

*Including the communities of Waynesboro ~ Sardis ~ Midville ~ Girard ~ Vidette ~ and Keyville*

# BURKE COUNTY

Joint  
Comprehensive Plan  
2018-2028





# BURKE COUNTY JOINT COMPREHENSIVE PLAN: 2018-2028

### *Prepared for:*

The Chairman and Burke County  
Board of Commissioners  
Burke County, Georgia  
P.O. Box 89  
Waynesboro, Georgia 30830  
Adopted: March 29, 2019

The Mayor and City Council  
City of Midville  
P.O. Box 234  
Midville, GA 30441  
Adopted:

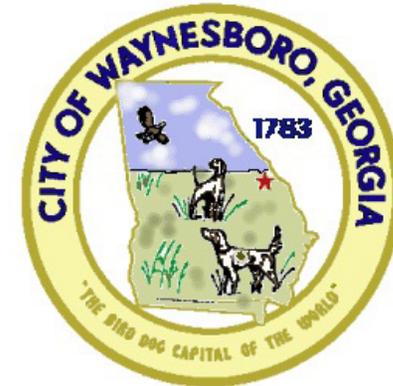
The Mayor and City Council  
City of Waynesboro  
628 Myrick Street  
Waynesboro, Georgia 30830  
Adopted:

The Mayor and Town Council  
Town of Girard  
P.O. Box 10  
Girard, Georgia 30426  
Adopted:

The Mayor and City Council  
City of Sardis  
P.O. Box 398  
Sardis, Georgia 30426  
Adopted:

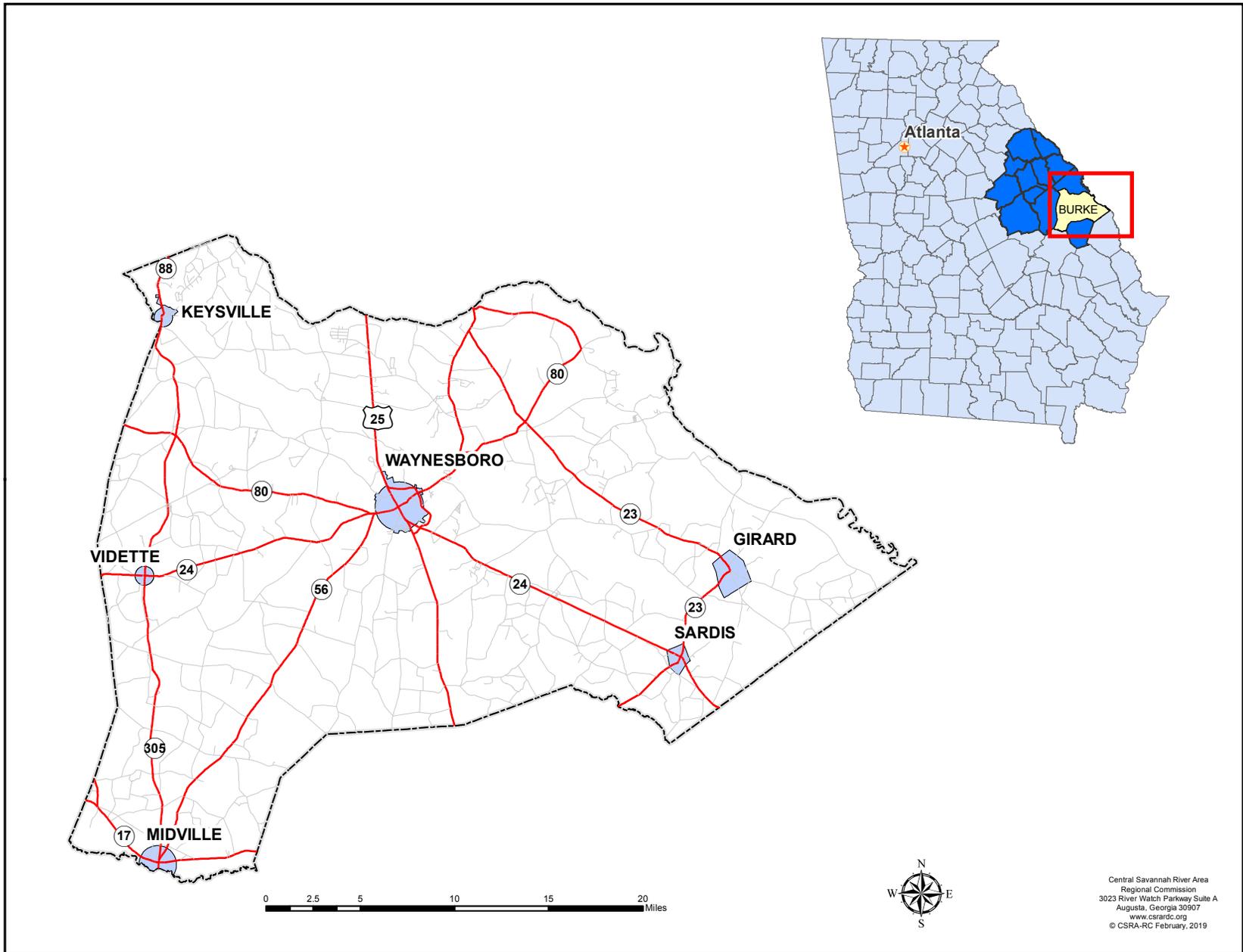
The Mayor and City Council  
City of Keysville  
P.O. Box 159  
Keysville, Georgia 30816  
Adopted:

The Mayor and City Council  
City of Vidette  
7052 Hwy 24 W  
Waynesboro, Georgia 30830  
Adopted:



*Prepared by the  
CSRA Regional Commission*





**Map 1: Burke County and Municipalities' Location**



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# INTRODUCTION

The **Burke County Joint Comprehensive Plan: 2018-2028** provides Burke County residents and the jurisdictions of the Town of Girard, City of Keysville, City of Midville, City of Sardis, City of Vidette, and City of Waynesboro with a greater vision of a county and cities where the experience to live, work, and enjoy leisure activities can be achieved with the Plan as a guide.

