A RESOLUTION

WHEREAS, the Central Savannah River Area Regional Commission (CSRA RC) is required to annually review and update the Regional Work Program component of the CSRA Regional Plan 2035; and

WHEREAS, The CSRA Regional Work Program has been reviewed and updated in accordance with the provisions of the Rules of the Georgia Department of Community Affairs, Standards and Procedures for Regional Planning (Chapter 110-12-6); and

WHEREAS, a copy of the updated Regional Work Program must also be submitted to the Georgia Department of Community Affairs for review; and

WHEREAS, the CSRA RC Council is required to officially adopt the updated Regional Work Program after its approval by the Georgia Department of Community Affairs.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Central Savannah River Area Regional Commission does hereby approve the transmittal of the CSRA Regional Commission's annual Regional Work Program for 2014-2019 as herein attached.

BE IT FURTHER RESOLVED that Andy Crosson, Executive Director of the CSRA RC, is instructed by the Board of Directors to forward a copy of this resolution acknowledging the official approval of the transmittal of the annual Regional Work Program to the Georgia Department of Community Affairs.

I hereby certify that the above and foregoing resolution was duly adopted by the Central Savannah River Area Regional Commission's Council on the 27th Day of March, 2014 and recorded in the official minutes of the Central Savannah River Area Regional Commission.

John Luther, Chairman

ATTEST: _____
Anthony Crosson, Executive Director

CSRA REGIONAL PLAN 2035

2014 WORK PROGRAM UPDATE

Central Savannah River Area
CSRA RC
Regional Commission

CSRA-RC REGIONAL PLAN 2035 UPDATE

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CSRA-RC REGIONAL PLAN 2035 UPDATE

Issues and Opportunities

This section of the Central Savannah River Area Regional Plan 2035 includes a list featuring Issues and Opportunities for the CSRA region. This list was used to formulate the succeeding elements of the regional plan including the Performance Standards and Regional Work Program.

This list contains generally applicable issues and opportunities which are relevant to rural or urban areas. This is completed by the organization of a list rather than fundamental distinction between the different types of issues an opportunities.

This list is included in this document in order for the reader to cross-reference the issues and opportunities in the Report of Accomplishments section through the letter and numbering system.

Central Savannah River Area - *ISSUES AND OPPORTUNITIES*	
Topic: Population / Demographics	
P1.	Issue: The area's population is projected to grow 27 percent by 2035, to a total of 575,000, creating demand for new housing and potentially contributing to additional sprawl and added cost for local governments.
P2.	Issue: Population growth is not evenly distributed. Augusta and Columbia County have seen population growth, while eight of the 11 rural counties have lost population.
P3.	Issue: Much of the population growth in all areas is taking place away from existing infrastructure, creating additional short- and long-term costs for local governments.
P4.	Issue: Household incomes lag the state average.
P5.	Issue: The CSRA is aging rapidly. The proportion of residents 45 years and older has increased 10 percent since 1990, while the proportion of residents under 29 years declined by 8 percent.
P6.	Opportunity: Demand for housing creates the opportunity to reinvest in existing residential neighborhoods and to create new places that offer a high quality of life while conserving resources and reducing financial pressure on local governments.
P7.	Opportunity: Maximize the value of new development by designing it in a way that minimizes long-term infrastructure costs.
P8.	Opportunity: Lower labor costs create the opportunity to attract new industries – if workforce training is adequate.
P9.	Opportunity: The demand for medical and other services for the elderly will grow. Future seniors also likely will look for an environment that allows them to stay active, creating demand for walkable, mixed-use neighborhoods.
Topic: Population / Demographics - Rural Issues and Opportunities	
P10.	Issue: Of the development that is occurring, much is not occurring within city boundaries. In many cases, infrastructure and services to support development are lacking or are created at high cost.
P11.	Issue: Relatively little diversity in housing stock.
P12.	Opportunity: Rural counties and towns can leverage their unique attributes to attract or retain residents and investment. A focus can be placed on improving existing neighborhoods and infrastructure.
Topic: Population / Demographics -Urban Issues and Opportunities	
P13.	Issue: In some areas, population growth threatens to out-pace the ability to provide services.
P14.	Opportunity: In some areas, redevelopable land creates the opportunity to locate housing closer to places to work and shop.

Topic: Housing	
H1.	Issue: Housing is generally affordable, but a significant amount of housing in the region is of poor quality.
H2.	Issue: Current housing stock does not meet changing demographics and consumer preferences, both of which are leading to demand for smaller units.
H3.	Issue: While housing itself is affordable, much of it is located far from workplaces. When considering the combined costs of housing and transportation, the housing burden for residents is higher.
H4.	Opportunity: Certain types of housing stock, such as mobile homes, can be replaced with higher-quality housing over time. Using traditional community designs with smaller lots means the cost of new housing need not be burdensome.
H5.	Opportunity: Transportation costs (both for government and individuals) can be taken into account when planning land development. Future development can include more of a focus on mixing residential uses with retail and office uses. Infill development can be encouraged.
Topic: Housing - Rural Issues and Opportunities	
H6.	Issue: In many areas, a large percentage of housing is in the form of mobile homes, which provide an affordable alternative but which tend to deteriorate relatively quickly. Many are abandoned or in poor condition.
H7.	Opportunity: Job growth in some areas, such as around Plant Vogtle in Burke County, is generating demand for new housing.
Topic: Housing - Urban Issues and Opportunities	
H8.	Issue: Some neighborhoods are struggling with disinvestment. Vacant and dilapidated housing is a problem.
H9.	Opportunity: A growing preference toward urban living among some age groups creates additional demand for traditional neighborhoods.
Topic: Economic Development	
E1.	Issue: the CSRA's job base is shifting. The service sector now accounts for 60 percent of all CSRA jobs, an increase of 20 percent since 1990.
E2.	Issue: Many jobs are low-wage.
E3.	Opportunity: The medical sector is a major employer in the region and is likely to continue to grow in the future. Opportunities may exist to build on the current medical sector in new ways and places.
E4.	Opportunity: The region's low cost of living and low wages offer the opportunity to attract new industries.
Topic: Economic Development - Rural Issues and Opportunities	
E5.	Issue: Employment trends are uneven, with the urbanized area adding jobs while many rural counties continue to lose jobs. The issue is not Georgia-specific, as agricultural consolidation and mechanization have been draining jobs away from rural counties for decades, but it presents a problem for rural counties.
E6.	Issue: Options for dining, shopping and other services are limited in some parts of region.
E7.	Issue: Many downtowns in rural counties need revitalization.
E8.	Opportunity: Rural areas may lack some infrastructure but may possess other strengths not found in urban areas.
E9.	Opportunity: Many industrial parks have additional space available for development.
Topic: Economic Development - Urban Issues and Opportunities	
E10.	Issue: The employment base needs to be diversified.
E11.	Issue: Some goods and services are not easily accessible in some neighborhoods.

