undertaken by the Town in order to implement the Agenda, the Implementation Program consists of the Short Term Work Program (STWP), the Report of Accomplishments (ROA), policies, and long-range activities. A proposed schedule, responsible parties and potential funding sources are all outlined within this program.

Short Term Work Program: 2008-2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL, CULTURAL AND HISTORIC RESOURCES								
Continue to upgrade Town parks	X	X	X	X	X	Town	$10,000	General Funds; Grants
Explore developing a plan to promote agri-tourism opportunities based on the Town's natural amenities.			X	X	X	Town/IDA/ Extension Office	TBD	IDA; Grants
Work to create neighborhood activities, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort to build civic involvement and community pride		X	X	X	X	Town	$2,000 annually	General Funds; Grants
Work with SCAD on development of youth center and community parks	X	X	X	X	X	Town	Staff Time	General Funds; Grants
Actively explore options for creation of campground and bike/walking trails to Sylvania		X	X	X	X	Town	$2,000	General Funds; DNR; Grants
Consider findings of forthcoming Historic Resources Survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances		X	X	X	X	Town	Staff Time	General Funds; USDA; DCA; DNR
Explore programs and funding sources for the rehabilitation of designated historic sites and structures	X	X	X	X	X	Town	Staff Time	General Funds; USDA; DCA; DNR
Town Council will work to develop community activities for whole family, including development of parks and recreational activities, clean up as a community effort, monthly or quarterly newsletters; and refurbishing of houses in park area		X	X	X	X	Town	Staff Time	General funds
Raise public awareness and have educational information on importance of recycling		X	X	X	X	Town	$5,000	General Funds; DNR; DCA
COMMUNITY FACILITIES AND SERVICES								
Replace roof on Town Hall	X					Town	$5,000	General Funds
Purchase building and renovate building for Boys & Girls Club		X	X			Town	$150,000	General Funds; Private Funds; Grants

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Purchase and install playground equipment in Jenkins Street Park		X				Town	$30,000	General Funds; Private Funds; Grants
Upgrade drainage system		X	X	X	X	Town	$500,000	General Funds; Grants
Pave Third Avenue		X	X			Town/GDOT	$100,000	LARP
Complete resurfacing of Forehand Lane	X	X	X			Town/GDOT	$100,000	General Funds; LARP
Expand sewer system		X	X	X	X	Town	$500,000	General Funds; Grants
Continue to provide additional recreational facilities	X	X	X	X	X	Town	$5,000	General Funds; DNR; DCA
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements	X	X	X	X	X	Town	Staff Time	General Funds
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services		X	X	X	X	Town	Staff Time	General Funds
Continue to enforce zoning codes and regulations to adequately address blighted areas	X	X	X	X	X	Town	Staff Time	General Funds
ECONOMIC DEVELOPMENT								
Locate a recycling center in Hiltonia		X	X	X	X	Town	$1.5 Million	General Funds; DNR; DCA
Provide incentives to encourage the rehabilitation of buildings in the downtown area		X	X	X	X	Town	$2,000 annually	General Funds; Grants
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs		X	X	X	X	Town/IDA	N/A	Workforce Grant
Seek CDBG funding for youth center and housing rehabilitation	X	X	X	X	X	Town	Staff Time	General Funds
Support entrepreneurship opportunities in Hiltonia	X	X	X	X	X	Town/IDA	$2,000 annually	General Funds; Grants

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Acquire additional low income housing	X	X	X	X	X	Town	$100,000	General Funds; Grants
Encourage home-ownership and maintenance or upgrade of existing properties	X	X	X	X	X	Town	Staff Time	General Funds
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	Town	Staff Time	Grants
Encourage public investments such as Community Development Block Grants, CHIP, etc.	X	X	X	X	X	Town	Staff Time	General Funds
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	Town	Staff Time	General Funds; DCA; HUD; CHIP
INTERGOVERNMENTAL COORDINATION								
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	X	X	X	X	X	Town & County	Staff Time	General Funds
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	Town & County	Staff Time	General Funds
Explore more training opportunities for Town officials	X	X	X	X	X	Town	Staff Time	General Funds; DCA
TRANSPORTATION								
Actively explore options for alternative modes of transportation, including walking and bicycle trails		X	X	X	X	Town	$2,000	General Funds; USDA
DEVELOPMENT PATTERNS								
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	X	X	X	X	X	Town	Staff Time	General Funds
Consider adoption of architectural and design overlay ordinances for important gateways and corridors			X	X	X	Town	Staff Time	General Funds
Consider adoption of community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc.			X	X	X	Town	Staff Time	General Funds
Enhance the entranceways to Hiltonia's Town Center with streetscape improvements		X	X	X	X	Town	$10,000	General Funds; Grants
Maintain original character of Town by permitting only compatible infill development and redevelopment	X	X	X	X	X	Town	Staff Time	General Funds

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
DEVELOPMENT PATTERNS								
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development	X	X	X	X	X	Town	Staff Time	General Funds

Short Term Work Program: Report of Accomplishments 2003-2007

Report of Accomplishments	Status of Project or Activity				**Currently underway or temporarily postponed activities or projects should appear in a new STWP
Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
LAND USE					
Participate in County-wide zoning	X				
ECONOMIC DEVELOPMENT					
Locate a small industrial firm	X				A small plant has located just outside of the Town and has provided some employment opportunities for residents
Locate a recycling plant			X		Lack of funding; Town would like to accomplish in the next STWP
HOUSING					
Enforce building and zoning codes	X				
Acquire additional low income housing		X			Town is working on applying for grants
NATURAL & CULTURAL RESOURCES					
Continue to upgrade Town parks		X			
COMMUNITY FACILITIES & SERVICES					
Upgrade drainage system			X		Lack of funding
Pave Third Avenue			X		Lack of funding
Resurface streets: Forehand Lane; C Street; others as necessary	X (C Street Completed)	X (Forehand Lane underway)			
Install sidewalks, curb and gutter			X		Lack of funding
Purchase new police car	X				Two new police cars were purchased and one old one was upgraded
Build new EMS station for Town				X	Lack of funding and deemed not a priority
Upgrade water lines	X				
Map existing sewer lines	X				
Expand sewer system			X		Lack of funding
Provide additional recreational facilities		X			Working on upgrades to facilities and on getting grant for a Boys and Girls Club

Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Hiltonia. Policies provide overall guidance for making decision consistent with the community's vision. As outlined in the Community Agenda, the policies identified in this section will serve as a tool for elected and administrative officials when making future land use and zoning decisions. The purpose of the State Planning Act is for the Comprehensive Plan to be developed, implemented and activity utilized by the local government.

The policies outlined in the following discussion reflect conclusions drawn from the analysis provided in the Community Assessment as well as the issues and opportunities identified during the Community Participation Program.

Development Patterns

Hiltonia seeks to provide better recreational and social opportunities for its youth, strategies for improving housing and implementing more affordable housing policies, and encouraging home-ownership for its residents.

Policies in Support of Development Patterns:

- Hiltonia will investigate ways to educate citizens and encourage home-ownership.
- Hiltonia will work to establish other housing options for its residents beyond manufactured housing.
- Hiltonia will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Hiltonia will promote opportunities for passive recreation.
- Hiltonia will educate citizens on the benefits and purpose of zoning.
- Hiltonia will implement our Comprehensive Plan and adhere to our Future Development Map.
- Hiltonia will explore opportunities for providing transportation for the elderly and indigent.

Population

As Hiltonia is dealing with an overall declining population, the number of residents over the age of 65 is increasing. The Town needs to focus efforts on creating more opportunities for its current population and planning for any future growth that might put stress on the community's public facilities and services.

Policies in Support of Population:

- Hiltonia will prepare for population changes through long-range comprehensive planning.
- Hiltonia will proactively plan for its increasing senior population.
- Hiltonia will encourage and promote development and infill development opportunities that meet the needs of the current population.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objectives within Hiltonia's economic development efforts. The Town should also focus efforts on it existing natural and cultural resources that could play a part in long-term economic sustainability.

Policies in Support of Economic Development:

- Hiltonia will make efforts to improve and continue to produce a qualified labor force.
- Hiltonia will encourage the development of the Town Center as a vibrant center for culture, government, dining, residential and retail diversity.
- Hiltonia will encourage the school system to prepare students for the labor force, not just college prep.
- Hiltonia will promote the Limerick House and the old train depot as a tourist attraction.
- Hiltonia will promote its farming industry as a tourist attraction.

Housing

As stated before, encouraging home-ownership through education and innovative outreach programs are also a priority established through the Community Agenda process. Housing density and specialty housing needs must also be addressed in Hiltonia, in addition to dealing with the issue of dilapidated and decaying housing in certain areas of the community.

Policies in Support of Housing:

- Hiltonia will eliminate substandard or dilapidated housing in its community.
- Hiltonia will stimulate infill housing development and redevelopment in existing neighborhoods.
- Hiltonia will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- Hiltonia will implement an education and outreach program for the public to promote quality housing and encourage home-ownership.
- Hiltonia will consider partnering with Habitat for Humanity to rehabilitate homes, especially for elderly housing needs.

Natural and Cultural Resources

A community's natural and cultural resources are a vital part of its sense of place. Hiltonia needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural and Cultural Resources:

- Hiltonia will support enhanced solid waste reduction and recycling initiatives.
- The protection and conservation of the community's resources will play an important role in the decision-making process.
- Hiltonia will explore opportunities to increase our cultural activities by considering potential sites for community functions and cultural gatherings.
- Hiltonia will protect, conserve and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Hiltonia should explore ways to enhance its existing facilities and services as well as plan appropriately for new development in areas where adequate infrastructure currently exists.

Policies in Support of Community Facilities and Services:

- Hiltonia will maximize the use of existing facilities and services.
- Hiltonia will invest in parks and open space to encourage private reinvestment in its Town Center.
- Hiltonia will explore opportunities to increase our recreational activities by considering potential sites for parks and other outdoor recreational opportunities.

Intergovernmental Coordination

Consolidating services increases the efficiency and effectiveness of service delivery. In addition, this practice also encourages cooperation and furthers intergovernmental coordination between the Town and its municipalities.

Policies in Support of Intergovernmental Coordination:

- Hiltonia will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Hiltonia will consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan.

Policies in Support of Transportation:

- Hiltonia will investigate alternative transportation options for the community.
- Hiltonia will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.

Newington - Vision for the Future

The Town of Newington established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in a community visioning process. Feedback gathered through this process was interpreted by Coastal Georgia Regional Development Center staff and submitted to the public for review. The following Vision Statement for future development and growth in Newington was crafted:

Known as a hospitable community, Newington has strong roots in tradition, character and heritage, and strives to balance its quiet residential nature with continuing commercial and economic development, and to maintain its rural, hometown appeal while accommodating future growth.