The Plan addresses issues regarding housing, economic development, community facilities, natural and cultural resources, land use, and broadband in a coordinated manner and serves as a guide for how:

- Land will be developed
- Housing will be improved
- Business and Industry will be attracted
- Resources will be expanded and protected
- Broadband can be explored for deployment



## An Overview of Burke County History

When the colony of Georgia was founded in 1733, the area of Burke County was known as the Halifax District. In 1758, Georgia was divided into parishes and the Halifax District became the parish of St. George. On February 5, 1777, St. George Parish became Burke County, one of Georgia's eight original counties. It was named for Edmund Burke, member of the British Parliament, philosopher, and advocate for grievances of the American colonists to be appeased. The county today encompasses 831 square miles, after portions of the original county were incorporated into five surrounding counties. Burke County is the second largest county in Georgia in area.

Native American Indian tribes first inhabited the area. Creek, Cherokee, and Catawba Indians lost their land when they signed treaties with the English in 1733, 1736, and 1758. The first white settlers were "headright settlers," or those granted parcels to the heads of families. Larger families got larger parcels, but most of the farms were small to medium size. Most of the first landowners came from the older American colonies attracted by the Savannah and Ogeechee rivers and Briar (later Brier) and other creeks that offered water and transportation. Georgia lifted the ban on slavery in 1751 and this attracted settlers. Settlers coming from across the Atlantic were mainly Scotch-Irish Protestants.

During the Revolutionary War, there were two engagements in 1779 in Burke County. In January, the Battle of Burke Jail involved Colonel John Twiggs and brothers Colonel William Few and Benjamin Few, along with Patriots and revolutionaries, who defeated 400 British troops. The Patriots won despite being badly outnumbered. The Battle of Briar Creek was a skirmish of British victory.

By the end of the 18th century, with the larger tracts of land accrued for farming and production of cotton with the use of enslaved labor, a plantation system resulted that replaced the small farm. Burke County's economy became based on cotton production as it was in much of the south. Burke County became a producer of green upland cotton. Even though for decades after the Civil War, agriculture continued as the basis of the economy, the Civil War brought an end to the large farm cotton production and the economy returned to a system of small farms worked by sharecroppers or tenant farm laborers.

The mechanization of row cultivation and the cotton gin invention caused many of the farm workers to be replaced and lose their jobs in the early 20th-century. This decrease in the need for labor caused a migration to the large cities where many workers, mainly African-American labor, looked for new work.

In 1765, John Bartram, British scientist/naturalist, with his son, visited Shell Bluff to study the large oyster shell formations.

On July 31, 1783, Waynesborough was laid out with a grant of 2000 acres in one-acre lots. Commissioners were Thomas Lewis, Sr., Thomas Lewis, Jr., James Duhart, Edward Telfair, and John Jones. Two hundred lots were sold to build the first courthouse. The "village" was named after General Anthony Wayne, nicknamed "Mad Anthony Wayne" for his daring attempts at battle during the Revolutionary War. The City of Waynesborough incorporated in 1883 (later changed to Waynesboro).

In 1788, Bark Camp Church, near Midville, was established on a site of Bark Camp. Prior to the Revolutionary War, Bark Camp was a camp for new migrants to the area.

On December 4, 1864, the Battle of Waynesboro took place. US Brigadier General Judson Kilpatrick and CS Major General Joseph Wheeler were involved in an engagement where Kilpatrick had plans to destroy the Confederate initiative. Kilpatrick's Union troops pushed Wheeler's Confederate soldiers breaking through into Waynesboro. Wheeler retreated and the victory led the way for Sherman's famous "March to the Sea" to capture Savannah.

In 1864, Bellvue Plantation (one of the few plantation houses that survived the Civil War) was damaged during the Union attack on Burke County when Sherman's troops were involved in a skirmish there on his "March to Sea." Both Union and Confederate troops are buried on the grounds. Bellvue property was a land grant in 1767 to Samuel Eastlake by King George III.

At this point, it is of interest to note that George Washington is said to have spent the night in Waynesboro in 1791 on his Southern tour. He traveled six miles out of his way to go to the town named after a general with whom he fought.



Burke County claims eight Georgia governor's by birth, residence or marriage: John Houston, governor 1744-1796; Lyman Hall, signer of Declaration of Independence and governor 1783-1784 died at his home at Shell Bluff; Edward Telfair, governor from 1786-1787; Jared Irwin, governor 1796-1798 & 1806-1809; David Emanuel, governor 1801; William Schley governor 1835-1837; Herschel Johnson governor 1853-1857; and Hoke Smith governor 1907-1909 & 1911.