Topic: Land Use	
L1.	Issue: Growth in recent decades has taken the form of sprawl well beyond city and town centers. As transportation costs increase, the need to more closely align residences and workplaces becomes more pressing.
L2.	Issue: Suburban growth continues to encroach on Fort Gordon, potentially hindering the facility's mission in the future.
L3.	Issue: The location of schools, parks and other facilities often is made without regard to whether the surrounding area is ideal for the development the facilities will encourage.
L4.	Opportunity: Many local governments are allowing or encouraging a greater mix of uses in new development. Relatively low land costs creates the opportunity for infill development in urban areas.
Topic: Land Use - Rural Issues and Opportunities	
L5	Issue: There is a growing conflict in many areas between traditional agricultural uses and suburban residential uses.
Topic: Land Use - Urban Issues and Opportunities	
L6.	Issue: Changing demographics and consumer preferences (especially among younger residents) is creating relatively less demand for low-density suburban living and greater demand for more urban living.
L7.	Issue: Land use patterns in many cases continue to separate uses. The inability to walk to destinations is contributing to a lack of activity and growing obesity levels.
L8.	Opportunity: Existing neighborhoods can be made more attractive through targeted investments, while infill development can provide additional housing opportunities.
Topic: Transportation	
T1.	Issue: Interstates 20 and 520, as well as U.S. 1 and U.S. 25 link the CSRA's major cities to each other as well as to the state's major cities, such as Atlanta, Macon, and Savannah. However, the road system does not fully meet needs throughout the region, with some areas not served by highways.
T2.	Issue: While the transportation system serves automobiles relatively well, it is less friendly to other users. Many streets are designed only with vehicle traffic in mind, making them unsafe or unpleasant for pedestrians and cyclists.
T3.	Issue: Development patterns in many cases continue to separate uses and rely on arterial roads to make connections. These two factors limit mobility for many residents and contribute to inactivity and growing obesity levels for children and adults in the region.
T4.	Opportunity: Some economic activity is less dependent on highway access. Focusing on other attributes not present in other areas could help improve competitiveness.
T5.	Opportunity: As roads are repaved or other improvements are made, the opportunity exists to create new or improved facilities for cyclists and pedestrians.
Topic: Transportation - Rural Issues and Opportunities	
T6.	Issue: Lack of sidewalks along some main roads and commercial corridors.
T7.	Issue: Lack of a transit system with predictable service.
Topic: Transportation - Urban Issues and Opportunities	
T8.	Issue: There is a lack of street connectivity in many suburban areas.
T9.	Issue: The presence of sidewalks is spotty in many suburban areas.
T10.	Issue: Transit system lacks frequency and a complete network of destinations.
T11.	Opportunity: Growing interest in bicycling creates support for creating networks of trails and lanes and can create a "safety in numbers" effect that will encourage more cycling.

Topic: Community Facilities	
F1.	Issue: Most areas of the CSRA outside of the urbanized parts of Columbia and Augusta-Richmond Counties lag in both choice and quality of broad-band service. Most of these areas are not served by any land broadband service provider, making slower satellite internet service the only option.
F2.	Issue: Many neighborhoods do not have easy access to parks and playgrounds. Many facilities are built at a large scale and in remote areas rather than as neighborhood facilities.
F3.	Issue: Many playgrounds contain outdated equipment and designs.
F4.	Issue: A focus on expansion rather than rehabilitation of infrastructure has led to a growing financial burden and increasing maintenance issues for many communities.
F5.	Issue: The siting and design of new schools adds to demands on the transportation system by placing them in areas accessible only by cars, generating more trips and adding to trip length.
F6.	Opportunity: The CSRA RC considers broadband the region's top infrastructure priority and has been aggressively pursuing state and federal funding to remedy this deficiency by extending broadband infrastructure to areas of the region that currently lack it.
F7.	Opportunity: Efforts can be made to improve the walkability of schools and surrounding areas. Increasing consumer demand for urban neighborhoods can play a role in the location of school facilities.
Topic: Community Facilities - Rural Issues and Opportunities	
F8.	Issue: In some areas, multiple water and sewer providers do not achieve efficiencies of scale. Smaller providers face financial difficulties.
F9.	Issue: Development is limited in some areas due to the condition of sewer infrastructure.
F10.	Issue: Recreational opportunities are limited in some areas.
F11.	Opportunity: Land already held publicly could be used for more recreational activities.
Topic: Community Facilities - Urban Issues and Opportunities	
F12.	Issue: Storm-water drainage is a problem in some areas.
F13.	Issue: Some playgrounds need to be modernized.
F14.	Opportunity: Recycling programs can diminish the need for waste disposal.
Topic: Natural and Cultural Resources	
R1.	Issue: Many historic buildings are in poor condition and in danger of being lost.
R2.	Issue: Suburban development continues to occupy prime farmland.
R3.	Issue: Development around watersheds in several counties has the potential to affect water quality.
R4.	Issue: The CSRA has a rich history and counts no less than 184 properties and districts listed in the National Register of Historic Places, including National Historic Landmarks, State Historic Parks and Sites. Most of these resources, however, lack preservation plans.
R5.	Opportunity: Farmland and forests continue to dominate the landscape. Timber is a major industry in the area, and farmland makes up 22 percent of the area's land mass.
R6.	Opportunity: The region's aquifers, rivers and lakes provide abundant water resources. Monitoring efforts and watershed protection measures can protect those resources for future generations.
R7.	Opportunity: Growing interest in historic neighborhoods and places is generating new resources for preserving historic buildings. Agencies, including the Regional Commission, are able to create preservation plans and provide other assistance in protecting these resources.

Topic: Natural Resources - Rural Issues and Opportunities	
R8.	Issue: In many cases, no distinction is made between areas that should remain rural and other areas.
R9.	Opportunity: Abundant wetlands and floodplain areas offers the opportunity for green space preservation in new developments.
R10.	Opportunity: Agricultural history contributes to identity.
Topic: Natural Resources - Urban Issues and Opportunities	
R11.	Issue: There is a growing conflict in many areas between traditional agricultural uses and suburban residential uses.
R12.	Opportunity: A growing interest in preservation and in urban living may create additional opportunities to revitalize historic neighborhoods.
Topic: Intergovernmental Coordination	
I1.	Issue: Coordination between different local governments with respect to land use is not always present.
I2.	Issue: Economic development is often best viewed and pursued at a regional scale, but that sometimes is not the case in reality.
I3.	Opportunity: The Regional Commission provides regional planning services and an avenue for governments to address conflicting visions.
I4.	Opportunity: The CSRA RC provides a means for greater coordination. It serves as the Economic Development District for the region and serves as the coordinating mechanism for the CSRA Unified Development Council and Unified Development Authority, which provide marketing, development coordination and other services for the region.
I5.	Opportunity: There may be additional opportunities to consolidate government services.
Topic: Intergovernmental Coordination - Rural Issues and Opportunities	
I6.	Issue: Rural areas may not share the same needs and goals of more urbanized areas.
Topic: Intergovernmental Coordination - Urban Issues and Opportunities	
I7.	Issue: Urban areas may not share the same needs and goals of more rural areas.
I8.	Opportunity: Previous consolidation has set a potential example for future service consolidation.

CSRA-RC REGIONAL PLAN 2035 UPDATE

FY 2013 Regional Work Program Report of Accomplishments

This section of the Central Savannah River Area Regional Plan 2035 is a list of activities that have been completed, are currently underway, have been postponed or have not been accomplished. Activities listed are separated into the following categories:

- Economic Development
- Rural Industry / Resource Management
- Housing
- Community Facilities
- Land Use
- Areas Facing Intense Development Pressures
- Areas That Can Sustain Higher Densities
- Fort Gordon
- Potential Water Cooperation
- Performance Standards
- Regional Commission Review

The following list contains an activity, the issues and opportunity it is supporting, timeline of the activity, the organization responsible for carrying out the activity, a cost estimate, potential funding source, current status, and estimated time of completion.