Newington desires to become a community where residents enjoy an availability of progressive employment opportunities, a range of housing options, shopping, dining and entertainment options, transportation alternatives, ample community facilities and recreational opportunities, and all of the amenities that help to create a self-supporting and thriving community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Newington will be an even better place to live, work, and visit.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Newington. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Newington originally identified the following Character Areas:

- Agriculture
- Commercial
- Commercial Corridor
- Highway Corridor
- Residential
- Suburban Area Developing
- Town Center

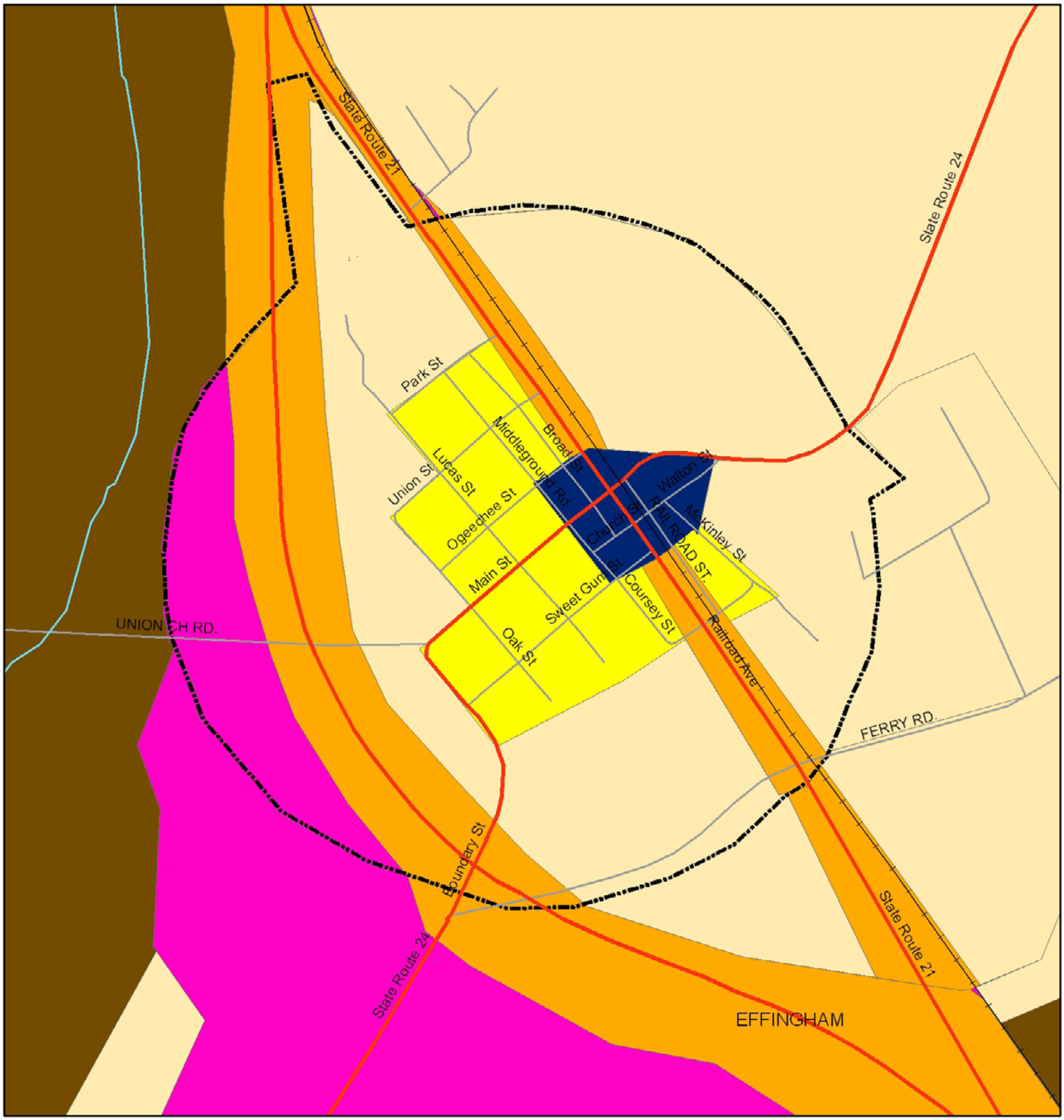
The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas. The FDM Designation Areas have been updated based on public review and comments from two public workshops and now form the basis of the Future Development Map for the municipality.

The Defining Narrative includes a specific vision and description for each FDM Designation Area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each Future Development Map Designation Area, along with accompanying photographs, make it clear what types, forms, styles and patterns of development are to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) that will be pursued in each area; the appropriate land uses to be encouraged in each area; related issues and opportunities; and corresponding implementation measures to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement are meant to help guide policies as they relate to land use, population growth, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation.

The Future Development Map for Newington follows the FDM Defining Narrative.



This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

Legend

- Railroads
- State Highways
- Rivers
- Roads
- Screven County
- Georgia Counties

Future Development Areas

- Highway Corridor
- Suburban Area Developing
- Town Center
- Rural Residential
- Traditional Neighborhood

0 250 500 1,000

Feet

DRAFT

Future Development Map
City of Newington

Coastal Georgia Regional Development Center

Geographic Information Systems/Information Technology Department November 2008

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Future Development Map Designation

Agriculture/Forestry

Vision: To preserve and protect the Town's remaining rural character; to accommodate limited residential development with consideration to local practices of agriculture and forestry.		
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes large area northeast of Highway 21. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.		
Specific Land Uses: • Single-Family Residential • Agriculture • Forestry/Silviculture	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities	
Issues and Opportunities	**Policy**	**Implementation Measure**
• Development pressures are likely to increase with the completion of the Savannah River Parkway, leading to a need for protection of remaining farmland and agriculture areas.	• Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.	• Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.

Future Development Map Designation

Highway Corridor

Vision: To enhance mobility while creating an inviting and aesthetically pleasing entrance to Newington; where sense of place is balanced with economic opportunity and vitality.

Description/Location: Areas of developed or undeveloped land adjacent to a street or highway—Highway 21 through Town and Highway 21 Bypass. These corridors provide visual and aesthetic benefits to the community while serving as entryways into the Town.

Specific Land Uses:	Quality Community Objectives:
• Residential • Retail Commercial • Hotel/Restaurant Services • Distribution/Industrial	• Growth Preparedness • Employment Options • Housing Opportunities • Transportation Alternatives • Regional Cooperation • Regional Solutions

Issues and Opportunities	Policy	Implementation Measure
• While the Bank of Newington and Planter's Telephone are the only major employers in Town at this time, there are opportunities for commercial development with the completion of the Highway 21 Bypass. • There is a lack of alternative modes of transportation, such as bike trails and walking paths. The railroad does provide an opportunity for the Town and should be explored • There is a desire to create an aesthetically pleasing entrance into the Town. • Service provision will continue to be a priority as the Town experiences growth and development pressures.	• Support local and regional commercial activity. • Explore alternative modes of transportation. • Encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community. • Promote economic development by considering corridor overlay districts to facilitate guidelines along entranceways and gateways. • Encourage proposed development to locate in areas adequately served by public facilities.	• Choose businesses to recruit and support that best suite the community and provide employment options for Newington residents. • Utilize incentive packages to promote the Bypass, and to attract new businesses. • Actively explore the creation of bike/walking trails and the opportunities the rail line can bring. • Adopt architectural and design overlay ordinances for important gateways and corridors. • Adopt and implement community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc. • Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.

Future Development Map Designation

Rural Residential

Vision: To preserve and protect the Town's remaining rural character while accommodating limited residential development.		
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development – includes areas throughout Town outside of Traditional Neighborhood Area. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.		
Specific Land Uses: • Single Family Residential • Agricultural • Rural Retail Commercial	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities • Heritage Preservation	
Issues and Opportunities	**Policy**	**Implementation Measure**
• There is a need for housing options and affordable housing in Newington. • While all residences are served by water and sewer, the wastewater treatment plant is currently at capacity which could yield an issue with future residential growth.	• Create affordable housing opportunities for community residents. • Create housing options for Newington residents. • Explore growth strategies to prepare for future development.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Make plans to upgrade its wastewater treatment plant to accommodate future growth.

Future Development Map Designation

Suburban Area Developing

Vision: To encourage livable communities where residential and commercial uses coexist; to maintain a level of density that is both appropriate and desired in the Town of Newington.

Description/Location: Areas where growth pressures result in typical types of suburban residential development—including area west of Highway 21 Bypass. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.

Specific Land Uses:	Quality Community Objectives:
• Single-Family Residential • Multi-Family Residential • Appropriate Retail and Residential Commercial	• Growth Preparedness • Appropriate Businesses • Open Space Preservation • Housing Opportunities • Transportation Alternatives • Traditional Neighborhood

Issues and Opportunities	Policy	Implementation Measure
• The Savannah River Parkway may spur new residential and commercial development. • While all residences are served by water and sewer, the wastewater treatment plant is currently at capacity which could yield an issue with future residential growth. • There is a need for housing options and affordable housing in Newington. • The school system should consider building an elementary school for the Town of Newington.	• Explore growth strategies to prepare for future development. • Promote the efficient use of land through well-planned development that contributes to the character of the Town. • Encourage proposed development to locate in areas adequately served by public facilities. • Promote well-designed, pedestrian-friendly development. • Pursue a range of diverse activities such as recreation, education, and strive to maintain a safe family- oriented environment.	• Make plans to upgrade its wastewater treatment plant to accommodate future growth. • Work with private, non-profit and other government organizations to promote greater housing diversity. • Develop pre-development review checklist that evaluates development projects for impact on public facilities and services. • Pursue more public recreational opportunities for Newington residents. • Evaluate the need for a new elementary school for Town.

Future Development Map Designation

Town Center

Vision: To promote and preserve the historic areas and structures of Newington that help to define its character while enhancing it as the commercial heart of the Town and promoting appropriate economic sustainability.	
Description/Location: Newington's Town Center—including an area along Broad Street (Highway 21) between Ogeechee Street and Sweet Gum Street—will provide living, small scale shopping and dining, and service-oriented small business opportunities.	
Specific Land Uses: • Traditional Central Business District Retail • Office / Public Institutional • Single-Family Residential • Multi-Family Residential • Mixed-use • Open Space / Greenspace	**Quality Community Objectives:** • Traditional Neighborhoods • Transportation Alternatives • Appropriate Businesses • Housing Options • Sense of place • Heritage Preservation

Issues and Opportunities	Policy	Implementation Measure
• Commercial infill development provides an opportunity for Newington as there are empty buildings on Broad Street. • The Town should plan for growth that the Highway 21 Bypass could bring to the community.	• Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas. • Promote the efficient use of land by encouraging well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of the downtown community.	• Maintain original character of Town Center by permitting only compatible infill development and redevelopment. • Encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements. • Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area. • Enhance the entranceways to Newington's Town Center with streetscape improvements.

Future Development Map Designation

Traditional Neighborhood

Vision: To encourage new development and redevelopment that accentuates the neighborhood and existing traditional features.	
Description/Location: Residential areas in older parts of the community —encompasses neighborhoods between Park Street to the north and Coursey Street to the south west of Broad Street and includes area east of Broad Street to McKinley Street—whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.	
Specific Land Uses: • Small Lot Single-Family Residential • Multi-Family Residential • Home Occupations • Open Space / Neighborhood Parks	**Quality Community Objectives:** • Traditional Neighborhoods • Infill Development • Housing Opportunities • Sense of Place

Issues and Opportunities	Policy	Implementation Measure
• There is a need for housing options and affordable housing in Newington. • There is a need for revitalization and increased code enforcement in some older neighborhoods of the Town.	• Create affordable housing opportunities and housing options for community residents. • Encourage the elimination of substandard or dilapidated housing in the community. • Encourage home-ownership and community pride.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate. • Work to create neighbor-hood activities, including development of neighbor-hood parks, recreational activities, and clean up as a neighborhood effort.

Quality Community Objectives

The list of Issues and Opportunities provides a City-wide perspective on the DCA identified elements of Population Growth, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination and Transportation. Because not all of these issues and opportunities relate to a specific Future Development Map Designation Area, it is necessary to consider how these concerns apply throughout Newington.