In 1901, Waynesboro began the "Georgia Field Trials" that continue to the present. Waynesboro is known as the "Bird Dog Capital of the World."

The Town of Girard was known as Liberty Hill. It was named for a Revolutionary War General Girard. Girard prospered around the turn of the century being located about seven miles from the Savannah River where commodities were shipped.

Keysville was incorporated in 1890. It had a sawmill and the Augusta Southern railway stopped there. In 1988, Keysville had their first election since 1933, 55 years earlier.

Sardis got it's first railroad in 1911 when the Brinson Railway was extended from Millhaven to Waynesboro. This line became the Savannah & Northwestern, followed by the Savannah & Atlanta, and finally, the Central of Georgia. In 1962, the Central abandoned the section of line between Waynesboro and Sylvania, leaving Sardis once again without a railroad. The brick depot is headquarters for the City's town hall and police department. The city employed an Atlanta mural painter/folk artist to depict scenes of Sardis's history on downtown brick buildings. An historic railroad coal chute and park add to the downtown experience for public use.



## Economic Impact of Plant Vogtle on Burke County and Municipalities

Plant Vogtle is the site of the largest construction project in the United States. Southern Company and the other owners of Plant Vogtle have today resolved problems and are continuing to build two additional nuclear reactors, Core Units #3 and #4, to generate electricity for residential, business, and industrial consumption. In 2017, Westinghouse, the designer and construction manager on the project declared bankruptcy. The project has had problems with cost overruns and construction delays. These problems amounted to a small overall decrease in construction activity during 2016 and 2017. After the bankruptcy, Georgia Power has assumed the construction management role. Co-owners are Georgia Power, Oglethorpe Power, MEAG Power and Dalton Utilities. At mid-year 2018, construction is in full operation and approximately 7,000 construction workers on site continue to build units #3 and #4. In addition, there are 1,000 workers who operate Units #1 and #2 bringing the total workforce to 8,000. At the anticipated construction end of construction, for Unit #3 (November 2021) and for Unit #4 (November 2022), there will be 800 permanent jobs to operate these new units, leaving a total of 1,800 in the workforce.

Each 18 months, one of the nuclear reactors is taken offline for "outage," amounting to cleaning and maintenance. One-third of the uranium rods are replaced. Trainloads of supplies are transported in and sales tax is collected. During this period, part of the workforce then has more leisure time to spend money in the county and cities.

Burke County, Waynesboro, and the municipalities continue to see growth at a steady pace allowing facilities to grow and commercial and residential projects to be completed. The Family Y has broken ground that is a public facility for all, a new Justice Center is nearly completed, land development codes are in place, and nearly all housing is occupied as services grow.

According to the Georgia Department of Labor, Labor Force Estimates, Dec. 2017 to Dec. 2018 (age 16 and older) the unemployment rate in Burke County has decreased by -.8 percent with 9,074 employed and 518 unemployed in 2018. A significant portion of the construction related jobs at Plant Vogtle are held by skilled employees from outside the area.







# COMMUNITY PARTICIPATION

This portion of the Community Participation section of the Plan focuses on The Process of Comprehensive Planning:

- The Stakeholder Committee and Participation
- Stakeholder Meetings and Public Hearings
- Past Planning Initiatives
- Service Delivery Strategy
- Plan Components
- S.W.O.T. Analysis
- Needs and Opportunities
- Goals & Policies



# THE PROCESS OF COMPREHENSIVE PLANNING

On October 1, 2018, the Georgia Department of Community Affairs adopted new Minimum Standards and Procedures for local comprehensive planning. The **Burke County Joint Comprehensive Plan: 2018-2028** has been put together with the new components of the minimum standards for planning. The new standards have more of an emphasis on community outreach and participation. Planning is about envisioning what citizens want their community to look like and become in the future five to 20 years.

Elected officials, community leaders, and the public have endeavored to look at their prior plans and creatively think forward to determine how they want their communities, cities, and county to become a place where people can comfortably live, work, and have leisure activity with the highest quality of life possible.

Broadband, or high speed access to the internet, is a new required plan component of the planning standards. Burke County and the municipalities are just beginning to be hooked up to fiber optic as it comes to various areas and are just beginning to explore ways to get broadband introduced into their communities. It is an intergovernmental learning process and one which Burke County and her municipalities are embracing. What better opportunity to grow a community than for deployment of broadband so that public buildings, business and industry, and households have access to high speed internet.

## STAKEHOLDER COMMITTEE

A Stakeholder Committee was appointed to lead and participate in the kickoff and sustained planning process. Each of the local governments asked one to three appointees to represent their jurisdiction: Burke County, Town of Girard, City of Keysville, City of Midville, City of Sardis, City of Vidette, and City of Waynesboro. the executive director of the economic development authority, city and county managers, administrators, clerks, and the hospital participated. Following is a list of the Comprehensive Plan Stakeholders:

Terri Kelly, Commissioner, Burke County (Plant Vogtle)  
Carlton Wesley Holmes, Burke County  
Merv Waldrop, Administrator, Burke County

Jessica Hood, Executive Director, Development Authority of Burke County

Kim Keddick, Clerk, Town of Girard

Meschery Pollard, Administrator, City of Keysville

Seth Brinson, City Council, City of Midville  
Samuel Cummings, Mayor, City of Midville  
Sara Cook, Clerk, City of Midville

Mayor Carol Edmonds, City of Sardis  
Jennie Johnson, Clerk, City of Sardis

Mayor Rosemary Baughman, City of Vidette

Mayor Gregory Carswell, City of Waynesboro  
Ben Roberts, City of Waynesboro, Zoning Board of Appeals  
Jerry Coalson, City Manager, City of Waynesboro

Kiah Weddon, Burke Medical Center

The CSRA Regional Commission was selected to prepare the new **Burke County Joint Comprehensive Plan: 2018-2028**.