ECONOMIC DEVELOPMENT

Issues / Opportunities	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
P2, P4, P5, E3, E4, E10, R10	Assist and train local economic developers and community leaders in marketing, dealing with prospects, forming incentive packages, and strategic planning. ◆	2013-2018	RC, LG, GADEcD	N/A	N/A	On-going	2018
P9, E4, E8, I2	Cooperate with state agencies in marketing efforts.	2013-2018	RC, LG, GADEcD	N/A	N/A	On-going	2018
P2, P4, E1, E2, E5, E9, I2	Support major regional projects such as the Warren County Regional Industrial Park ◆	2013-2018	RC, LG, GADEcD	$2,000	RC, LG	On-going	2018
E1, E10, E11	Promote economic development tax incentives through the creation of enterprise and opportunity zones.	2013-2018	RC, LG, GA-DCA	N/A	RC, LG	On-going	2018
E5	Support activities that develop water/sewer and transportation infrastructure.	2013-2018	UDC, RC, GADEcD	$5,000	RC, UDC, GADOT	On-going	2018
E5, I4, I5, I8	Foster and support economic growth through regional cooperation opportunities to share infrastructure (both conventional and technological) development across county boundaries.	2013-2018	RC, UDC, GADEcD	N/A	RC, LG	On-going	2018
E2, E10, R5	Support activities that encourage the development of infrastructure with the intent of attracting "Green" industries (i.e. Alternative fuels, environmentally sustainable manufacturing, etc.)	2013-2018	RC, UDC, GADEcD	N/A	RC, LG	On-going	2018
E5, E6, E7	Support and encourage downtown tourism and business attraction. ◆	2013-2018	RC, GADEcD	N/A	RC, LG, GA-DCA	On-going	2018
E5, E6, E7, T4	Assist in developing and promoting Main Street, Better Hometown, and similar programs.	2013-2018	RC, GADEcD	N/A	RC, LG, GA-DCA	On-going	2018
E9, E10, E11, R1	Assist in developing and implementing downtown master plans, urban redevelopment plans, revitalization area strategies and similar documents in eligible downtowns where requested.	2013-2018	RC,DCA, GADEcD	$15,000 - $50,000 Per Plan	RC, LG, GA-DCA	On-going	2018

Highlights: *ECONOMIC DEVELOPMENT*

- The Regional Commission hosted two Development Authority trainings for the region
- The Regional Commission is currently assisting Warren County in attaining entrance of its industrial park into the Georgia Ready for Accelerated Development program
- The Regional Commission has assisted Thomson and Millen in receiving funds to renovate the Thomson Depot (currently completed, and the Millen Depot (currently in Phase II).

RURAL INDUSTRY / RESOURCE MANAGEMENT

Issues / Priorities	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
P2, E5	Create a diversification plan or series of strategies that promote the development of other economic activities. ◆	2013-2018	Cities, Counties, Chambers, Development Authorities, RC	$20,000	Cities, Counties, Chambers, Development Authorities, RC, GADEcD	On-going	2018
E5	Maximize alternative uses for kaolin resources.	2013-2018	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities, Counties, Chambers, Development Authorities, RC, GADEcD	On-going	2018
E5, L5, R5	Support initiatives that enable the diversification of the silviculture/wood products industries.	2013-2018	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities, Counties, Chambers, Development Authorities, RC, GADEcD	On-going	2018
E5, R5	Work to build on the potential for biomass energy as an export.	2013-2018	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities, Counties, Chambers, Development Authorities, RC, GADEcD	On-going	2018
L5, R3, R5, R6	Balance between resource extraction and resource/land conservation.	2013-2018	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities, Counties, Chambers, Development Authorities, RC, GADEcD	On-going	2018
P2, E5	Participate or lead local planning, grant writing, or program administration related to local tourism. ◆	2013-2018	Cities, Counties, Chambers, CVBs, Development Authorities, RC	$5,000-$30,000	LG, GA-DCA, GA-DNA. Private Foundations	On-going	2018

Highlights: *RURAL INDUSTRY / RESOURCE MANAGEMENT*

- Regional Commission staff continues to work with the Augusta Regional Development Alliance to promote the area to statewide developers. The Regional Commission has hosted, at this point, two luncheons have been hosted be the Regional Commission
- Regional Commission staff participates with the Clark's Hill (Lake) Partnership in order to foster better usage of the Clark's Hill Lake resources.

CSRA-RC REGIONAL PLAN 2035 UPDATE:
FY 2013 Regional Work Program Report of Accomplishments

HOUSING

Issues / Priorities	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
P12, H1, H6, H8	Coordinate with state and local agencies to develop housing action plans.	2013-2018	Cities, Counties, RC	$8,000	DCA, LG, GHFA	On-going	2018
H1, H7	Partner with developers to encourage housing development.	2013-2018	Cities, Counties, RC	Staff time	LG Incentives	On-going	2018
H2, H3, H7, H9	Encourage housing development along existing corridors. ◆	2013-2018	Cities, Counties, RC	Staff time	LG Incentives, DCA, HUD	On-going	2018
H1, H6, H8, R1, R12	Assist communities with housing related projects such as Community Home Investment Program; GICH and CDBG Housing Rehab projects. ◆	2013-2018	Cities, Counties, RC	$20,000	DCA, LG, Federal	On-going	2018
H1, H3	Prepare development codes that encourage affordable and mixed income housing developments subject to preferred community design. ◆	2013-2018	Cities, Counties, RC	$30,000	RC, LG, DCA	On-going	2018
I1, I3	Coordinate with local governments, state, and regional agencies to develop strategic housing plans for the region.	2013-2018	EC/EZ, RC, LG	$5,000 / Update	LG,DCA, HUD,USDA	On-going	2018

COMMUNITY FACILITIES

Issues / Priorities	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
P13, F1, R2, F3, F8, F9, F12, F13	Develop infrastructure plans that identify needs and priorities.	2013-2018	RC, LG, UDC	$15,000-$25,000	LG, DCA, USDA, GEFA	On-going	2018
T9, F1, F2, F3, F6, F8, F9, F0, F11, F12	Seek funding for facilities and infrastructure improvements ◆	2013-2018	RC, LG, UDC	$25,000-$50,000	LG, DCA, USDA, GEFA, NTIA	On-going	2018
F4, I4	Support and encourage regional infra-structure sharing between counties, such as water system, and broadband connections.	2013-2018	RC, LG, UDC, GADEcD	$25,000-$50,000	LG, DCA, USDA, GEFA, NTIA	On-going	2018
F14	4. Assist with the establishment of local and regional recycling programs.	2013-2018	RC, LG,	$15,000	LG, DCA, GEFA, PR. Funds, EPD	On-going	2018
L4, L8	5. Identify brownfields and encourage their redevelopment.	2013-2018	RC, LG, UDC	$10,000	LG, DCA, EPD, EPA	On-going	2018

Highlights: *HOUSING*

- Regional Commission staff is encouraging residential development along existing corridors in Warren County through proposed character areas as part of their comprehensive plan full update.
- Regional Commission staff has secured CHIP grants in the amount of $612,000 for the cities of Sandersville and Wadley for the purpose of housing reconstruction.
- The Urban Redevelopment Plan II: Thomson, Georgia prepared by the RC has been adopted by the city and contains design standards for housing and encourages mixed income housing.