In an effort to further this objective while simultaneously promoting the state's overall goal of creating sustainable and livable communities, the Georgia Department of Community Affairs' Quality Community Objectives (QCOs) were utilized to create a framework by which to consider these broader Issues and Opportunities. The QCO Narrative addresses the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each area.

Quality Community Objective

Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Newington, while continuing to provide effective and efficient service delivery to all residents.	
Description/Location: • Town-wide	**Quality Community Objectives:** • Traditional Neighborhood • Infill Development • Sense of Place • Transportation Alternatives • Regional Identity

Issues and Opportunities	Policy	Implementation Measure
• Newington currently does not have a zoning ordinance. • The completion of the Highway 21 Bypass is expected to bring residential and commercial growth. • There are opportunities for the Town to annex land.	• Promote the efficient use of land through well-planned development that contributes to the rural character of the Town. • Consider adopting form-based codes that will allow for additional greenspace. • Promote well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.	• Implement the Comprehensive Plan and adhere to the Future Development Map. • Adopt a zoning ordinance for the Town of Newington. • Explore the adoption of form-based codes, including building setbacks to allow for greenspace. • Explore the creation of additional recreational areas and walking trails. • Annex additional residential areas and the Bypass.

Quality Community Objective

Resource Conservation

Vision: To preserve, protect and promote the Town's natural and cultural resources with special consideration to the rural character inherent to Newington.	
Description/Location: • Town-wide	**Quality Community Objectives:** • Heritage Preservation • Open Space Preservation • Environmental Protection

Issues and Opportunities	Policy	Implementation Measure
• Newington needs to invest in its parks and recreational opportunities to better accommodate its community. • As the Town experiences development pressures, there is a concern for the loss of rural character and small town community.	• Protect, preserve and enhance its natural and cultural resources through all available resources. • Support and be actively involved in youth program development and recreational opportunities.	• Implement the Comprehensive Plan and adhere to the Future Development Map. • Explore the creation of additional recreational opportunities and bike/walking trails. • Improve and enhance its existing neighborhood parks.

Quality Community Objective

Social and Economic Development

Vision: To enhance the quality of life for Newington residents and visitors—improving economic opportunity, housing diversity and sense of community.

Description/Location:	Quality Community Objectives:
• Town-wide	• Growth Preparedness • Appropriate Businesses • Employment Options • Housing Opportunities • Educational Opportunities

Issues and Opportunities	Policy	Implementation Measure
• The Town lacks recreational and social opportunities for its youth. • The school system should explore building a new elementary school for Newington. • Newington desires to maintain its rural, safe, low crime and small town atmosphere as it plans for future growth. • Commercial infill development provides an opportunity for Newington as there are empty buildings on Broad Street.	• Pursue a range of diverse activities such as recreation, education, and strive to maintain a safe family oriented environment. • Support and be actively involved in youth program development and recreational opportunities. • Support local businesses and entrepreneurial opportunities. • Encourage redevelopment and infill development in appropriate areas. • Promote Newington as a safe and family-oriented community.	• Explore options for creation of recreational opportunities and bike/walking trails. • Improve and enhance its existing neighborhood parks. • Evaluate the need for a new elementary school for Town. • Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Support entrepreneurship opportunities in Newington. • Encourage activities for entire community, including development of parks and recreational activities and clean up as a community effort.

Quality Community Objective

Governmental Relations

Vision: To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions, in order to provide the highest quality of services for Newington residents and business-owners.		
Description/Location: • Town-wide	**Quality Community Objectives:** • Regional Solutions • Regional Cooperation	
Issues and Opportunities	**Policy**	**Implementation Measure**
• Improved communication and coordination is needed between the Town and other jurisdictions. • While Newington does have a good relationship with the County in some areas of service provision, they do not collaborate with adjacent jurisdictions to plan for areas near mutual boundaries.	• Increase cooperation and coordination with local municipalities and jurisdictions with regards to planning and land use decisions. • Explore opportunities to share services and information with other public entities within the jurisdiction.	• Pursue joint processes for collaborative planning and decision making. • Establish coordination mechanisms with other local governments in order to provide for the exchange of information.

Issues and Opportunities

Identifying issues and opportunities is only one piece of a thorough and effective Comprehensive Plan. As encouraged by the Georgia Department of Community Affairs, a community's Comprehensive Plan should also proactively address these concerns by outlining an action plan or provide potential solutions to these issues, such as recommended land use policies, development standards and community-based projects and programs. Part 110-12-1-.05 of DCA's guidelines for developing the Community Agenda states:

This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address… Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

The following discussion contains issues and opportunities adapted from Newington's 2008 Community Assessment. The original list of issues and opportunities was refined, based on public input and staff administrative knowledge.

The Issues and Opportunities are categorized according to eight community elements, as defined by DCA's Local Planning Requirements. Because each of the eight DCA-outlined elements impact land use and development patterns, a ninth element was included to address long-range concerns for growth and development in Newington. The eight DCA-identified community elements are: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation. As stated above, the Community Agenda also considers a ninth element—Development Patterns.

Development Patterns

- *Land Use Regulations*

The Town does not have a zoning ordinance and while there are potentially effective ordinances on the books they are not actively enforced.

- *Potential Annexation*

There is interest in annexing land along the State Route 21 Bypass but assistance is needed with the process.

Population Growth

- *Declining Population*

According to the U.S. Census, between 1980 and 2000 the Town of Newington experienced a 19.9 percent decrease in its population. While DCA's population projections for 2030 show a continued decline (37.3 percent), the *population study completed by Georgia Tech shows an increase in the Town's 2030 population (74.2 percent).*

- *Aging Population*

While Newington's overall population has steadily declined, the number of residents over the age of 65 is increasing.

Economic Development

- *Employment Opportunities*

While the Bank of Newington and Planter's Telephone are the only major employers in Town at this time, there are opportunities anticipated due to completion of the Savannah River Parkway. In addition, the town is located on a railroad line and has land available for development.

Housing

- *Housing Options*

While the majority of housing in Newington is well kept and there is minimal dilapidated housing, the Town lacks a variety of housing options for residents. This could become more of an issue as the completion of the Savannah River Parkway may spur new housing development.

Natural and Cultural Resources

- *Greenspace and Recreation*

There is a lack of recreational opportunities in the Town of Newington, including greenspace and trail for walking and bicycling.

Community Facilities and Services

- *Service Capacity*

All residences are served by water and sewer, but the wastewater treatment plant is currently at capacity which could yield an issue with future growth.

- *Educational Facilities*

The School System should start thinking about building an elementary school in Newington.

Intergovernmental Coordination

- *Cooperation with the County and other Municipalities*

Newington has a good working relationship with Screven County and derives many of its essential services from the County. The County currently cooperates with the Town by providing a Deputy Sheriff to patrol Town, subsidizing the fire department and providing trash collection. In addition the Newington and Oliver Fire Departments work together, and Sylvania Fire Department responds when needed.

Transportation

- *Regional Transportation Opportunities*

The completion of the Savannah River Parkway could bring new businesses and residents to Newington.

Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Newington to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Character Area and Future Development maps. It also aids the Town as it seeks to address the identified issues and opportunities.

By identifying specific programs and tasks to be undertaken by the Town in order to implement the Agenda, the Implementation Program consists of the Short Term Work Program (STWP), the Report of Accomplishments (ROA), policies, and long-range activities. A proposed schedule, responsible parties and potential funding sources are all outlined within this program.

Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL, CULTURAL AND HISTORIC RESOURCES								
Work to create neighborhood activities, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort to build civic involvement and community pride		X	X	X	X	Town	$2,000 annually	General Funds; Grants
COMMUNITY FACILITIES & SERVICES								
Finish installing new and additional brackets on polls for lights and banners	X	X	X			Town	$2,000	General Funds; Private Funds
Make landscaping improvements to the Town Cemetery			X			Town	$2,500	General Funds
Make improvements to landscaping along Main Street	X	X	X	X	X	Town	$5,000	General Funds
Build a basketball court at Town Park				X		Town	$3,000	General Funds
Build walking trail in the Town Park					X	Town	$2,000	General Funds; Grants
Evaluate the need for a new elementary school for Town			X	X		Town	TBD	General Funds
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements	X	X	X	X	X	Town	Staff Time	General Funds; Grants
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services	X	X	X	X	X	Town	Staff Time	General Funds
Public Safety-Police Department								
Purchase 1 new police vehicle		X				Town	$25,000	General Funds; Private Funds
Replace Mobile Radio Unit 2			X			Town	$2,500	General Funds
Replace Camera System Unit 2				X		Town	$6,000	General Funds; Private Funds
Purchase 2 new Tasers			X			Town	$3,000	General Funds
Purchase GCIC Laptop Computers for patrol car		X				Town	$1,500	General Funds

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Public Safety-Fire Department								
Purchase additional firefighting equipment	X	X	X	X	X	Town/Fire Department	$25,000	General Funds; Grants
Public Works								
Construct a new equipment shed	X					Town	$10,000	General Funds; Private Funds
Purchase 1 Dump Truck			X			Town	$10,000	General Funds
Replace Riding Mower with Zero Turn Mower			X			Town	$5,000	General Funds
Replace Ford Ranger Truck					X	Town	$10,000	General Funds; Private Funds
Water and Sewage								
Make upgrades/improvements to Wastewater Treatment Plant to meet new permit requirements		X	X	X	X	Town	$500,000	General Funds; Grants
Replace S-10 Truck		X				Town	$10,000	General Funds; Private Funds
Upgrade water lines off of Sweet Gum Street	X	X				Town	$25,000	General Funds
ECONOMIC DEVELOPMENT								
Choose businesses to recruit and support that best suit the community and provide employment options for Newington residents		X	X	X	X	Town/Chamber/ IDA	$2,000 annually	General Funds; DCA
Utilize incentive packages to promote the Bypass, and to attract new businesses		X	X	X	X	Town/IDA	Staff Time	IDA; Grants
Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area		X	X	X	X	Town	$2,000 annually	General Funds; Grants
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs		X	X	X	X	Town/IDA	N/A	Workforce Grant
Support entrepreneurship opportunities in Newington	X	X	X	X	X	Town/IDA	$2,000 annually	General Funds; Grants
HOUSING								
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	Town	Staff Time	General funds; Grants

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	Town	Staff Time	General Funds; DCA; HUD; CHIP
INTERGOVERNMENTAL COORDINATION								
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	X	X	X	X	X	Town & County	Staff Time	General Funds
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	Town & County	Staff Time	General Funds
TRANSPORTATION								
Actively explore the creation of bike/ walking trails and the opportunities the rail line can bring		X	X	X	X	Town	$2,000	General Funds; DNR; Grants
DEVELOPMENT PATTERNS								
Adopt a zoning ordinance for the Town of Newington		X	X			Town	$10,000	General Funds; DCA
Consider adopting form-based codes, including building setbacks to allow for greenspace		X	X			Town	Staff Time	General Funds; DCA
Explore annexation of additional residential areas and the Bypass			X	X	X	Town	Staff Time	General funds
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	X	X	X	X	X	Town	Staff Time	General Funds
Consider adoption of architectural and design overlay ordinances for important gateways and corridors			X	X	X	Town	Staff Time	General Funds
Consider adoption of community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc.			X	X	X	Town	Staff Time	General Funds
Maintain original character of Town Center by permitting only compatible infill development and redevelopment	X	X	X	X	X	Town	Staff Time	General Funds
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X	X	X	X	X	Town	Staff Time	General Funds

Short Term Work Program:
Report of Accomplishments 2003 - 2007

Report of Accomplishments	Status of Project or Activity				**Currently underway or temporarily postponed activities or projects should appear in a new STWP
Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
NATURAL, CULTURAL AND HISTORIC RESOURCES					
Continue to improve the appearance of the Town	X				
COMMUNITY FACILITIES AND SERVICES					
Continue to provide adequate law enforcement throughout the Town	X				
Replace 1 police car	X				
Replace 1975 pumper fire truck	X				
Purchase additional firefighting equipment	X				
Install a chlorination system at the old water tank	X				
Improve Town's playground facilities	X				
Beautification to the inside and outside of the Town Hall	X				
Construct a new community center				X	Due to lack of funding and interest
Install new and additional brackets on polls for lights and banners		X			There have been some new ones installed, some still need to be replaced
TRANSPORTATION					
Savannah River Parkway	X				

Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Screven Newington. Policies provide overall guidance for making decision consistent with the community's vision. As outlined in the Community Agenda, the policies identified in this section will serve as a tool for elected and administrative officials when making future land use and zoning decisions. The purpose of the State Planning Act is for the Comprehensive Plan to be developed, implemented and activity utilized by the local government.