## STAKEHOLDER MEETINGS AND PUBLIC HEARINGS

A Stakeholders Committee [kickoff meeting](#) was held on [May 2, 2018](#) with topics covering such items as why do you want to plan, plan requirements, past planning initiatives, issues and opportunities, zoning and land use, the process for plan submittal, tentative schedule, and concluding with a S.W.O.T exercise.

The [second Stakeholders Committee meeting](#) was held on [May 30, 2018](#) and discussed the results of the S.W.O.T. by jurisdiction, needs and opportunities, and future goals and policies. Each representative was given a written list of their Report of Accomplishments from 2013 - 2018 (Girard 2014-2018) and asked to indicate if a project was completed, ongoing, postponed, or not accomplished.



# THE PROCESS OF COMPREHENSIVE PLANNING

The [third Stakeholders Committee meeting](#) was held on [July 9, 2018](#). This meeting pertained to an overview of data presented on population, housing, and economic development. It included a discussion of the new planning standards and of the Broadband element required. Land Use and Character Areas were discussed.

The [fourth Stakeholders Committee meeting](#) was held on [February 6, 2019](#), in response to the second Public Hearing. Revisions were as indicated at the second Public Hearing and discussed further.

For the [first required public hearing](#), each local government held a separate hearing to announce the Comprehensive Plan and receive citizen input. [All seven public hearings were held during late May and the month of June, 2018](#) (See Appendix for Notices):

- [Burke County, June 4, 2018](#)
- [Town of Girard, June 7, 2018](#)
- [City of Keysville, June 11, 2018](#)
- [City of Midville, June 12, 2018](#)
- [City of Sardis, May 25, 2018](#)
- [City of Vidette, June 5, 2018](#)
- [City of Waynesboro, June 4, 2018](#)

Stakeholder Committee representatives were given a Community Survey to distribute among citizens. Both Burke County and the City of Waynesboro put a link to the Community Survey on their websites. The Mayor of Sardis took the Community Survey door to door and submitted more than two dozen surveys completed with comments to the CSRA RC. The Town of Girard and City of Vidette turned in several Community Surveys. No other community surveys were collected and it was not felt that it had a great impact on the Plan.

The [second public hearing](#) required for the seven local governments was held as a Joint Public Hearing on [January 25, 2019](#), at the Waynesboro City Hall to discuss the contents of the draft Comprehensive Plan. The public could make final suggestions for revision. The public was informed that the plan must be transmitted to the CSRA Regional Commission for review and then the Georgia Department of Community Affairs would review the Comprehensive Plan for compliance with the new Minimum Standards for Planning.

## PAST PLANNING INITIATIVES

Each new Comprehensive Plan is an active document that reflects the community's vision for present and future interaction of concepts and implementation of projects. The document should be amended as conditions change and the need arises for community unification on decisions.

The former [Burke County Comprehensive Plan: 2007 - 2027, Parts I and II](#), was prepared by MACTEC Engineering and Consulting, Inc., and was adopted in December 2007. The five-year Short Term Work Program, 2007 - 2011 was included in the Plan.

The previous short-term work program component for Burke County and its municipalities was set to expire in October 2013. In anticipation of this date, the communities of Burke County, Keysville, Midville, Sardis, Vidette and Waynesboro created the [Burke County Joint Short Term Work Program Update 2013-2018](#) – thereby programming measurable projects that would promote community health and development for the foreseeable future. The [Short Term Work Program Update](#) was prepared by the CSRA Regional Commission in coordination with authorized representatives of all six participating communities.

The Town of Girard did not participate in a 2013 joint Short Term Work Program update with other local governments, however, Girard adopted in August 2014, [STWP 2014-2018 Update](#) with CSRA RC assistance. Girard is participating in this new Plan.

The City of Waynesboro undertook a Housing Action Plan (HAP) in 2007 and updated it in 2017 for use in assessing housing conditions in blighted areas.

The City of Waynesboro adopted an Urban Redevelopment Plan in 2014, with an update in 2018, to document blighted areas of the city. As a graduate and re-certifying participant of the Georgia Initiative for Community Housing, the City has used this plan and the HAP to assess housing conditions and slums and blighted areas of the city with their team and for use to apply for CDBG/CHIP grants to improve housing conditions in Waynesboro's low income areas.