LAND USE

Issues / Priorities	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
P8, H3, H4, L1, L3, L7, R2, R3	Develop regulations to encourage appropriate development.	2013-2018	RC, LG	$8,000 - $50,000	LG, DCA	On-going	2018
P3, P8, P10, P11, H3, H5, L1, L7	Locate new development along existing infrastructure corridors. ◆	2013-2018	City/County Organizations	Staff time	Local Incentives, Private Developers	On-going	2018
P1, H5, L5, R2, R6, R8, R9	Encourage preservation of green space and natural resource areas.	2013-2018	RC, LG, EPD	$5,000	RC, LG, DCA, EPD, DNR	On-going	2018
P1, P3, P5, P6, P7, P14, H2, H4, H5, H9, L1, L4, L6	Encourage growth in already developed areas.	2013-2018	RC, LG	Staff time	Local Incentives, Private Developers	On-going	2018
L4, L6, L7, L8, T2, T6, T11	Hold design workshops to identify redevelopment strategies for street, district or neighborhood improvements. ◆	2013-2018	RC, LG	$10,000	LG, DCA	On-going	2018

AREAS FACING INTENSE DEVELOPMENT PRESSURES

Issues / Priorities	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
L3, L8, R8	Develop growth management plan for areas facing development pressures.	2013-2018	City / County Organizations,RC	$25,000	LG, DCA, UDC, GADEcD	On-going	2018
R8, L1, L2, L5.	Coordinate with abutting local governments to promote regional planning.	2013-2018	City / County Organizations, RC, UDC	$25,000-$50,000	LG, DCA,	On-going	2018

Highlights: *COMMUNITY FACILITIES*

- Regional Commission staff prepared CDBG applications for the Town of Dearing, City of Wadley and City of Millen:
  - -Dearing received $500,000 for multiple infrastructure projects
  - -Wadley received $500,000 for sewerage improvements.
  - -Millen received $500,000 for sewerage improvements.

Highlights: *LAND USE*

- Regional Commission staff is encouraging residential development along existing corridors in Warren County through proposed character areas as part of their comprehensive plan full update.
- Regional Commission staff held a design charette for the City of Washington in conjunction with the South West Washington Urban Redevelopment Plan 2

AREAS THAT CAN SUSTAIN HIGHER DENSITIES

Issues / Priorities	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Status	Estimated Completion
L3, L8, R8	Encourage renovation of existing buildings for adaptive reuse.	2013-2018	Local, RC	$10,000	LG, DCA, USDA, HUD, Private funds	On-going	2018
R8, L1, L2, L5.	Encourage commercial development in downtowns.	2013-2018	LG, Chambers, Development Authorities, UDC, RC	$10,000	LG, Chambers, Development Authorities, Private, DCA	On-going	2018

FORT GORDON

Issues / Priorities	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
L2, I1	Implement recommendations contained in the Joint Land Use Study.	2013-2018	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	$10,000	Local/Federal Grants	2018
L2, I1	Convene the adjacent communities and officials from Fort Gordon on a semi-annual basis to address potential concerns related to encroachment.	2013-2018	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	Staff time	LG, RC	2018
L2	Utilize appropriate land use regulation tools to prevent encroachment. ◆	2013-2018	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	$15,000	Local/Federal Grants	2018

POTENTIAL WATER COOPERATION

Activity		Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
I1, I3	Develop strategic connection plans.	2013-2018	Cities,Counties, RC, UDC	$10,000	Local, GEFA, Rural Water	2018
R6, I1, I3	Encourage legislative creation of a CSRA Water Commission.	2013-2018	Cities, Counties, RC	Staff time	RC	2018
I3, I4	Foster continued cooperation between local governments and the Corps of Engineers.	2013-2018	Cities,Counties, Corps of Engineers, RC	$1,000	Local	2018
R6	Protect Clark's Hill Lake and the Savannah River for the continued recreational, economic, and other benefits to the region.	2013-2018	Cities,Counties, Corps of Engineers, RC	Staff time	Local, RC, DCA, Federal grants	2018
R6	Protect all water basins within the region from contamination and manage use of the water resources.	2013-2018	Cities, Counties, Corps of Engineers, RC	Staff time	Local, RC, DCA, Federal grants	2018

Highlights: *FORT GORDON*

- Regional Commission staff conducted a Land Regulation Study for Fort Gordon

TRANSPORTATION

Issues / Priorities	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
I1, I3, I4, T1, T2, T5, T6, T7, T8, T9, T10, T11	Support the implementation of TIA-10 through advisory committee oversight.	2013-2018	RC	$10,000	Local/Federal Grants	2018
I1, I3, I4, T1, T2, T5, T6, T7, T8, T9, T10, T11	Continue participation in GDOT's annual STIP process	2013-2018	Local government, RC	Staff time	LG, RC	2018
T2	Modify land development regulations on a case-by-case basis to allow for context sensitive (complete street) thoroughfare design. ◆	2013-2018	Local government, RC	$15,000	Local/Federal Grants	2018

PERFORMANCE STANDARDS

Issues / Priorities	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
Multiple	Engage in programs or activities to assist local governments in meeting the performance standards. ◆	2013-2018	RC	Staff time	RC, DCA	2018
Multiple	Hold meetings to assess local governments' progress toward meeting standards. ◆	2013-2018	RC	Staff time	RC, DCA	2018
R4, R7, R11	Assist local governments with technical planning assistance for identified needs. ◆	2013-2018	RC, DCA, Various other state agencies	Staff time	RC, DCA, Various other state agencies	2018
P2, P7, E5, E7	Assist local governments to ensure timely and economical implementation of identi-fied issues.	2013-2018	RC, DCA, Various other state agencies	Staff time	RC, DCA, Various other state agencies	2018

Highlights: *TRANSPORTATION*

- Regional Commission staff conducted a Land Regulation Study for Fort Gordon
- The Urban Redevelopment Plan II: Thomson, Georgia prepared by the RC has been adopted by the city and contains design standards for pedestrian facilities along roadways within the redevelopment area that are based on "complete streets."

Highlights: *PERFORMANCE STANDARDS*

- Regional Commission staff meets with local government officials through administrative several events including administrator's luncheon, plan implementation meetings, etc.
- Plan Assistance meetings give Regional Commission staff the opportunity to meet with local governments and assess their progress towards meeting work program goals.
- Regional Commission staff has implemented an Ordinance Review program which provides local governments the opportunity to have staff review their ordinance for specific issues to be addressed. Warren County has recently participated in this program.

CSRA-RC REGIONAL PLAN 2035 UPDATE

FY 2014 Regional Work Program

This section of the Central Savannah River Area Regional Plan 2035 Update identifies and describes the activities the Regional Commission plan to perform during the next five years in order to implement activities discussed in the regional plan. These actvities includes recommended activities that actors, other than the Regional Commission may take to implement the regional plan. These activities are separated into the following categories:

- Planning and Coordination: Activities performed by the Regional Commission to assist local government and other regional actors to act consistently with the regional plan. Actions include outreach, education, and technical assistance such as more detailed sub-area planning, new ot revised local development regulations, incentives, public investments and infrastructure improvements.
- Review: Activities by other actors in the region that require review and comment by the Regional Commission. The findings from the review are advisory in nature.