The policies outlined in the following discussion reflect conclusions drawn from the analysis provided in the Community Assessment as well as the issues and opportunities identified during the Community Participation Program.

Development Patterns

Newington seeks to provide better recreational and social opportunities for its youth, strategies for improving housing and implementing more affordable housing policies, and encouraging home-ownership for its residents.

Policies in Support of Development Patterns:

- Newington will promote the efficient use of land through well-planned development that contributes to the rural character of the Town.
- Newington will encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Newington will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Newington will promote opportunities for passive recreation.
- Newington will educate citizens on the benefits and purpose of zoning.
- Newington will implement our Comprehensive Plan and adhere to our Future Development Map.

Population

As Newington is dealing with an overall declining population, the number of residents over the age of 65 is increasing. The Town needs to focus efforts on creating more opportunities for its current population and planning for any future growth that might put stress on the community's public facilities and services.

Policies in Support of Population Growth:

- Newington will prepare for population changes through long-range comprehensive planning.
- Newington will proactively plan for its increasing senior population.
- Newington will encourage and promote commercial and residential development opportunities that meet the needs of the current population.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objectives within Newington's economic development efforts. The Town should also focus efforts on commercial potential the completion of the Highway 21 Bypass could bring to the community.

Policies in Support of Economic Development:

- Newington will support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Newington will encourage economic development and redevelopment opportunities.
- Newington will encourage the development of its Town Center as a vibrant center for culture, government, dining, residential and retail diversity.
- Newington will promote an atmosphere in which entrepreneurial enterprise is nurtured in the community.

Housing

Housing affordability and an availability of housing options is an important issue, especially as Newington prepares for the growth the Highway 21 Bypass could bring to the community.

Policies in Support of Housing:

- Newington will eliminate substandard or dilapidated housing in its community.
- Newington will stimulate infill housing development and redevelopment in existing neighborhoods.
- Newington will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- Newington will encourage a variety of residential types and densities for its residents.

Natural and Cultural Resources

A community's natural and cultural resources are a vital part of its sense of place. Newington needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural and Cultural Resources:

- The protection and conservation of the community's resources will play an important role in the decision-making process.
- Newington will explore opportunities to increase our cultural activities by considering potential sites for community functions and cultural gatherings.
- Newington will protect, conserve and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Newington should explore ways to enhance its existing facilities and services as well as plan appropriately for new development in areas where adequate infrastructure currently exists. This could include possible future expansions to the wastewater treatment plant and the potential for a new elementary school.

Policies in Support of Community Facilities and Services:

- Newington will maximize the use of existing facilities and services.
- Newington will encourage and facilitate innovative solutions to providing community schools.
- Newington will invest in parks and open space to encourage private reinvestment in its Town Center.
- Newington will explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.

Intergovernmental Coordination

Newington recognizes the need for increased intergovernmental coordination to benefit its residents and business-owners alike. This includes better communication and cooperation with regard to planning and land use decisions.

Policies in Support of Intergovernmental Coordination:

- Newington will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Newington will consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan. This is particularly important to plan for as Newington begins to experience growth with the completion of the Highway 21 Bypass.

Policies in Support of Transportation:

- Newington will support alternative transportation options for the community.
- Newington will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Newington will encourage connectivity between road networks and pedestrian/bike paths.

Oliver - Vision for the Future

The City of Oliver established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in a community visioning process. Feedback gathered through this process was interpreted by Coastal Georgia Regional Development Center staff and submitted to the public for review. The following Vision Statement for future development and growth in Oliver was crafted:

Known as a close-knit community, Oliver has strong roots in tradition, character and heritage; and strives to maintain its rural atmosphere while preparing for future growth.

Oliver desires to become a community where residents enjoy an availability of employment opportunities; a range of housing options; a choice of shopping, dining and entertainment; transportation alternatives; ample community and recreational facilities; and all of the amenities that help maintain the City's economic viability as a thriving community.

This vision will be accomplished through investing in public infrastructure and services; creating better recreational and social options; developing strategies for improving housing and implementing additional affordable housing policies; as well as encouraging local and regional business opportunities. As a result, Oliver will be an even more desirable place to live, work and visit.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Oliver. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Oliver originally identified the following Character Areas:

- Agriculture
- Commercial
- Residential
- Rural Residential

The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas. The FDM Designation Areas have been updated based on public review and comments from a series of public workshops and now form the basis of the Future Development Map for the municipality.

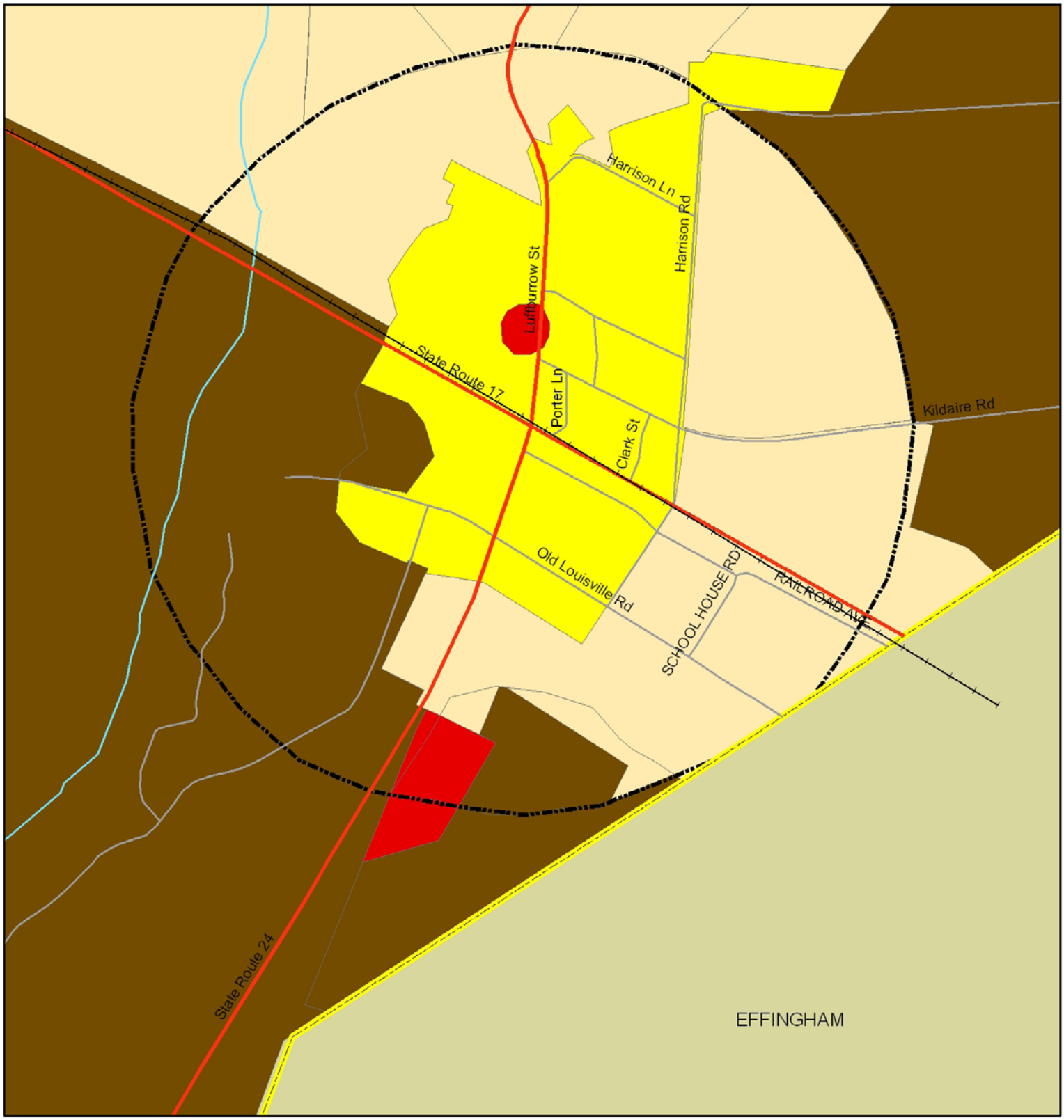
The Defining Narrative includes a specific vision and description for each FDM Designation Area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each Future Development Map

Designation Area, along with accompanying photographs, make it clear what types, forms, styles and patterns of development are to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) that will be pursued in each area; the appropriate land uses to be encouraged in each area; related issues and opportunities; as well as corresponding implementation measures to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement are meant to help guide policies as they relate to land use, population growth, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation.

The Future Development Map for Oliver follows the FDM Defining Narrative.



This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

Legend

- Railroads
- State Highways
- Rivers
- Roads
- Screven County
- Georgia Counties

Future Development Areas

- Agriculture/Forestry
- Commercial
- Rural Residential
- Traditional Neighborhood

N

0 250 500 1,000

Feet

DRAFT

Future Development Map
City of Oliver

Coastal Georgia Regional Development Center

Geographic Information Systems/Information Technology Department November 2008

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Future Development Map Designation

Agriculture/Forestry

Vision: To preserve and protect the City's remaining rural character; to accommodate limited residential development with consideration to local practices of agriculture and forestry.		
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes large area running contiguous to the western boundary of City limit, and areas to the southeast and northeast of the City. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.		
Specific Land Uses: • Single-Family Residential • Agriculture • Forestry/Silviculture	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities	
Issues and Opportunities	**Policy**	**Implementation Measure**
• As Oliver begins to experience development pressures with the completion of the Savannah River Parkway, the protection of its remaining agricultural land will be important.	• Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.	• Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.

Future Development Map Designation

Commercial Areas

Vision: To support attractive commercial development and redevelopment that promotes economic sustainability and meets the needs of the community.	
Description/Location: Areas of commercial development or redevelopment typically located along a street or highway – includes area north of Highway 17 on both sides of Oliver Highway (Highway 24) and an area southeast of the City.	
Specific Land Uses: • Traditional Central Business District Retail • Commercial • Office / Public Institutional • Mixed-use • Open Space / Greenspace	**Quality Community Objectives:** • Appropriate Businesses • Infill Development • Employment Options • Sense of place • Growth Preparedness

Issues and Opportunities	Policy	Implementation Measure
• Oliver lacks employment options as the only current employment options consist of the mechanic shop and saw mill. • There are opportunities for commercial development with the completion of the Savannah River Parkway.	• Support programs for retention, expansion and creation of businesses that enhance its economic well-being. • Encourage economic development and redevelopment. • Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas. • Support local and regional commercial activity.	• Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Utilize incentive packages to promote the City and nearby Parkway, and to attract new businesses. • Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents.