# THE PROCESS OF COMPREHENSIVE PLANNING

**Burke County Comprehensive Plan**  
 Joint Comprehensive Plan for Burke County and the municipalities of Girard, Keyesville, Midville, Sardis, Vidette, & Waynesboro

**Part I** 2007 - 2027  
 Community Assessment  
 Community Participation Program

Prepared By:  
**MACTEC**

Prepared For:  
 Burke County

**BURKE COUNTY JOINT  
 SHORT TERM WORK  
 PROGRAM UPDATE**

2013-2018

THE COMMUNITIES OF:  
 CITY OF KEYESVILLE • CITY OF MIDVILLE • TOWN OF SARDIS • TOWN OF VIDETTE • CITY OF WAYNESBORO • BURKE COUNTY

GEORGIA

PREPARED BY: CSRA REGIONAL COMMISSION

City of Waynesboro  
 Urban Redevelopment Plan

APRIL 21, 2014  
 Updated May 21, 2018

**Burke County Comprehensive Plan**  
 Joint Comprehensive Plan for Burke County and the municipalities of Girard, Keyesville, Midville, Sardis, Vidette, & Waynesboro

**Part II** 2007 - 2027  
 COMMUNITY AGENDA

Prepared By:  
**MACTEC**

Prepared For:  
 Burke County

**TOWN OF GIRARD  
 SHORT TERM WORK  
 PROGRAM UPDATE**

2014-2018

DOCUMENT PREPARED BY: CSRA REGIONAL COMMISSION

**2017 Housing Action Plan Update**

Waynesboro, Georgia  
 Housing Action Plan Update  
 November 2017

Prepared For:  
 City of Waynesboro  
 628 Myrick Street  
 Waynesboro, GA 30824  
 (706) 554-8006

Prepared By:  
 Central Savannah River Area Regional Commission  
 3626 Walton Way Extension, Suite 300  
 Augusta, GA 30909  
 (706) 210-2000

City of Waynesboro



# THE PROCESS OF COMPREHENSIVE PLANNING

## SERVICE DELIVERY STRATEGY

The Burke County Service Delivery Strategy was updated in 2018, formally signed by chief elected officials, and reviewed and verified by the Georgia Department of Community Affairs on July 12, 2018. The CSRA RC assisted with this document.

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A. 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities adopt a joint "service delivery strategy" document by July 1, 1990. The purpose of this Act is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.



Nathan Deal  
Governor

Georgia Department of Community Affairs

Christopher Nunn  
Commissioner

**MEMORANDUM**

**TO:** Honorable Allen B. DeLaigle  
Chair, Burke County Commission  
Honorable William Cox  
Mayor, Town of Girard  
Honorable Linda Wilkes  
Mayor, City of Keysville  
Honorable Samuel Cummings  
Mayor, City of Midville

Honorable Carol Edmonds  
Mayor, City of Sardis  
Honorable Rosemary Baughman  
Mayor, City of Vidette  
Honorable Gregory A. Carswell, Jr.  
Mayor, City of Waynesboro

**FROM:** Brian Johnson, Director  
Office of Planning and Environmental Management

**DATE:** July 12, 2018

**SUBJECT:** Service Delivery Strategy Verification

We are happy to inform you that the Department of Community Affairs has reviewed the recent update of the Service Delivery Strategy for Burke County and the Town of Girard and Cities of Keysville, Midville, Sardis, Vidette and Waynesboro and verified that it meets all applicable requirements. Please note that verifying your service delivery strategy in no way affects your Qualified Local Government status under the separate requirements of the Georgia Planning Act.

This Service Delivery Strategy must be reviewed and revised if any of the following occur:

- 1) Update of the county's comprehensive plan;
- 2) Change of service delivery arrangements;
- 3) Change in revenue distribution arrangements (e.g., changes to LOST distribution among the county and its municipalities);
- 4) Creation, abolition, or consolidation of local governments;
- 5) Expiration of the existing service delivery strategy agreement; or
- 6) The county and affected municipalities otherwise agree to revise the strategy.

Additionally, be aware that state agencies are prohibited under Georgia law from providing state administered financial assistance, grants, loans, or permits to local projects that are inconsistent with the strategy. It is necessary for local governments to ensure that local projects are consistent with their Service Delivery Strategy prior to seeking state assistance.

**BJ/nah**  
cc: Andy Crosson, Executive Director, CSRA RC  
Regina Pyles, Planning Director, CSRA RC  
Mary Waldrop, County Administrator, Burke County  
Laujana Givens, City Manager, City of Keysville  
Jaimie Johnson, City Clerk/Administrator, City of Sardis  
Jerry Coulson, City Manager, City of Waynesboro  
Kimberly Reddick, City Clerk, Town of Girard  
Laveronica Twigg, City Clerk, City of Keysville  
Sara Cook, City Clerk, City of Midville  
Valerie Kikland, Clerk, City of Waynesboro  
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# THE PROCESS OF COMPREHENSIVE PLANNING

## S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats)

This initial exercise with Stakeholders revealed the committee's perception of the their jurisdiction's strengths, weaknesses, opportunities, and threats. The analysis of this SWOT exercise directly assists in defining needs and opportunities, and ultimately, community goals.