The following information is included for each of the listed activities:

- A brief description of the activity;
- The desired timeframe for undertaking the activity;
- The responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

PLANNING AND COORDINATION

ECONOMIC DEVELOPMENT

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Assist and train local economic developers and community leaders in marketing, dealing with prospects, forming incentive packages, and strategic planning.	2014-2019	RC, LG, GADEcD	N/A	N/A	2019
2.	Cooperate with state agencies in marketing efforts.	2014-2019	RC, LG, GADEcD	N/A	N/A	2019
3.	Support major regional projects such as the Warren County Regional Industrial Park for Georgia Ready for Accelerated Development program.	2014-2019	RC, LG, GADEcD	$2,000	RC, LG	2019
4.	Promote economic development tax incentives through the creation of enterprise and opportunity zones.	2014-2019	RC, LG, GA-DCA	N/A	RC, LG	2019
5.	Support activities that develop water/sewer and transportation infrastructure.	2014-2019	UDC, RC, GADEcD	$5,000	RC, UDC, GADOT	2019
6.	Foster and support economic growth through regional cooperation opportunities to share infrastructure (both conventional and technological) development across county boundaries.	2014-2019	RC, UDC, GADEcD	N/A	RC, LG	2019
7.	Support activities that encourage the development of infrastructure with the intent of attracting “Green” industries (i.e. Alternative fuels, environmentally sustainable manufacturing, etc.)	2014-2019	RC, UDC, GADEcD	N/A	RC, LG	2019
8.	Support and encourage downtown tourism and business attraction.	2014-2019	RC, GADEcD	N/A	RC, LG, GA-DCA	2019
9.	Assist in developing and promoting Main Street, Better Hometown, Plan First, Water First and similar programs.	2014-2019	RC, GADEcD	N/A	RC, LG, GA-DCA	2019
10.	Assist in developing and implementing downtown master plans, urban redevelopment plans, revitalization area strategies and similar documents in eligible downtowns where requested.	2014-2019	RC,DCA, GADEcD	$15,000 - $50,000 Per Plan	RC, LG, GA-DCA	2019
11.	Develop and implement training opportunities for unemployed or underemployed residents for the purpose of bolstering the local workforce through workforce development program. Also provide leadership training and work-ready skills for individuals 14-21 years old.	2014-2019	RC, LG, Workforce Development	$2,700,000	RC, LG	2019

RURAL INDUSTRY / RESOURCE MANAGEMENT

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Create a diversification plan or series of strategies that promote the development of other economic activities.	2014-2019	Cities, Counties, Chambers, Development Authorities, RC	$20,000	Cities/Counties, Chambers, Development Authorities, RC, GADEcD	2019
2.	Maximize alternative uses for kaolin resources.	2014-2019	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities/Counties, Chambers, Development Authorities, RC, GADEcD	2019
3.	Support initiatives that enable the diversification of the silviculture/wood products industries.	2014-2019	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities/ Counties, Chambers, Development Authorities, RC, GADEcD	2019
4.	Work to build on the potential for biomass energy as an export.	2014-2019	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities/ Counties, Chambers, Development Authorities, RC, GADEcD	2019
5.	Balance between resource extraction and resource/land conservation.	2014-2019	Cities, Counties, Chambers, Development Authorities, RC	Staff time	Cities/ Counties, Chambers, Development Authorities, RC, GADEcD	2019
6.	Participate or lead local planning, grant writing, or program administration related to local tourism.	2014-2019	Cities, Counties, Chambers, CVBs, Development Authorities, RC	$5,000-$30,000	LG, GA-DCA,GA-DNA. Private Foundations	2019

HOUSING

	Activity	Tmeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Coordinate with state and local agencies to develop housing action plans.	2014-2019	Cities, Counties, RC	$8,000	DCA, LG, GHFA	2019
2.	Partner with developers to encourage housing development.	2014-2019	Cities, Counties, RC	Staff time	LG Incentives	2019
3.	Encourage housing development along existing corridors.	2014-2019	Cities, Counties, RC	Staff time	LG Incentives, DCA, HUD	2019
4.	Assist communities with housing related projects such as Community Home Investment Program; GICH and CDBG Housing Rehab projects.	2014-2019	Cities, Counties, RC	$20,000	DCA, LG, Federal	2019
5.	Prepare development codes that encourage affordable and mixed income housing developments subject to preferred community design.	2014-2019	Cities, Counties, RC	$30,000	RC, LG, DCA	2019
6.	Coordinate with local governments, state, and regional agencies to develop strategic housing plans for the region.	2014-2019	EC/EZ, RC, LG	$5,000 / Update	LG,DCA, HUD,USDA	2019

COMMUNITY FACILITIES

	Activity	TImeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Develop infrastructure plans that identify needs and priorities.	2014-2019	RC, LG, UDC	$15,000-$25,000	LG, DCA, USDA, GEFA	2019
2.	Seek funding for facilities and infrastructure improvements	2014-2019	RC, LG, UDC	$25,000-$50,000	LG, DCA, USDA, GEFA, NTIA	2019
3.	Support and encourage regional infrastructure sharing between counties, such as water system, and broadband connections.	2014-2019	RC, LG, UDC, GADEcD	$25,000-$50,000	LG, DCA, USDA, GEFA, NTIA	2019
4.	4. Assist with the establishment of local and regional recycling programs.	2014-2019	RC, LG,	$15,000	LG, DCA, GEFA, PR. Funds, EPD	2019
5.	5. Identify brownfields and encourage their redevelopment.	2014-2019	RC, LG, UDC	$10,000	LG, DCA, EPD, EPA	2019

LAND USE

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Develop regulations to encourage appropriate development.	2014-2019	RC, LG	$8,000 - $50,000	LG, DCA	2019
2.	Locate new development along existing infrastructure corridors.	2014-2019	City/County Organizations	Staff time	Local Incentives, Private Developers	2019
3.	Encourage preservation of green space and natural re-source areas.	2014-2019	RC, LG, EPD	$5,000	RC, LG, DCA, EPD, DNR	2019
4.	Encourage growth in already developed areas.	2014-2019	RC, LG	Staff time	Local Incentives, Private Developers	2019
5.	Hold design workshops to identify redevelopment strate-gies for street, district or neighborhood improvements.	2014-2019	RC, LG	$10,000	LG, DCA	2019
6.	Conduct an ordinance review program which provides local governments research assistance regarding potential changes to their existing ordinance.	2014-2019	RC. LG	$5,000 - $10,000 per review	LG, DCA	2019
7.	Provide administrative, educational, and technical support to local governments which supports the management of county and/or municipal land development and use regulations.	2014-2019	RC	$5,000 per session	LG, RC	2019

AREAS FACING INTENSE DEVELOPMENT PRESSURES

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Develop growth management plan for areas facing development pressures.	2014-2019	City / County Organizations,RC	$25,000	LG, DCA, UDC, GADEcD	2019
2.	Coordinate with abutting local governments to promote regional planning.	2014-2019	City / County Organizations, RC, UDC	$25,000-$50,000	LG, DCA,	2019