Future Development Map Designation

Rural Residential

Vision: To preserve and protect the City's remaining rural character while accommodating limited residential development.	
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes area north of Highway 17 east of Simpsonton Road and south of Highway 17 to Old Louisville Road. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.	
Specific Land Uses: • Single-Family Residential • Agricultural • Rural Retail Commercial	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities • Heritage Preservation

Issues and Opportunities	Policy	Implementation Measure
• There is a need for housing options as much of the current housing stock consists of manufactured homes. • There is a need for affordable housing in Oliver. • There is some vacant housing in Oliver which provides redevelopment opportunities. • While all residences in Oliver are served by water, the City needs a sewer system to meet the needs of the existing population and accommodate future growth.	• Create affordable housing opportunities for community residents. • Explore housing options for Oliver residents. • Explore growth strategies to prepare for future development.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate. • Explore the installation of a sewer system to accommodate and attract future growth.

Future Development Map Designation

Traditional Neighborhood

Vision: To encourage new development and redevelopment that accentuates the neighborhood and existing traditional features.

Description/Location: Residential areas in older parts of the community —encompasses area from Old Louisville Road east to Clark Street and north of Highway 17 to Harrison Lane, with the westernmost boundary being Oliver Highway (Highway 24) — whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.

Specific Land Uses:	Quality Community Objectives:
• Small Lot Single-Family Residential • Multi-Family Residential • Home Occupations • Open Space / Neighborhood Parks	• Traditional Neighborhoods • Infill Development • Housing Opportunities • Sense of Place

Issues and Opportunities	Policy	Implementation Measure
• There is a need for housing options as much of the current housing stock consists of manufactured homes. • There is a need for affordable housing in Oliver. • There is some vacant housing in Oliver which provides redevelopment opportunities.	• Create affordable housing opportunities for community residents. • Create housing options for Oliver residents. • Encourage the elimination of substandard or dilapidated housing in the community.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

Quality Community Objectives

The list of Issues and Opportunities provides a City-wide perspective on the DCA identified elements of Population Growth, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination and Transportation. Because not all of these issues and opportunities relate to a specific Future Development Map Designation Area, it is necessary to consider how these concerns apply throughout Oliver.

In an effort to further this objective while simultaneously promoting the state's overall goal of creating sustainable and livable communities, the Georgia Department of Community Affairs' Quality Community Objectives (QCOs) were utilized to create a framework by which to consider these broader Issues and Opportunities. The QCO Narrative addresses the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each area.

Quality Community Objective

Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Oliver, while continuing to provide effective and efficient service delivery to all residents.	
Description/Location: • City-wide	**Quality Community Objectives:** • Traditional Neighborhood • Infill Development • Sense of Place • Transportation Alternatives • Regional Identity

Issues and Opportunities	Policy	Implementation Measure
• The City currently does not have a zoning ordinance. • There are opportunities for residential and commercial growth with the completion of the nearby Savannah River Parkway. • There are opportunities for the City to annex land. • There are opportunities for development with the City situated at the crossroads of Highway 24 and 17. • While all residences in Oliver are served by water, the City needs a sewer system to meet the needs of the existing population and accommodate future growth.	• Promote the efficient use of land through well-planned development that contributes to the rural character of the City. • Promote well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses. • Explore growth strategies to prepare for future development.	• Implement the Joint Comprehensive Plan and adhere to the Future Development Map. • Adopt a zoning ordinance for the City of Oliver. • Annex additional properties and areas. • Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist. • Explore the installation of a sewer system to accommodate and attract future growth.

Quality Community Objective

Resource Conservation

Vision: To preserve, protect and promote the City's natural, historic and cultural resources with special consideration to the rural character inherent to Oliver.		
Description/Location: • City-wide	**Quality Community Objectives:** • Heritage Preservation • Open Space Preservation • Environmental Protection	
Issues and Opportunities	**Policy**	**Implementation Measure**
• Oliver needs to invest in its parks and recreational opportunities to better accommodate its community. • As the City experiences development pressures with the completion of the nearby Parkway, there is a concern for the loss of rural character and small town community. • There are currently no regulations in place to protect the historic structures and sites community.	• Protect, preserve and enhance its natural, cultural and historic sites and structures through all available resources. • Support and be actively involved in youth program development and recreational opportunities.	• Implement the Joint Comprehensive Plan and adhere to the Future Development Map. • Identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances. • Explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails.

Quality Community Objective

Social and Economic Development

Vision: To enhance the quality of life for City residents and visitors—improving economic opportunity, housing diversity and sense of community.		
Description/Location: • City-wide	**Quality Community Objectives:** • Growth Preparedness • Appropriate Businesses • Employment Options • Housing Opportunities • Educational Opportunities	
Issues and Opportunities	**Policy**	**Implementation Measure**
• The City lacks recreational and social opportunities for its youth. • Oliver lacks employment options as the only current employment options consist of the mechanic shop and saw mill. • There is a need for housing options as much of the current housing stock consists of manufactured homes.	• Support and be actively involved in youth program development and recreational opportunities. • Support local businesses and entrepreneurial opportunities. • Support programs for retention, expansion and creation of businesses that enhance its economic well-being. • Explore housing options for Oliver residents.	• Explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails. • Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Support entrepreneurship opportunities in Oliver. • Work with private, non-profit and other government organizations to promote greater housing diversity.

Quality Community Objective

Governmental Relations

Vision: To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions, in order to provide the highest quality of services for Oliver residents and business-owners.		
Description/Location: • City-wide	**Quality Community Objectives:** • Regional Solutions • Regional Cooperation	
Issues and Opportunities	**Policy**	**Implementation Measure**
• While Oliver does have a good relationship with the County in many areas of service provision, there are opportunities for increased communication and coordination with the County and other municipalities with regards to land use and planning decisions.	• Increase cooperation and coordination with local municipalities and jurisdictions with regards to planning and land use decisions. • Consider service and information sharing with other public entities within the jurisdiction.	• Pursue joint processes for collaborative planning and decision making. • Establish coordination mechanisms with local governments in order to provide for the exchange of information.

Issues and Opportunities

Identifying issues and opportunities is only one piece of a thorough and effective Comprehensive Plan. As encouraged by the Georgia Department of Community Affairs, a community's Comprehensive Plan should also proactively address these concerns by outlining an action plan or provide potential solutions to these issues, such as recommended land use policies, development standards and community-based projects and programs. Part 110-12-1-.05 of DCA's guidelines for developing the Community Agenda states:

This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address…Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

The following discussion contains issues and opportunities adapted from Oliver's 2008 Community Assessment. The original list of issues and opportunities was refined, based on public input and staff administrative knowledge.

The Issues and Opportunities are categorized according to eight community elements, as defined by DCA's Local Planning Requirements. Because each of the eight DCA-outlined elements impact land use and development patterns, a ninth element was included to address long-range concerns for growth and development in Oliver. The eight DCA-identified community elements are: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation. As stated above, the Community Agenda also considers a ninth element—Development Patterns.

Development Patterns

- *Land Use Regulations*

The City does not have a zoning ordinance or land development regulations in place.

- *Potential Annexation*

There is a 150 acre subdivision proposed for land in Oliver, Screven County and Effingham County. Oliver would like to annex the land in Screven County, but assistance is needed with the process.

Population Growth

- *Population Change*

According to the US Census, between 1980 and 2000 the City of Oliver was the only municipality in the County to experience an increase in its population (5.9 percent). While DCA's population projections for 2030 show a slight increase (8.3 percent), the population study completed by Georgia Tech shows a much larger increase in the City's 2030 population (74.3 percent). The City is expecting growth stimulated by its proximity to the Savannah River Parkway.

- *Aging Population*

While the number of residents over the age of 65 is increasing, Oliver's population contains few mid to young aged citizens.

Economic Development

- *Employment Opportunities*

While the City's only commercial businesses are a small mechanic shop and a saw mill, a mini market is currently proposed for the city and more employment opportunities are anticipated due to completion of the nearby Savannah River Parkway.

In addition, Oliver is located on a main railroad line (Norfolk Southern) and has land available for development.

Housing

- *Housing Conditions*

Much of the housing in Oliver is comprised of mobile homes, and there are too many vacant houses in the City as well.

Natural and Cultural Resources

- *Resource Protection*

There are historic buildings in Oliver and the City currently no regulations in place to protect them.

- *Greenspace and Recreation*

There is a lack of recreational opportunities, including greenspace, bicycle/walking trails, and playgrounds for Oliver's youth.

Community Facilities and Services

- *Recreational Facilities*

There are no community recreational activities for youth. Oliver does not have a park or playground.

- *Public Infrastructure*

All residences in Oliver are served by water, thus providing opportunity for further growth The City does however need a sewer system to attract new residential and commercial development. Many streets in Oliver are in need of paving.

Intergovernmental Coordination

- *Cooperation with the County and other Municipalities*

Oliver has a good working relationship with Screven County and derives many of its essential services from the County. In addition, the Oliver and Newington Fire Departments work together and support one another.

Transportation

- *Regional Transportation Opportunities*

Oliver is well situated at the crossroads of State Routes 17 and 24. State Route 17 is currently undeveloped through the City but holds potential for development and further transportation opportunities.

Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Oliver to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Character Area and Future Development maps. It also aids the City as it seeks to address the identified issues and opportunities.

By identifying specific programs and tasks to be undertaken by the City in order to implement the Agenda, the Implementation Program typically consists of the Short Term Work Program (STWP), the Report of Accomplishments (ROA), policies, and long-range activities, along with a proposed schedule, responsible parties and potential funding sources are all outlined within this program.

Since the City of Oliver did not complete a 2003-2007 Short Term Work Program, DCA has allowed the City to forgo a 2003-2007 Report of Accomplishments with this particular implementation program. Instead, Oliver's Implementation Program will consist only of a 2008-2012 Short Term Work Program and Policies which the City can support.

Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL, CULTURAL AND HISTORIC RESOURCES								
Landscaping for City Hall		X	X	X	X	City	$1,000 annually	General Funds; Private Funds
City beautification through landscaping		X	X	X	X	City	$1,000 annually	General Funds; Private Funds
Update City's Christmas Decorations		X	X	X	X	City	$1,500	General Funds; Private Funds
Consider findings of forthcoming Historic Resources Survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances		X	X	X	X	City	Staff Time	General Funds; USDA; DCA; DNR
Actively explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails		X	X	X	X	City	$2,000	General Funds; DNR; Grants
COMMUNITY FACILITIES AND SERVICES								
Make building improvements to City Hall		X	X	X	X	City	$7,500	General Funds; Private Funds
Purchase new furnishings for City Hall		X	X	X	X	City	$2,500	General Funds; Private Funds
Tear down old school building			X			City	$20,000	Grants
Beautify property of old school				X	X	City	$5,000	General Funds
Continue to provide police protection	X	X	X	X	X	City	$160,000 annually	General Funds
Replace street signs		X	X	X		City	$2,500	General Funds; Private Funds
Pave Williams Street		X	X	X		City	$35,000	SPLOST
Pave Schoolhouse Road					X	City	$45,000	SPLOST; Grants
Update water lines			X	X	X	City	$100,000	General Funds; Grants
Explore the installation of a sewer system to accommodate and attract future growth		X	X			City	Staff Time	General Funds

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new businesses		X	X	X	X	City/IDA	Staff Time	IDA; Grants
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs		X	X	X	X	City/IDA	N/A	Workforce Grant
Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents		X	X	X	X	City/ Chamber/ IDA	$2,000 annually	General Funds; DCA
HOUSING								
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	City	Staff Time	General Funds; DCA; HUD; CHIP
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	City	Staff Time	Grants
INTERGOVERNMENTAL COORDINATION								
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	City & County	Staff Time	General Funds
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	X	X	X	X	X	City & County	Staff Time	General Funds
DEVELOPMENT PATTERNS								
Adopt a zoning ordinance for the City of Oliver		X	X			City	$10,000	General Funds; DCA
Explore annexation of additional properties and areas			X	X	X	City	Staff Time	General Funds
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	X	X	X	X	X	City	Staff Time	General Funds
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X	X	X	X	X	City	Staff Time	General Funds

Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Oliver. Policies provide overall guidance for making decision consistent with the community's vision. As outlined in the Community Agenda, the policies identified in this section will serve as a tool for elected and administrative officials when making future land use and zoning decisions. The purpose of the State Planning Act is for the Comprehensive Plan to be developed, implemented and activity utilized by the local government.