BURKE COUNTY			
Strengths	Land Area (large amount)	Opportunities	County allocated \$3 million to build a Family Y with pool
	Well built and well funded School System with Technology		Great Economic Development Director to pull in business
	Graduation Rate has increased		Future growth with all of Land
	Strong local economy		Public safety taken seriously
	Good tax base		Coordinate efforts to provide water
	Communities & Cities work well together		Encourage development of SF homes and Apartments
	Good transportation network		Recruit Industry to provide more jobs
	Small town atmosphere		Work with schools and Augusta Tech to develop skilled labor
Weaknesses	Poverty		Provide access to public lands and Savannah River
	Lack of adequate housing		Implement zoning to foster higher quality of development
	Lack of skilled labor force	Threats	Businesses relocating out of county
	Job pay scale in county low (according to the businesses that are attracted and education level)		Stock market decreasing
	Incompatible land uses discourages investment		No new businesses locating
	Low access to outdoor recreation for public		Increased incompatible uses
	Businesses coming into county to supply jobs		Downturn in economy after completion of Plant Vogtle 3 & 4
	Choice sit down restaurants		Increase in unskilled workers leads to more out of county employees
Tourist sites (to draw tourists)	Suburban development is an impediment to small town character		
Quality of Life – Family developed places			



# THE PROCESS OF COMPREHENSIVE PLANNING

## S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats)

BURKE COUNTY -- ECONOMIC DEVELOPMENT ONLY	
Strengths	Healthy (abundant) tax digest – due to Plant Vogtle
	High School graduation rate high as compared to State average
	Growth/Activity/Vibrant downtown corridor
	Proximity to large workforce base – Augusta MSA
	Large site option, fully entitled, with water, sewer, natural gas, fiber and rail service
Weaknesses	Governing policies – funding reactive instead of proactive
	Lack of water, sewer, natural gas in unincorporated Burke
	Disengaged public – little involvement in local issues
	Lack of workforce housing – apartments/rentals
	Lack of entertainment opportunity – quality of life
Opportunities	Significant increase in tax digest due to growth at Plant Vogtle
	Significant increase in prospect activity over past 3 years
	Large, contiguous tracts of land that can be purchased for industrial development
	Richmond County public works willing to extend water/ sewer into Burke County
Threats	Community wide planning retreats to garner consensus and plan of action.
	Surrounding communities are competing with VERY aggressive Economic Development programs
	Growth pattern for MSA appears to be west, not south
	Expanding Army Corps of Engineers definition of wetland
	Lack of long-term vision among community members/ residents
Threats	Bordering states more aggressive with discretionary incentives

TOWN OF GIRARD	
Strengths	New water system with capacity for residents, business, and additional customers
	10 miles from Plant Vogtle
Weaknesses	Lack of land to expand businesses and growth in town
	No gas stations
	Lack of entertainment
Opportunities	Young couples move away
	New residents due to Plant Vogtle
Threats	When the sites at Plant Vogtle are complete population will decrease

CITY OF MIDVILLE	
Strengths	In good financial shape
	Updated Zoning is in effect
	Planning is in effect to make improvements
	The City's future
Weaknesses	Shrinking population and tax base
	Lack of Business (both local and industrial) – goes to other counties
	Lots of developed properties
Opportunities	Cheap real estate and plenty of it
Threats	None listed



# THE PROCESS OF COMPREHENSIVE PLANNING

## S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats)

CITY OF KEYSVILLE	
Strengths	Land to purchase
	Recreation and Parks for our residents
	Population growth
	Location
Weaknesses	Water and Sewer System – Sanitary Sewer System
	Lack of Business opportunities.
	Land Usage
	Need to revitalize neighborhoods
	Knowledge
Opportunities	Research
	Business growth
	Housing, pilot program
	Land use
	Animal Shelter
Threats	Technological and Social
	Lack of Funds
	Lack of Support
	Audits Incomplete

CITY OF SARDIS	
Strengths	Historical Coal Chute Standing in Park
	New Wastewater Treatment Plant
	New Water Tanks
	New Park Developed with Murals, TE funded
	Expanded and improved sidewalk
Weaknesses	Not enough business
	Need to activate Development Authority
	Need funding and grants
Opportunities	Expand Parks & Recreation
	Expand sidewalks and walkways
	Promote business
Threats	New Police/City Hall Building with Mayor office
	Population decreasing due to Census
	No available housing—Plant Vogtle



# THE PROCESS OF COMPREHENSIVE PLANNING

## S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats)

CITY OF WAYNESBORO	
Strengths	Utility systems – water, sewer, natural gas – in great shape
	Active boards & committees
	Debt under control
	Effective housing improvement program
	Recent increase in growth and development
	Great school system
	Great local government services (city and county)
Weaknesses	Lack of funding
	Lack of housing in all areas
	Image of small towns
	Lack of good quality of life (unable to attract residents)
	Untrained workforce and poor work morale
	Younger leadership reluctant to get involved
Opportunities	Growth at Plant Vogtle
	Increasing demands from the public
	Small size allows community to be nimble
	Proximity to Augusta MSA
	Large amounts of space
	Cyber ready
	Larger residential area
	Workforce pool
Threats	Over reliance on Plant Vogtle
	Volitive regulating compliance
	Growth (must be done wisely)
	Federal & State funding decreasing
	Unfunded mandates

CITY OF VIDETTE	
Strengths	New well has been installed to increase capacity for water system for residents and business
	Two churches, Mennonite and United Methodist
	Gas station is located at Vidette convenience market
	Vidette City Park with playground equipment and picnic tables
Weaknesses	Lack of Broadband service to Vidette households. Buried cable was run north of Vidette to within 3 miles of Vidette and stopped. Internet service through satellite dishes.
Opportunities	Old well will be used as back up well
	Young couples moving in
	Mennonite population moving into Vidette
Threats	None listed



# NEEDS & OPPORTUNITIES

A list of “Needs and Opportunities” was generated using the results of the S.W.O.T. analysis and community input over the course of the process for planning of the **Burke County Joint Comprehensive Plan**. This list of Needs and Opportunities, in conjunction with supporting data, community stakeholders input, and public hearing discussions, displays knowledge of relative community strengths and weaknesses with anticipated or continued challenges.