AREAS THAT CAN SUSTAIN HIGHER DENSITIES

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Encourage renovation of existing buildings for adaptive reuse.	2014-2019	Local, RC	$10,000	LG, DCA, USDA, HUD, Private funds	2019
2.	Encourage commercial development in downtowns.	2014-2019	LG, Chambers, Development Authorities, UDC, RC	$10,000	LG, Chambers, Development Authorities, Private, DCA	2019

FORT GORDON

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Implement and/or revise recommendations contained in the Joint Land Use Study or other planning document.	2014-2019	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	$10,000	Local/Federal Grants	2019
2.	Convene the adjacent communities and officials from Fort Gordon on a semi-annual basis to address potential concerns related to encroachment.	2014-2019	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	Staff time	LG, RC	2019
3.	Utilize appropriate land use regulation tools to prevent encroachment.	2014-2019	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	$15,000	Local/Federal Grants	2019
4.	Assist local governments associated with Fort Gordon with growth management policies.	2014-2019	Adjacent counties and cities, Fort Gordon, Planning & Zoning Officials, RC	$10,000 - $52,621	LG, RC	2019

POTENTIAL WATER COOPERATION

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Develop strategic connection plans.	2014-2019	Cities/Counties, RC, UDC	$10,000	Local, GEFA, Rural Water	2019
2.	Encourage legislative creation of a CSRA Water Commission.	2014-2019	Cities/ Counties, RC	Staff time	RC	2019
3.	Foster continued cooperation between local governments and the Corps of Engineers.	2014-2019	Cities/ Counties, Corps of Engineers, RC	$1,000	Local	2019
4.	Protect Clarks Hill Lake and the Savannah River for the continued recreational, economic, and other benefits to the region.	2014-2019	Cities/ Counties, Corps of Engineers, RC	Staff time	Local, RC, DCA, Federal grants	2019
5.	Protect all water basins within the region from contamination and manage use of the water resources.	2014-2019	Cities/ Counties, Corps of Engineers, RC	Staff time	Local, RC, DCA, Federal grants	2019

PERFORMANCE STANDARDS

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Engage in programs or activities to assist local governments in meeting the performance standards.	2014-2019	RC	Staff time	RC, DCA	2019
2.	Hold meetings to assess local governments' progress toward meeting standards.	2014-2019	RC	Staff time	RC, DCA	2019
3.	Assist local governments with technical planning assistance for identified needs.	2014-2019	RC, DCA, Various other state agencies	Staff time	RC, DCA, Various other state agencies	2019
4.	Assist local governments to ensure timely and economical implementation of identified issues.	2014-2019	RC, DCA, Various other state agencies	Staff time	RC, DCA, Various other state agencies	2019

REVIEW

REGIONAL COMMISSION REVIEW

	Activity	Timeline	Responsibility	Cost Estimate	Fund Source	Estimated Completion
1.	Review and comment on long-range transportation plans for consistency with the Regional Plan.	2014-2019	RC	Staff time	RC, DCA, Various other state agencies	2019
2.	Review Developments of Regional Impact in close proximity to resources identified in the Regionally Important Resources (RIR) Plan with respect to RIR recommendations.	2014-2019	RC	Staff time	RC, DCA, Various other state agencies	2019
3.	Review all Developments of Regional Impact (DRIs), including those submitted by neighboring Regional Commissions.	2014-2019	RC	Staff time	RC, DCA, Various other state agencies	2019
4.	Review statewide plans and programs for local and regional application.	2014-2019	RC	Staff time	RC, DCA, Various other state agencies	2019
5.	When requested, review local land use plans to identify potential land use conflicts and provide technical assistance in resolving the issues of incompatible uses or zoning districts.	2014-2019	RC	Staff time	RC, DCA, Various other state agencies	2019
6.	When requested, review local ordinances for consistency with plans, other ordinances, and community goals.	2014-2019	RC	Staff time	RC, DCA, Various other state agencies	2019
7.	Monitor the progress of local governments toward implementing the Regional Plan	2014-2019	RC	Staff time	RC, DCA	2019

CSRA-RC REGIONAL PLAN 2035 UPDATE

Areas Requiring Special Attention

This section of the Central Savannah River Area Regional Plan 2035 is a "defining narrative" that defines specific recommended strategies for areas that have been determined to "Require Special Attention." These areas include the following:

- Areas where significant natural or cultural resources are likely to be impacted by development;
- Areas of rapid development;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness;
- Areas with significant infill development opportunities;
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average level for the region as a whole;
- Fort Gordon; and
- Other regionally important resources.

This section contains a description of the area "requiring special attention," a list of recommended implementation measures to achieve the desired development pattern for the area, and other actions. These are only meant to be a list of possibilities and not an all inclusive list.

Areas where significant natural or cultural resources are likely to be impacted by development

Description:

- Numerous commercial corridors in the urbanized area, such as Washington Road, Gordon Highway and Wrightsboro Road;
- Parts of commercial corridors extending out of smaller cities and towns in the region;
- Portions of many downtown areas in both larger cities and smaller towns;
- Residential neighborhoods in Augusta and smaller towns that have seen disinvestment in recent decades

Implementation Measures:

- Mapping - Comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation. (***Local Governments are being encouraged to do so when funding becomes available.)***
- Conservation Easements - A mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. (***Local Governments are being encouraged to use.)***
- Land Acquisition - "Fee simple" purchase of land in order to permanently protect natural resources, open space or farmland. (***Local Governments are being encouraged to do so when funding becomes available.)***
- Low Impact Development (LID) - Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs. (***Local Governments are being encouraged to consider with new development and redevelopment projects)***
- Scenic By Way Nomination - Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archaeological, historic or cultural qualities.
- Water Resource Management - Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services. (***Local Governments are being educated about water resource management through planning processes)***
- Agricultural Buffers - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them. *(Local governments are being encouraged to use these types of buffers.)*
- Agricultural Land Use Regulations - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
- Agricultural Zoning[1] - Establishing zoning districts with very large minimum lot size requirements appropriate for agricultural uses in order to protect farmland and rural character and limit development of urban uses. *(Local governments are being encouraged to incorporate this into their zoning ordinances.)*
- Conservation Subdivision Ordinance - Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site. *(Local governments are being encouraged to incorporate this into their local ordinances.)*
- Environmental Planning Criteria - Establish local protection for such as water supply watersheds, groundwater recharge areas, wetlands, and certain protected mountains and rivers in accordance with Georgia DNR Rules. *(Local governments are being encouraged to incorporate this into their local ordinances.)*
- Environmental Regulations - DCA Model Code module, consistent with the Georgia Rules for Environmental Planning Criteria.
- Riparian Buffers - Requiring strips of land along banks of streams and rivers to be preserved to protect water quality. *(Local governments are being encouraged to incorporate this into their local ordinances.)*
- Stormwater Management Ordinance - Mitigating the impact of urban development on watersheds, aquatic habitat, stream flow and geometry, and water quality. *(Local governments are being encouraged to incorporate this into their local ordinances.)*

Highlights of Regional Commission Activities:

[1]Regional Commission staff has included Residential-Agricultural zoning district in the Dearing Land Development Code in coordination with the Land Development Code Steering Committee.

Areas of rapid development

Description:

Areas on the urbanizing fringe surrounding Augusta. These areas are characterized by automobile-oriented development that is straining road capacities due to the lack of other travel options. In many cases, these areas are without the natural gathering places that characterize traditional patterns of development, places such as parks, squares or walkable commercial areas.