The policies outlined in the following discussion reflect conclusions drawn from the analysis provided in the Community Assessment as well as the issues and opportunities identified during the Community Participation Program.

Development Patterns

Oliver seeks to provide better recreational and social opportunities for its youth, strategies for improving housing and implementing more affordable housing policies, and encouraging well-planned commercial and residential growth for its current and future residents.

Policies in Support of Development Patterns:

- Oliver will promote the efficient use of land through well-planned development that contributes to the rural character of the City.
- Oliver will encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Oliver will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Oliver will promote opportunities for passive recreation.
- Oliver will educate citizens on the benefits and purpose of zoning.
- Oliver will adopt a zoning ordinance.
- Oliver will implement our Comprehensive Plan and adhere to our Future Development Map.

Population Growth

As Oliver plans for growth, the City should focus efforts on creating more opportunities for its current population while planning for any future growth that might put stress on the community's public facilities and services.

Policies in Support of Population Growth:

- Oliver will prepare for population changes through long-range comprehensive planning.
- Oliver will proactively plan for its increasing senior population.
- Oliver will encourage and promote commercial and residential development opportunities that meet the needs of the current population.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objectives within Oliver's economic development efforts. The City should also focus efforts on commercial potential the completion of the nearby Savannah River Parkway could bring to the community.

Policies in Support of Economic Development:

- Oliver will support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Oliver will encourage economic development and redevelopment opportunities.
- Oliver will encourage the development of its Commercial Areas as vibrant center for dining, shopping and retail diversity.
- Oliver will promote an atmosphere in which entrepreneurial enterprise is nurtured in the community.

Housing

Housing affordability and an availability of housing options is an important issue, especially as Oliver prepares for the growth the Savannah River Parkway could bring to the community.

Policies in Support of Housing:

- Oliver will eliminate substandard or dilapidated housing in its community.
- Oliver will stimulate infill housing development and redevelopment in existing neighborhoods.
- Oliver will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- Oliver will encourage a variety of residential types and densities for its residents.

Natural and Cultural Resources

A community's natural and cultural resources are a vital part of its sense of place. Oliver needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural and Cultural Resources:

- The protection and conservation of the community's resources will play an important role in the decision-making process.
- Oliver will protect, conserve and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Oliver should explore ways to enhance its existing facilities and services as well as plan appropriately for new development in areas where adequate infrastructure currently exists.

Policies in Support of Community Facilities and Services:

- Oliver will maximize the use of existing facilities and services.
- Oliver will explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.
- Oliver will make efficient use of existing infrastructure actively prepare for future growth.

Intergovernmental Coordination

Oliver recognizes the need for increased intergovernmental coordination to benefit its residents and business-owners alike. This includes better communication and cooperation with regard to planning and land use decisions.

Policies in Support of Intergovernmental Coordination:

- Oliver will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Oliver will consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan. This is particularly important to plan for as Oliver begins to experience growth with the completion of the Savannah River Parkway.

Policies in Support of Transportation:

- Oliver will support alternative transportation options for the community.
- Oliver will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Oliver will encourage connectivity between road networks and pedestrian/bike paths.

Rocky Ford - Vision for the Future

Rocky Ford established a vision for its future through a comprehensive public involvement program. The public shared their views on future development and quality of life issues through participation in a community visioning process. Feedback gathered through this process was interpreted by Coastal Georgia Regional Development Center staff and submitted to the public for review. The following Vision Statement for future development and growth in Rocky Ford was crafted:

Known as a family-oriented, rural community with strong roots in tradition, character and heritage, Rocky Ford strives encourage more civic pride in its citizens and to provide more economic opportunities for local residents.

Rocky Ford desires to become a community where residents enjoy an availability of progressive employment opportunities, a range of housing options, shopping, dining and entertainment options, transportation alternatives, ample community facilities and recreational opportunities, and all of the amenities that help to create a self-supporting and thriving community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Rocky Ford will become an even better place to live, work and visit.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Town. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Rocky Ford originally identified the following Character Areas:

- Agriculture
- Conservation
- Rural Residential
- Suburban Area Development
- Town Center

The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas. The FDM Designation Areas have been updated based on public review and comments from a series of public workshops and now form the basis of the Future Development Map for the municipality.

The Defining Narrative includes a specific vision and description for each FDM Designation Area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each Future Development Map Designation Area, along with accompanying photographs, make it clear what types, forms, styles and patterns of development are to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) that will be pursued in each area; the appropriate land uses to be encouraged in each area; related issues and opportunities; and corresponding implementation measures to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement are meant to help guide policies as they relate to land use, population growth, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation.

The Future Development Map for Rocky Ford follows the FDM Defining Narrative.

This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

Legend

- Railroads
- State Highways
- Rivers
- Roads
- Screven County
- Georgia Counties

Future Development Areas

- Agriculture/Forestry
- Rural Residential
- Suburban Area Developing
- Town Center
- Traditional Neighborhood

N

0 250 500 1,000

Feet

DRAFT

Future Development Map
City of Rocky Ford

Coastal Georgia Regional Development Center

Geographic Information Systems/Information Technology Department November 2008

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Future Development Map Designation

Agriculture/Forestry

Vision: To preserve and protect the Town's remaining rural character; to accommodate limited residential development with consideration to local practices of agriculture and forestry.	
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes most of Town outside of more dense Traditional Residential areas. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.	
Specific Land Uses: • Single-Family Residential • Agriculture • Forestry/Silviculture	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities

Issues and Opportunities	Policy	Implementation Measure
• As Rocky Ford begins to experience development pressures, the protection of its remaining agricultural land will be important.	• Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.	• Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.

Future Development Map Designation

Rural Residential

Vision: To preserve and protect the Town's remaining rural character while accommodating limited residential development.	
Description/Location: Areas of undeveloped land likely to face development pressures for low density residential development—includes areas adjacent to and outside of Traditional Neighborhood Area. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.	
Specific Land Uses: • Single Family Residential • Agricultural • Rural Retail Commercial	**Quality Community Objectives:** • Open Space Preservation • Environmental Protection • Housing Opportunities • Heritage Preservation

Issues and Opportunities	Policy	Implementation Measure
• There is a need for housing options as much of the current housing stock consists of manufactured homes. • While the Town does not have sewer, it does have a water system.	• Create housing options for Rocky Ford residents. • Explore growth strategies to prepare for future growth.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Explore the installation of a sewer system to accommodate and attract future growth.

Future Development Map Designation

Suburban Area Developing

Vision: To encourage livable communities where residential and commercial uses coexist; to maintain a level of density that is both appropriate and desired in the Town of Rocky Ford.	
Description/Location: Areas where growth pressures result in typical types of suburban residential development—includes Highway 17 Corridor. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.	
Specific Land Uses: • Single-Family Residential • Multi-Family Residential • Appropriate Retail and Residential Commercial	**Quality Community Objectives:** • Growth Preparedness • Appropriate Businesses • Open Space Preservation • Housing Opportunities • Transportation Alternatives • Traditional Neighborhood

Issues and Opportunities	Policy	Implementation Measure
• While there is limited available and buildable land within the Town limits, Rocky Ford does not have a zoning ordinance in place. • While the Town does not have sewer, it does have a water system. • There is a need for housing options and affordable housing in Rocky Ford.	• Promote the efficient use of land through well-planned development that contributes to the rural character of the Town. • Adopt policies that promote the extension of public facilities and encourage development in areas where these facilities are readily available.	• Adopt a zoning ordinance for the Town of Rocky Ford. • Develop pre-development review checklist that evaluates development projects for impact on public facilities and services. • Explore the installation of a sewer system to accommodate and attract future growth. • Work with private, non-profit and other government organizations to promote greater housing diversity.

Future Development Map Designation

Town Center

Vision: To promote and preserve the historic areas and structures of Rocky Ford that help to define its character while enhancing it as the commercial heart of the Town and promoting appropriate economic sustainability.

Description/Location: Rocky Ford's Town Center—including area encompassing intersection of Rocky Ford Road and the railroad- will provide living, small scale shopping and dining, and service-oriented small business opportunities.

Specific Land Uses:

- Traditional Central Business District Retail
- Office / Public Institutional
- Appropriate Industrial
- Distribution / Warehousing
- Single-Family Residential
- Multi-Family Residential
- Mixed-use
- Open Space / Greenspace

Quality Community Objectives:

- Traditional Neighborhoods
- Transportation Alternatives
- Appropriate Businesses
- Employment Options
- Housing Options
- Sense of place
- Heritage Preservation

Issues and Opportunities	Policy	Implementation Measure
• Commercial infill development provides an opportunity for Rocky Ford as there are empty buildings along the railroad. • There are opportunities for appropriate industrial uses along the railroad. • Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas. • Transportation planning is directly related to new commercial and industrial development. • Rocky Ford needs to pave more of its sidewalks in the Town.	• Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas. • Promote the efficient use of land by encouraging well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of the downtown community. • Encourage interactive communities where citizens have easy access to schools, parks, residences and businesses through a variety of transportation options.	• Maintain original character of Town Center by permitting only compatible infill development and redevelopment. • Implement and support infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate. • Utilize incentive packages to promote the Town and its rail access; and to attract new businesses. • Provide incentives to encourage the rehabilitation and reuse of buildings in the downtown area.

Future Development Map Designation

Traditional Neighborhood

Vision: To encourage new development and redevelopment that accentuates the neighborhood and existing traditional features.	
Description/Location: Residential areas in older parts of the community—encompasses along Rocky Ford Road south of Mitchell Street and north to Highway 17—whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.	
Specific Land Uses: • Small Lot Single-Family Residential • Multi-Family Residential • Home Occupations • Open Space / Neighborhood Parks	**Quality Community Objectives:** • Traditional Neighborhoods • Infill Development • Housing Opportunities • Sense of Place

Issues and Opportunities	Policy	Implementation Measure
• There is a need for housing options and affordable housing in Rocky Ford. • Rocky Ford needs to pave more of its sidewalks in the Town.	• Create affordable housing opportunities and housing options for community residents. • Encourage the elimination of substandard or dilapidated housing in the community. • Encourage home-ownership and community pride. • Encourage interactive communities where citizens have easy access to schools, parks, residences and businesses through a variety of transportation options.	• Work with private, non-profit and other government organizations to promote greater housing diversity. • Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate. • Work to create neighbor-hood activities, including development of neighbor-hood parks, recreational activities, and clean up as a neighborhood effort. • Conduct a sidewalk inventory.

Quality Community Objectives

The list of Issues and Opportunities provides a City-wide perspective on the DCA identified elements of Population Growth, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination and Transportation. Because not all of these issues and opportunities relate to a specific Future Development Map Designation Area, it is necessary to consider how these concerns apply throughout the Town.