When analyzing the list of Needs and Opportunities provided on the following pages, the reader should remember that Needs and Opportunities will change through time. These lists were made reflecting what is determined best for Burke County and the municipalities at the present and looking 5-20 years into the future. Some of the preferences are for individual jurisdictions and others are for the collective enhancement of the county as a whole.



# NEEDS & OPPORTUNITIES

The community "Needs" (in red) and "Opportunities" (in blue) have been assembled and reviewed as an index of issues regarding economic development, H\ housing, community facilities, natural & cultural resources, land use, and broadband that stakeholders have identified in their community. The Community Work Program for each jurisdiction addresses many of the needs listed.

## ECONOMIC DEVELOPMENT

1.	High school graduation rate is very high and graduates need to be directed into educational opportunities locally to boost trained and skilled workforce
2.	Burke County has an opportunity to expand airport facilities to attract business and industry to the county
3.	There is a lack of skilled labor for workforce that impacts the local economy
4.	There is an opportunity for all jurisdictions to work on community projects with SPLOST IV and an increase in their tax digests due to the growth at Plant Vogtle with construction of reactor Units #3 and #4
5.	Vidette has very limited economic opportunities due to population size
6.	Keysville does not currently have any commercial or industrial businesses that create local jobs
7.	Girard has an opportunity to increase rentals of their historic community house with planned facility improvements
8.	Midville needs to install a new roof on both the historic Midville High School building and Community House to stop leaks and provide better facility rental for commercial long term and citizen events
9.	Waynesboro has an opportunity to increase growth and activity of its vibrant downtown due to the influx of population from Plant Vogtle who are seeking services

## HOUSING

1.	Keysville has many dilapidated buildings that need to be purchased for clearance
2.	Waynesboro has a vibrant housing program that has an opportunity to improve substandard and dilapidated single family housing units using CDBG and CHIP grants for the purpose of residential rehabilitation and reconstruction
3.	Midville has need of a housing condition assessment that will inventory substandard and dilapidated houses in need of rehabilitation
4.	Sardis is in need of a housing condition assessment that will inventory substandard and dilapidated houses in need of rehabilitation
5.	Girard has an opportunity to increase population with older vacant housing units that are being occupied by young families
6.	Vidette has an opportunity to increase population with younger couples moving into all available housing
7.	Plant Vogtle's employee workforce has created an opportunity for increased population and utilization of all housing within Burke County and most of the contained jurisdictions. There is an increasing number of mobile home and RV parks that create an opportunity for land use regulation with housing.
8.	There is a lack of adequate housing for all levels of income in the population throughout Burke County and the jurisdictions



# NEEDS & OPPORTUNITIES

## COMMUNITY FACILITIES AND SERVICES

1.	Burke County needs water, sewer, and natural gas analysis throughout the unincorporated area to attract and expand residential, commercial and industrial development
2.	Midville and Waynesboro libraries will have renovations that will provide opportunity for improved public use
3.	Keysville has the opportunity to increase rentals for events at the Charles Walker Community Center with planned renovations
4.	Vidette needs an upgraded and expanded water system to attract new residents and business
5.	Midville has need to upgrade their well and pump system for their water system
6.	Keysville has need to upgrade water lines throughout the entire City for promotion of business, tourism, and quality of life
7.	Girard has need to resurface, repair, and pave several streets in the town

## NATURAL AND CULTURAL RESOURCES

1.	Burke County is partnering to build a Family Y with a pool for public use
2.	Sardis needs to promote its parks and their interpretative signage and historic downtown and residential areas for tourism
3.	Waynesboro's downtown, commercial and residential, is an intact historic district listed in the National Register of Historic Places which can increase tourism promotion
4.	Midville has a public community house in a restored historic building that can be used for rental and public events
5.	Girard has a walking track that will be enhanced with a widened path, lighting, benches and landscaping that can be used for health wellness
6.	Keysville has a Recreation Park that needs several additions for improved public use, fencing, renovate Pavilion, new basketball court, construct walking trail, benches
7.	Midville, Waynesboro, and Burke County have the opportunity to develop historic cemetery tours for tourism attraction
8.	Midville is located and has access to the Ogeechee River and can potentially have sites on the river for recreational uses

## LAND USE

1.	Burke County has the opportunity to regulate land use with an updated Land Development Code with Zoning effective January 1, 2019
2.	Waynesboro has an opportunity to keep a clean and orderly city with the enforcement of their zoning ordinance with a new building inspector and providing code enforcement
3.	Midville adopted a zoning ordinance in 2018 that can help keep the city with better quality of use and cleanliness
4.	Girard needs land use regulations
5.	Keysville does not have any land use regulations, but needs to purchase overgrown land lots for citywide clean up
6.	Sardis has a mobile home ordinance, but needs a zoning ordinance
7.	Vidette needs land use regulations



# COMMUNITY GOALS & POLICIES

The following list of community goals and policies is divided by topic representing long-term concepts which should guide day-to-day decision-making for years into the future -- beyond the community work program. Goals are intended to be broad statements of understanding and intent regarding community growth and development. The policies accompanying each goal serve as ongoing guidance and direction for officials to make decisions consistent with achieving that goal. These goals and policies were developed jointly for the county and municipalities.