- The area along U.S. 78 north of Thomson;
- The area in Columbia and McDuffie counties stretching from Grovetown to Harlem to Dearing;
- Areas where public infrastructure is unevenly provided, spurring development but also creating future liabilities.

Implementation Measures:

- Analyze Financial Impacts of Growth - Using the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed. *(Local governments are being encouraged to incorporate this type of analysis.)*
- Assessing Impact of Annexation - Annexation provides a method to assure the orderly provision of urban services to densely populated or developed areas located on the fringe of a municipality. *(Local governments are being encouraged to incorporate this type of analysis.)*
- Smart Growth Audit - Reviewing growth policies and implementation measures to identify impediments to achieving livable, mixed-use, walkable communities with open space and urban amenities *(Local governments are being encouraged to incorporate this type of analysis.)*
- Compact Development - Refers to the practice of developing land in a compact way rather than a sprawling fashion, and configuring buildings on a block or neighborhood scale that makes efficient use of land and resources. *(Local governments are being encouraged to advise developers to use these types of development patterns.)*
- Streamlined Development Permitting - Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process. *(Local governments are being encouraged to revise their permitting processes.)*
- Form-Based Codes - Land use codes that focus more on the form of development rather than on restricting particular uses. *(The Regional Commission is actively encouraging communities to embrace form-based codes)*
- Maximum Block Length, Width and/or Perimeter[1] - Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances walkable by pedestrians. *(Local governments are actively being encouraged to embrace these ideas.)*
- Maximum Setback Requirement[1] - Requiring the distance between the right-of-way and buildings to be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel. *(Local governments are actively being encouraged to embrace these ideas.)*
- Mixed Use Zoning[2] - Zoning that allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible. *(Local governments are actively being encouraged to embrace these ideas.)*

Highlights of Regional Commission Activities:

[1]Regional Commission staff has worked with the City of Washington to provide opportunities for community visioning thorugh public meetings.

[2]Regional Commission staff conducted a charette for the City of Washington, Georgia to gain input regarding an abandon school site.

Areas in need of redevelopment and or significant improvements to aesthetics or attractiveness

Description:

- Numerous commercial corridors in the urbanized area, such as Washington Road, Gordon Highway and Wrightsboro Road;
- Parts of commercial corridors extending out of smaller cities and towns in the region;
- Portions of many downtown areas in both larger cities and smaller towns;
- Residential neighborhoods in Augusta and smaller towns that have seen disinvestment in recent decades

Implementation Measures:

Corridor Study - Identifying and planning for improvement needs along a strip commercial corridor. The study typically involves key stakeholders (property owners, businesses, neighborhood leaders, service providers) to achieve consensus on improvements to be made along the corridor.

- *Strategies for Reuse of Grayfields*
  - *-Re-using sites such as abandoned shopping centers for transit-oriented, mixed-use development.*
  - *-Urban Redevelopment/Downtown Development (DCA Model Code 5-5)*
  - *-Using Georgia's legal redevelopment tools to revitalize central business districts.*
- *Access Control Measures - Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector, often a strip mall environment. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also make movement easier and safer for pedestrians and bicyclists*
- *Bikeway Plan[1] - Providing connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe, and practical means of transportation throughout the community.*
- *Right-of-Way Improvements - Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.*
- *Sidewalk and Pedestrian Network Design[1] - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan.*
- *Community Visioning - Defining a community's hopes and aspirations through intensive participation at public meetings.*
- *Targeted Corridor Redevelopment - Using public incentives or urban redevelopment powers to encourage revitalization of problem properties, such as declining shopping centers or abandoned "big box" stores, along a commercial strip corridor.*
- *Flexible Parking Standards - Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.*
- *Flexible Street Design Standards - Revising street design requirements in local development regulations to adjust streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking.*

Highlights of Regional Commission Activities:

[1]Regional Commission staff has prepared a Greenway Trails plan for the City of Harlem, Georgia which includes provisions for both pedestrian and cycling paths.

[2]Regional Commission staff has prepared flexible street design standards for the Thomson, Georgia.

Areas with significant infill development opportunities

Description:

- Significant portions of Augusta-Richmond County where disinvestment has occurred and the infrastructure and traditional street grid are well-positioned to support substantial amounts of development;
- Older suburban areas around the urban core that are beginning to see disinvestment. These areas are candidates for suburban "retrofits" that can better connect them with surrounding neighborhoods, make them more accessible to pedestrians, create more of a sense of place, and provide a community amenity for residents;
- Numerous vacant industrial properties scattered throughout the region;
- Brownfield or grayfield sites.

Implementation Measures:

- Brownfield Site Remediation - Clean-up of contaminated properties, which may involve removal, containment or on-site treatment. Remediation can be started by private property owners or by local governments. *(Local governments are being encouraged to designate areas.)*
- Infill Development Program - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects. *(Local governments are being encouraged to designate areas.)*
- Land Value Taxation - A property tax system based on the site-only value of the land, not taking into account improvements (buildings, etc.) on the land. This encourages efficient use of land, particularly in urban areas, and leads to infill and rehabilitation in existing neighborhoods. Land value taxation is similar to a split-rate property tax (see that recommendation). *(Area governments are being encouraged initiate this activity.)*
- Streamlined Development Permitting - Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process. *(Local governments are being encouraged to revise permitting processes.)*
- Community Visioning[1]- Defining a community's hopes and aspirations through intensive participation at public meetings. *(Regional Commission continues to seek opportunities to work with local governments to provide this service.)*
- Design Charette[2]- An intensive, multi-disciplinary, interactive and creative workshop process that enables discussion and teamwork among stakeholders (including architects, community groups, developers, and neighbors) in the development of ordinances or the design of particular projects. *(Regional Commission continues to seek opportunities to work with local governments to provide this service.)*
- Tax Allocation Districts - Establishing a redevelopment district (area with vacant commercial or residential properties, blighted conditions, and/or need for environmental remediation) to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development. *(Local governments are being encouraged to designate areas.)*
- Enterprise Zones - Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.*(Local governments are being encouraged to designate areas.)*
- Targeted Corridor Redevelopment - Using incentives or urban redevelopment powers to encourage revitalization of problem properties, such as declining shopping centers or abandoned "big box" stores, along a commercial strip corridor. *(Local governments are being encouraged to designate areas.)*

Highlights of Regional Commission Activities:

[1]Regional Commission staff has worked with the City of Washington to provide opportunities for community visioning thorugh public meetings.

[2]Regional Commission staff conducted a charette for the City of Washington, Georgia to gain input regarding an abandon school site.

Areas of significant disinvestment, levels of poverty and/or unemployment substantially higher than levels for the region as a whole

Description:

These areas include:

- Hancock, Jenkins and Warren counties, where unemployment is several percent higher than the regional as a whole;
- Jefferson and Wilkes counties, which have each seen negative job growth of more than 18 percent since 1990;
- Portions of Augusta-Richmond county where significant disinvestment has occurred
- At least portions of all the region's 11 rural counties.