In an effort to further this objective while simultaneously promoting the state's overall goal of creating sustainable and livable communities, the Georgia Department of Community Affairs' Quality Community Objectives (QCOs) were utilized to create a framework by which to consider these broader Issues and Opportunities. The QCO Narrative addresses the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, as well as Governmental Relations.

Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each area.

Quality Community Objective

Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Rocky Ford, while continuing to provide effective and efficient service delivery to all residents.	
Description/Location: • Town-wide	**Quality Community Objectives:** • Traditional Neighborhood • Infill Development • Sense of Place • Transportation Alternatives • Regional Identity

Issues and Opportunities	Policy	Implementation Measure
• While there is limited available and buildable land within the Town limits, Rocky Ford does not have a zoning ordinance in place. • While the Town does not have sewer, it does have a water system. • There are opportunities for commercial and industrial development in Rocky Ford and along the railroad.	• Promote the efficient use of land through well-planned development that contributes to the rural character of the Town. • Promote well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses. • Explore growth strategies to plan and prepare for future development.	• Implement the Town's Comprehensive Plan and adhere to the Future Development Map. • Adopt a zoning ordinance for the Town of Rocky Ford. • Develop pre-development review checklist that evaluates development projects for impact on public facilities and services. • Explore the installation of a sewer system to accommodate and attract future growth. • Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Support entrepreneurship opportunities in Rocky Ford.

Quality Community Objective

Resource Conservation

Vision: To preserve, protect and promote the Town's natural, historic and cultural resources with special consideration to the rural character inherent to Rocky Ford.	
Description/Location: • Town-wide	**Quality Community Objectives:** • Heritage Preservation • Open Space Preservation • Environmental Protection

Issues and Opportunities	Policy	Implementation Measure
• Preservation of the Town's natural resources is becoming increasingly important due to development pressures. • The Ogeechee River provides transportation and recreation opportunities for the community. • Public lands near the river could be further developed to enhance public access.	• Protect, preserve and enhance natural and cultural resources by controlling the location of proposed developments. • Protect and conserve resources, as they will play an important role in the decision-making process. • Explore opportunities for increased and enhanced public access to waterways.	• Implement the Town's Comprehensive Plan and adhere to the Future Development Map. • Identify important resources and take measures to protect them through local inventories, assessments and ordinances. • Explore ways to enhance public access to waterways.

Quality Community Objective

Social and Economic Development

Vision: To enhance the quality of life for Rocky Ford residents and visitors—improving economic opportunity, housing diversity and sense of community.

Description/Location:	Quality Community Objectives:
• Town-wide	• Growth Preparedness • Appropriate Businesses • Employment Options • Housing Opportunities • Educational Opportunities

Issues and Opportunities	Policy	Implementation Measure
• The Town currently lacks available resources with which to undertake economic development, including small business development. • There is a need for housing options as much of the current housing stock consists of manufactured homes. • The Town provides some recreational activities through the recreational complex that it operates.	• Support local businesses and entrepreneurial opportunities. • Support programs for retention, expansion and creation of businesses that enhance its economic well-being. • Create housing options for Rocky Ford residents. • Support and be actively involved in youth program development and recreational opportunities.	• Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs. • Support entrepreneurship opportunities in Rocky Ford. • Work with private, non-profit and other government organizations to promote greater housing diversity. • Explore establishing increased options for active and passive recreation opportunities.

Quality Community Objective

Governmental Relations

Vision: To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions, in order to provide the highest quality of services for Rocky Ford residents and business-owners.	
Description/Location: • City-wide	**Quality Community Objectives:** • Regional Solutions • Regional Cooperation

Issues and Opportunities	Policy	Implementation Measure
• While Rocky Ford does have a good relationship with the County in some areas of service provision, they do not collaborate with adjacent jurisdictions to plan for areas near mutual boundaries.	• Increase cooperation and coordination with local municipalities and jurisdictions with regards to planning and land use decisions. • Consider service and information sharing with other public entities within the jurisdiction.	• Pursue joint processes for collaborative planning and decision making. • Establish coordination mechanisms with other local governments in order to provide for the exchange of information.

Issues and Opportunities

Identifying issues and opportunities is only one piece of a thorough and effective Comprehensive Plan. As encouraged by the Georgia Department of Community Affairs, a community's Comprehensive Plan should also proactively address these concerns by outlining an action plan or provide potential solutions to these issues, such as recommended land use policies, development standards and community-based projects and programs. Part 110-12-1-.05 of DCA's guidelines for developing the Community Agenda states:

> *This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address…Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.*

The following discussion contains issues and opportunities adapted from Rocky Ford's 2008 Community Assessment. The original list of issues and opportunities was refined, based on public input and staff administrative knowledge.

The Issues and Opportunities are categorized according to eight community elements, as defined by DCA's Local Planning Requirements. Because each of the eight DCA-outlined elements impact land use and development patterns, a ninth element was included to address long-range concerns for growth and development in Rocky Ford. The eight DCA-identified community elements are: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation. As stated above, the Community Agenda also considers a ninth element—Development Patterns.

Development Patterns

- *Land Use Regulations*

While there are limited available and buildable lots within the Town's jurisdiction, Rocky Ford does not have a zoning ordinance in place.

Population Growth

- *Declining Population*

According to the U.S. Census, between 1980 and 2000 the Town of Rocky Ford experienced a 16.6 percent decrease in its population. While DCA's population projections for 2030 show a continued decline (29.6 percent), the population study completed by Georgia Tech shows an increase in the Town's 2030 population (74.2 percent).

- *Aging Population*

The number of residents in Rocky Ford over the age of 65 is increasing. The majority of the Town residents are retired and retired folks often return to the Town to live.

Economic Development

- *Local Business Resources*

While the Town has a vision to develop small industry, it has limited resources with which to undertake economic development endeavors.

Housing

- *Housing Options*

The Town lacks a variety of housing options for residents, and there has been very few building permits issues for stick-built homes in recent years.

Natural and Cultural Resources

- *Ogeechee River*

The Ogeechee River passes south of the Rocky Ford, providing opportunities for the Town to develop boat access to the river.

Community Facilities and Services

- *Service Provision*

While the Town does not provide sewer collection and treatment, it does have a water system and provides limited recreational activities through the recreational complex that it operates. In addition, the Town also has a police department, and leases a Town owned building to the County for the provision of fire services.

Intergovernmental Coordination

- *Cooperation with the County*

Rocky Ford has a good working relationship with Screven County and derives many of its essential services from the County. This includes the provision of fire and garbage collection, and police assistance when needed. Rocky Ford needs to utilize the County more in areas of building permitting and inspections.

Transportation

- *Alternative Modes of Transportation*

Rocky Ford needs to explore paving sidewalks in the Town. It also has an active railroad crossing in the middle of the Town that could provide an opportunity for alternative transportation.

Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Rocky Ford to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Character Area and Future Development maps. It also aids the Town as it seeks to address the identified issues and opportunities.

By identifying specific programs and tasks to be undertaken by the Town in order to implement the Agenda, the Implementation Program consists of the Short Term Work Program (STWP), the Report of Accomplishments (ROA), policies, and long-range activities. A proposed schedule, responsible parties and potential funding sources are all outlined within this program.

Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL, CULTURAL AND HISTORIC RESOURCES								
Work to create neighborhood activities, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort to build civic involvement and community pride	X	X	X	X	X	Town	$2,000 annually	General Funds
Consider findings of forthcoming Historic Resources Survey initiated by the County and continue to identify important resources and take measures to protect them through local inventories, assessments and ordinances		X	X	X	X	Town	Staff Time	General Funds; USDA; DCA; DNR
Explore ways to enhance public access to waterways		X	X	X	X	Town	Unknown	General Funds; USDA; DNR
Explore more options for creating active and passive recreation opportunities	X	X	X	X	X	Town	Unknown	General Funds
Construct artesian well in the center of Town			X			Town	$1,500	General Funds
Work with EPD to enforce erosion control in Town		X				Town	Unknown	General Funds
COMMUNITY FACILITIES & SERVICES								
Install sewer system to accommodate and attract future growth				X	X	Town	$500,000	General Funds; Grants; SPLOST
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements	X	X	X	X	X	Town	Staff Time	General Funds; Grants
Make sidewalk improvements					X	Town	Unknown	General Funds
Purchase new Christmas lights		X				Town	$1,000	General Funds
Make renovations to Town's Recreational Department		X				Town	$3,000	General Funds
Pave Church Street				X		Town	$10,000	SPLOST
Resurface Main Street	X	X				Town	$20,000	General Funds; Grants
Renovate Town's water tank		X				Town	$60,000	SPLOST
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services		X	X	X	X	Town	Staff Time	General Funds

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs		X	X	X	X	Town/IDA	N/A	Workforce Grant
Main Street Beautification		X	X	X		Town	$5,000	General Funds; Grants
Support entrepreneurship opportunities in Rocky Ford	X	X	X	X	X	Town/IDA	$2,000 annually	General Funds; Grants
Utilize incentive packages to promote the Town and its rail access; and to attract new businesses		X	X	X	X	Town/IDA	Staff Time	IDA; Grants
Provide incentives to encourage the rehabilitation and reuse of commercial buildings in the downtown area		X	X	X	X	Town	$2,000 annually	General Funds; Grants
HOUSING								
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	Town	Staff Time	IDA; Grants
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	Town	Staff Time	General Funds; DCA; HUD; CHIP
INTERGOVERNMENTAL COORDINATION								
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	X	X	X	X	X	Town & County	Staff Time	General Funds
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	Town & County	Staff Time	General Funds
TRANSPORTATION								
The Town will explore alternative transportation options for its community		X	X	X	X	Town	Staff Time	General Funds
DEVELOPMENT PATTERNS								
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X	X	X	X	X	Town	Staff Time	General Funds
Adopt a zoning ordinance for the Town of Rocky Ford		X	X			Town	$10,000	General Funds; DCA
Maintain original character of Town Center by permitting only compatible infill development and redevelopment	X	X	X	X	X	Town	Staff Time	General Funds

Short Term Work Program: Report of Accomplishments 2003-2007

Report of Accomplishments	Status of Project or Activity				**Currently underway or temporarily postponed activities or projects should appear in a new STWP
Project of Activity from Previous STWP	Completed	** Currently Underway	** Postponed	** Not Accomplished	** Explanation for Postponed or Not Accomplished Project or Activity
NATURAL, CULTURAL AND HISTORIC RESOURCES					
Continue to participate in the National Flood Insurance Program	X				
Continue to rely on EPD to enforce erosion control regulations in the Town				X	Town has not implemented program yet.
COMMUNITY FACILITIES & SERVICES					
Upgrade water tank		X			
Resurface Main Street		X			
Implementation of sewage system				X	Lack of funds
Sidewalk improvements throughout Town				X	Lack of funds
Renovate City Hall	X				
Implement Rocky Ford Police Force	X				
Purchase New Christmas lights		X			
Renovate the Recreational Department		X			
Pave Church Street			X		Lack of funds
ECONOMIC DEVELOPMENT					
Main Street beautification			X		Lack of funds

Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Rocky Ford. Policies provide overall guidance for making decision consistent with the community's vision. As outlined in the Community Agenda, the policies identified in this section will serve as a tool for elected and administrative officials when making future land use and zoning decisions. The purpose of the State Planning Act is for the Comprehensive Plan to be developed, implemented, and activity utilized by the local government.

The policies outlined in the following discussion reflect conclusions drawn from the analysis provided in the Community Assessment as well as the issues and opportunities identified during the Community Participation Program.

Development Patterns

Rocky Ford seeks to provide more recreational and social opportunities for its youth, strategies for improving housing and implementing more affordable housing policies, and encouraging well-planned commercial and residential growth for its current and future residents.

Policies in Support of Development Patterns:

- Rocky Ford will promote the efficient use of land through well-planned development that contributes to the rural character of the Town.
- Rocky Ford will encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Rocky Ford will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Rocky Ford will promote opportunities for passive recreation.
- Rocky Ford will educate citizens on the benefits and purpose of zoning.
- Rocky Ford will implement our Comprehensive Plan and adhere to our Future Development Map.

Population Growth

As Rocky Ford plans for growth, the Town should focus efforts on creating more opportunities for its current population while planning for any future growth that might put stress on the community's public facilities and services.

Policies in Support of Population Growth:

- Rocky Ford will prepare for population changes through long-range comprehensive planning.
- Rocky Ford will proactively plan for its increasing senior population.
- Rocky Ford will encourage and promote commercial and residential development opportunities that meet the needs of the current population.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objectives within Rocky Ford's economic development efforts. The Town should also focus efforts on commercial and industrial potential with the Town's rail access.

Policies in Support of Economic Development:

- Rocky Ford will support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Rocky Ford will encourage economic development and redevelopment opportunities.
- Rocky Ford will encourage the development of its Town Center as vibrant center for dining, shopping and retail diversity.
- Rocky Ford will promote an atmosphere in which entrepreneurial enterprise is nurtured in the community.

Housing

Housing affordability and an availability of housing options is an important issue, especially as Rocky Ford prepares for future growth.

Policies in Support of Housing:

- Rocky Ford will eliminate substandard or dilapidated housing in its community.
- Rocky Ford will stimulate infill housing development and redevelopment in existing neighborhoods.
- Rocky Ford will create affordable housing opportunities to its residents.
- Rocky Ford will encourage a variety of residential types and densities for its residents.

Natural and Cultural Resources

A community's natural and cultural resources are a vital part of its sense of place. Rocky Ford needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural and Cultural Resources:

- The protection and conservation of the community's resources will play an important role in the decision-making process.
- Rocky Ford will protect, conserve and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map.
- Rocky Ford will explore opportunities for increased and enhanced public access to waterways.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Rocky Ford should explore ways to enhance its existing facilities and services as well as plan appropriately for new development in areas where adequate infrastructure currently exists.

Policies in Support of Community Facilities and Services:

- Rocky Ford will maximize the use of existing facilities and services.
- Rocky Ford will explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.
- Rocky Ford will make efficient use of existing infrastructure actively prepare for future growth.

Intergovernmental Coordination

Rocky Ford recognizes the need for increased intergovernmental coordination to benefit its residents and business-owners alike. This includes better communication and cooperation with regard to planning and land use decisions.

Policies in Support of Intergovernmental Coordination:

- Rocky Ford will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Rocky Ford will consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan. This is particularly important to plan for as Rocky Ford begins to explore transportation opportunities related to its water access and rail access.

Policies in Support of Transportation:

- Rocky Ford will support alternative transportation options for the community.
- Rocky Ford will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.

TOWN OF HILTONIA
RESOLUTION TO TRANSMIT

WHEREAS, the Town of Hiltonia has completed the Community Participation Program as part of the 20-year Comprehensive Plan Update,

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989,

BE IT THEREFORE RESOLOVED, that the Town of Hiltonia does hereby transmit the Community Participation Program portion of the 20-year Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 15th day of February, 2008

BY: _____
Mayor

ATTEST: _____
Clerk

RESOLUTION TO TRANSMIT COMMUNITY ASSESSMENT COMPONENT OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Screven County Board of Commissioners has completed the Community Assessment document as part of the 20-year Comprehensive Plan Update.

WHEREAS, the document was prepared according to Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held March 25, 2008.

BE IT THEREFORE RESOLVED, that the Town of Newington Council does hereby transmit the Community Assessment component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 10th day of April, 2008

BY: Donald Scott, Mayor
J. Donald Scott, Mayor
Town of Newington

ATTEST: Deanna Mat, Clerk
Town Clerk

RESOLUTION TO TRANSMIT

WHEREAS, the Town of Newington has completed the Community Participation Program as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Town of Newington does hereby transmit the Community Participation Program portion of the 20-year Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 14th day of February, 2008

BY: J. Donald Scott, Mayor
J. Donald Scott, Mayor

ATTEST: Vonette Perkins, Clerk
Vonette Perkins, Clerk

RESOLUTION TO TRANSMIT
COMMUNITY ASSESSMENT COMPONENT
OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Screven County Board of Commissioners has completed the Community Assessment document as part of the 20-year Comprehensive Plan Update.

WHEREAS, the document was prepared according to Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held March 25, 2008.

BE IT THEREFORE RESOLVED, that the City of Oliver ~~Council~~ does hereby transmit the Community Assessment component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 22 day of April, 2008

BY: Justine P. Brown

ATTEST: Gloria Pittman
Clerk

RESOLUTION TO TRANSMIT

WHEREAS, The Town of Oliver has completed the Community Participation Program as part of the
20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that The Town of Oliver does hereby transmit the Community Participation Program portion of the 20-year Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 25th day of Feb, 2008

BY: Mayor Justice T. Brown

ATTEST: Gloria Pittman - Clerk

RESOLUTION TO TRANSMIT
COMMUNITY ASSESSMENT COMPONENT
OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Council Members of the Town of Rocky Ford has completed the Community Assessment document as part of the 20-year Comprehensive Plan Update.

WHEREAS, the document was prepared according to Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held April 7, 2008.

BE IT THEREFORE RESOLVED, that the Screven County Board of Commissioners does hereby transmit the Community Assessment component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 7th day of April, 2008

BY: James W. Hankins III
Mayor
Town of Rocky Ford

ATTEST: Ruth E. Ward
City Clerk

Resolution to Transmit

NOW THEREFORE BE IT RESOLVED, that Council Members of the Town of Rocky Ford certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft document, Community Participation Program, of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Council Members of the Town of Rocky Ford hereby authorizes this draft document of the 20-year Comprehensive Plan Update to be submitted to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted 7th day of April, 2008

BY: James W Henderson

Mayor

ATTEST: Beth C Ward

RESOLUTION TO TRANSMIT
COMMUNITY ASSESSMENT COMPONENT
OF THE COMPREHENSIVE PLAN UPDATE

WHEREAS, the Screven County Board of Commissioners has completed the Community Assessment document as part of the 20-year Comprehensive Plan Update.

WHEREAS, the document was prepared according to Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held March 25, 2008.

BE IT THEREFORE RESOLVED, that the Screven County Board of Commissioners does hereby transmit the Community Assessment component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 25th day of March, 2008

BY: _____
Chairman
Screven County Board of Commissioners

ATTEST: _____
County Clerk

SCREVEN COUNTY
RESOLUTION TO TRANSMIT

WHEREAS, Screven County has completed the Community Participation Program as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Screven County Board of Commissioners does hereby transmit the Community Participation Program portion of the 20-year Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 22nd day of January, 2008

BY: _____
Chairman

ATTEST: _____

RESOLUTION TO TRANSMIT COMMUNITY AGENDA COMPONENT OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Council Members of the City of Oliver has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 6, 2008.

BE IT THEREFORE RESOLVED, that the City of Oliver City Council does hereby transmit the Community Agenda component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 6th day of October, 2008.

BY: James T. Brown, Mayor
James T. Brown, Mayor

ATTEST: Vonette Lane Perkins, Clerk
Vonette Lane Perkins, Clerk

RESOLUTION _____
RESOLUTION TO TRANSMIT COMMUNITY AGENDA COMPONENT OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Council Members of the Town of Rocky Ford has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 6, 2008.

BE IT THEREFORE RESOLVED, that the Town of Rocky Ford Town Council does hereby transmit the Community Agenda component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 6th day of October, 2008

BY: James W Hankinson III, Mayor

ATTEST: Carol C Ward

Resolution

RESOLUTION TO TRANSMIT COMMUNITY AGENDA COMPONENT OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Board of Commissioners of Screven County has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 14, 2008.

BE IT THEREFORE RESOLVED, that the Screven County Board of Commissioners does hereby transmit the Community Agenda component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 14th day of Oct, 2008

BY: Stan Sheppard
Stan Sheppard, Chairman

ATTEST: Rick Jordan
Rick Jordan, County Manager

TOWN OF HILTONIA
140 SECOND AVENUE
SYLVANIA, GEORGIA 30467
912-829-3999

Gerry D. Forehand, Mayor

Maudie Powell, Clerk

Town Council:

Danny Newton, Mayor Pro-tem
Eddie Walker
Vivian Forehand

Mary Williams
June Bragg
Ethel Cooper

RESOLUTION

WHEREAS, the Council Members of the Town of Hiltonia has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 13, 2008.

BE IT THEREFORE RESOLVED, that the Town of Hiltonia Town Council does hereby transmit the Community Agenda component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for their official review.

Adopted this 13th day of October, 2008

BY: Gerry D. Forehand

ATTEST: Maudie Powell

RESOLUTION TO TRANSMIT COMMUNITY AGENDA COMPONENT OF COMPREHENSIVE PLAN UPDATE

WHEREAS, the Council Members of the Town of Newington has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 9, 2008.

BE IT THEREFORE RESOLVED, that the Town of Newington Town Council does hereby transmit the Community Agenda component of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 9th day of October, 2008

BY: _____
Mayor

ATTEST: _____
Town Clerk

RESOLUTION _____

RESOLUTION TO ADOPT

WHEREAS, the Town of Hiltonia has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update:

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989; and

BE IT THEREFORE RESOLVED, that the Hiltonia Town Council does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

Adopted this 8 **day of** December **2008**

BY: Gary Sorlund

ATTEST: Maudie Sowell

RESOLUTION TO ADOPT THE COMMUNITY AGENDA PORTION OF THE 20-YEAR COMPREHENSIVE PLAN UNDATE

NOW THEREFORE BE IT RESOLVED, that the Newington Town Council certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing the Community Agenda portion of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Newington Town Council hereby adopts the Community Agenda portion of the 20-year Comprehensive Plan Update.

Adopted this 11th day of December, 2008

BY: Donald Scott, Mayor
Mayor

ATTEST. Beverly Hatfield, Clerk
Town Clerk

RESOLUTION TO ADOPT

WHEREAS, the City of Oliver has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update;

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

BE IT THEREFORE RESOLVED, that the Oliver City Council does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

Adopted this 9th day of December, 2008.

BY: _____
Justine T. Brown, Mayor

ATTEST: _____
Verlette Lane Perkins, Clerk

SCREVEN COUNTY RESOLUTION

WHEREAS, the Screven County Board of Commissioners has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989;

NOW THEREFORE IT BE RESOLVED, that the Screven County Board of Commissioners certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing the Community Agenda portion of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the Screven County Board of Commissioners does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

Adopted this 16th day of Dec. 2008.

BY: Stan Sheppard
Stan Sheppard, Chairman

ATTEST: Rick Jordan
Rick Jordan, County Manager

RESOLUTION _____

RESOLUTION TO ADOPT THE COMMUNITY AGENDA PORTION OF THE 20-YEAR COMPREHENSIVE PLAN UPDATE

WHEREAS, the Town of Rocky Ford has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update;

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

BE IT THEREFORE RESOLVED, that the Rocky Ford Town Council does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

Adopted this 4th day of February 2009

BY: James W Hankinson, Mayor

ATTEST: Beth Cullack