Implementation Measures:

- Choosing Businesses to Recruit and Support - Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community. *(Local governments are being encouraged initiate this activity.)*
- Evaluating Business Formation in Your Community - Analysis of rate and causes of growth/decline in local businesses. *(Local governments are being encouraged initiate this activity.)*
- Identifying Workforce Training Resources[1] - Finding training opportunities to match the need of the local workforce. These may be from formal educational programs, private providers, specialized workforce training (such as from a department of labor), or other sources. *(Local governments are being encouraged initiate this activity.)*
- Surveying the Local Workforce - Gathering information on the composition, worker satisfaction, commuting patterns, etc., of the local labor force. *(Local governments are being encouraged initiate this activity.)*
- Agricultural Marketing - Assisting local farmers in selling their products. This can include agri-tourism, farmers' markets, and similar activities. *(Local governments are being encouraged initiate this activity.)*
- Brownfield Site Remediation[2]- Clean-up of contaminated properties, which may involve removal, containment or on-site treatment. Remediation can be started by private property owners or by local governments. *(Local governments are being encouraged initiate this activity.)*
- Existing Industry Program - Addressing needs and problems of existing businesses to improve local environment for business retention and expansion. *(Local governments are being encouraged initiate this activity.)*
- Matching Labor Needs with Workforce Availability - Recruiting new businesses by identifying and marketing existing labor force qualifications *(Local governments are being encouraged initiate this activity.)*

Highlights of Regional Commission Activities:

[1]Regional Commission staff has developed and implemented a training program for unemployed/under-employed residents through workforce development.

[2]Regional Commission staff helped Millen, Georgia acquire funds to clean up an in-town brown-field and convert it into a visitor's center.

Fort Gordon

Description:

Fort Gordon and municipalities and areas surrounding the military base.

Implementation Measures:

- Identify Areas of Planning Coordination[1] - Local governments should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities:
  - Comprehensive plans of adjacent or potentially affected local governments
  - Annexation, municipal incorporation, and joint service delivery areas
  - Applicable portions of plans of school boards and other public entities related to the siting of new facilities that may require local government service support and affect land use patterns
- Establish Processes for Joint Decision-Making About Facilities and Infrastructure. Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure:
  - Location and extension of public facilities (with the entities responsible for provision and maintenance of the public facilities)
  - Siting of facilities with county-wide significance, such as water supply reservoirs, water and wastewater treatment facilities, solid waste disposal facilities, etc.
- Land development regulations - Restrictions on incompatible uses within the fort's buffer zone.

Highlights of Regional Commission Activities:

[1]Regional Commission Staff has completed a "Land Regulation Study" for the Fort Gordon area.

Areas Identified on the Regionally Important Resources map not previously addressed

Description:

These areas include cultural and government resources (ex. historic districts, courthouses, historic sites).

Implementation Measures:

- Walkability Audit - An assessment based on commonly used measurements such as connected street networks, high densities of intersections, few dead-ends, short block lengths, and mixed land uses in close proximity to each other. *(Area governments are being encouraged initiate this activity.)*
- Certified Local Government Program: Preservation through Local Planning - Georgia Historic Preservation Division program offering certification to local governments that protect historic resources with a historic preservation ordinance and preservation commission. Certification carries eligibility for federal historic preservation grant funds, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities. *(Area governments are being encouraged initiate this activity.)*
- Main Street Program - Main Street is a self-help community development program designed to improve a downtown's quality of life. The program includes a small-cities program called the Better Hometown Program, which focuses on cities with a population less than 5,000 and the "Classic" Main Street Program, which focuses on cities with a population between 5,000 and 50,000. *(Area governments are being encouraged initiate this activity.)*
- Georgia Register of Historic Places Nomination[1] - State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation. *(Area governments are being encouraged initiate this activity.)*
- National Register of Historic Places Nomination - National official list of cultural resources considered worthy of preservation, including districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Designation offers eligibility for preservation benefits and incentives, such as federal tax benefits and federal funding when available. *(Area governments are being encouraged initiate this activity.)*
- Adaptive Use - The conversion of a building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, a school building converted to condominiums, etc. *(Area governments are being encouraged initiate this activity.)*
- Downtown Specific Plans - A study and specific plan for downtown core areas that protect and enhance their unique character. *(Area governments are being encouraged initiate this activity.)*
- Land Value Taxation - A property tax system based on the site-only value of the land, not taking into account improvements (buildings, etc.) on the land. This encourages efficient use of land, particularly in urban areas, and leads to infill and rehabilitation in existing neighborhoods. Land value taxation is similar to a split-rate property tax (see that recommendation). *(Area governments are being encouraged initiate this activity.)*
- Sidewalk and Pedestrian Network Design[2] - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan. *(Area governments are being encouraged initiate this activity.)*
- Historic Preservation - DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value. *(Area governments are being encouraged initiate this activity.)*
- Historic Preservation Ordinance - Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts. *(Area governments are being encouraged initiate this activity.)*
- Historic Resources Design Standards - Georgia Historic Preservation Divisions' model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance. *(Area governments are being encouraged initiate this activity.)*
- Form-Based Codes - Builds on the idea that physical form is a community's most intrinsic and enduring characteristic, and encourages a certain physical outcome—the form of a community, block, or building—so that planners, citizens and developers can move from a shared physical vision to a built reality. Form-based codes are different from conventional codes based on use, process, performance or statistics, none of which envision or require any particular physical outcome. *(Area governments are being encouraged initiate this activity.)*
- Minimum Building Frontage - Land use regulation designed to ensure that the development has a street "presence." Areas with buildings that frame the street are inviting to pedestrians. Building frontage is especially important in older urban areas and traditional neighborhoods. *(Area governments are being encouraged initiate this activity.)*

Highlights of Regional Commission Activities:

[1]Wadley Gymnasium has been nominated for a Georgia Trust for Historic Preservation Award.

[2]Kettle Creek Battlefield Park Master Plan

Monitoring and evaluation procedures are conducted by Regional Commission staff at different points throughout the year. One component of this process occurs within the Regional Commission (RC) as the RC Director conducts regular meetings with the heads of each department within the RC. These departments include the CSRA Area Agency on Aging, Economic Development, Local Government Services, and Planning. The Planning Director leads discussions regarding the Regional Work Program (RWP) including a review of current and potential future activities that are a part of the RWP and interdepartmental activities listed on the (RWP). These discussions allows departments to understand their roles in implementing activities and request assistance from the planning department when necessary.

A second component of monitoring and evaluation procedures includes "Plan Assessment" meetings which are being held in multiple jurisdictions throughout the region. Members of the RC planning staff present services of the planning department to representatives of local jurisdictions. Time is also set aside to conduct an assessment of their progress towards meeting minimum performance standards (measurable steps that can be taken by counties and municipalities in the region). These minimum standard are aimed at ensuring a basic, predictable level of capabilities and standards across the region. As required by the Georgia Department of Community Affairs, all local governments in the region are expected to attain these minimum standards within three years of the adoption of the regional plan, or risk losing Qualified Local Government ("QLG") status. The minimum standards are considered to be essential activities needed to obtain consistency with the CSRA Regional Plan 2035. Regional Commission staff has conducted a preliminary scoring of each community and found that the communities listed below are currently meeting the minimum standards.

COMMUNITY	DATE OF MEETING WITH COMMUNITY
Burke County, Georgia	December 4, 2013
Keysville, Georgia	
Vidette, Georgia	
Midville, Georgia	
Sardis, Georgia	
Girard, Georgia	
Rayle, Georgia	January 28, 2014
Tignall, Georgia	
Washington, Georgia	
Wilkes, County, Georgia	
Jenkins County, Georgia	March 20, 2014
Millen, Georgia	