## **Economic Development**

**GOAL:** To increase economic vitality within Burke County and its contined jurisdictions

### **Policies**

---

Each jurisdiction will prepare incentives in conjunction with the Development Authority of Burke County to attract business and industry to their jurisdiction

---

Continue to improve infrastructure in the Raymond Industrial Development Tract to attract new industry and jobs

---

Expand and improve facilities at the Waynesboro-Burke County Airport to retain existing and attract new business and industry

---

All jurisdictions will work with the Burke County Board of Commissioners, the City of Waynesboro, and the Chamber of Commerce to provide information regarding cultural and historical sites, festivals, and events to provide tourism information to attract business, industry, and residents for quality of life

---

The Development Authority of Burke County will work with all jurisdictions to recruit industries to create jobs and improve services and quality of life

---

Observe the Regional Economic Development Strategies as outlined in the CEDS for the CSRA

---

All jurisdictions will meet twice a year on an informal basis with officials and staff from Burke County to discuss various issues

---

Promote expansion of retail activities in Waynesboro by making the downtown area streetscape more attractive

---

## **Housing**

**GOAL:** Improve housing within all jurisdictions to provide a better quality of life for residents

### **Policies**

---

Keep up-to-date housing inventories to assess the condition of housing stock

---

Secure funding to demolish dilapidated housing and repair substandard housing

---

Increase the number of multi-family housing units within the incorporated areas that fit the character of each jurisdiction

---

Review existing code enforcement regulations in jurisdictions and revise them to provide more efficient service to residents

---

Review and develop ordinances that will strengthen neighborhood residential clean up and downtown revitalization

---

The City of Waynesboro will continue to participate in its Georgia Initiative for Community Housing designation in order to provide better housing and therefore better economic conditions for low income residents

---



# COMMUNITY GOALS & POLICIES

## **Community Facilities and Services**

GOAL: Increase the quality of life for residents through provided community facilities and services

### Policies

---

Increase recreational opportunities through a new Family Y to be constructed

---

Continue maintenance, cleaning grounds, and expansion of all parks and recreation facilities, such as walking tracks, playground equipment, picnic tables, and fencing within the incorporated areas of jurisdictions and of unincorporated Burke County

---

Maintain community centers within each jurisdiction that provide facilities necessary for residents to hold meetings and events

---

Pave all streets within the county and incorporated jurisdictions

---

Increase capacity of infrastructure for water and wastewater collection systems to accommodate growth and industrial development

---

Develop a trails plan following character area recommendations

---

Replace worn out vehicles for sheriff, police, and fire protection for all jurisdictions

---

Improve flood and drainage throughout the county and jurisdictions

---

Update and renovate public buildings and look for opportunities to reuse vacant ones

---

Create and implement inter-jurisdictional Water Authority

---

Take part in collaborative discussions with municipalities on parks and recreation issues as needed

---

Plan for handling solid waste

---

Jurisdictions without a code enforcement officer will coordinate with Burke County to increase code enforcement to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")

---

Support Burke County Library as a public educational facility

---

Burke County will work with jurisdictions to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned

---

Collaborate with Burke County and municipalities on issues concerning parks and recreation programs and facilities

---

Hold regular meetings (annual or semiannual) meetings with school board and county commission

---

Continue to meet on an informal basis with officials and staff from Burke County and other municipalities to discuss various issues as needed

---



# COMMUNITY GOALS & POLICIES

## **Land Use**

GOAL: Improve how each community uses its land in order to support a thriving community

### Policies

---

Update land use maps for each incorporated jurisdiction

---

Review and update ordinances to reflect each community's preference in how they see their community developing in the future

---

Implement character area strategies for master plans to better use land and resources of the communities

---

## **Natural & Cultural Resources**

GOAL: Promote the natural beauty and cultural landmarks of Burke County

### Policies

---

Continue to monitor the status of and encourage preservation of the Anthony Wayne Hotel and Melrose Hotel through the Waynesboro Historic Preservation Commission

---

Develop and implement ordinances that protect water resources of the county and its jurisdictions

---

Inventory buildings that are older than 50 years that have not been modified beyond recognition and create a story map with their location for tourism

---

Secure funding for the restoration / rehabilitation of selected historic buildings within each incorporated area

---

Investigate and implement a plan to promote Agri-tourism

---

Preserve and incorporate local cemeteries for tourism and passive recreational activities

---

## **Broadband**

GOAL: Continue to seek deployment of broadband within the county and its contained jurisdictions

### Policies

---

Create a Broadband Committee composed of local government officials and citizens to work toward deployment of broadband service in their jurisdiction and to coordinate efforts with other jurisdictions as networks are put together to provide internet service throughout Burke County

---

Work with Columbia County and its efforts to provide Broadband utility throughout Burke County and its jurisdictions

---

Provide residents, businesses and institutions with opportunities to discuss their broadband

---

Pursue the "Broadband Ready" site designation for important community buildings

---

Pursue funding opportunities to expand and improve access to broadband

---







# PLAN COMPONENTS

This portion of the Plan includes sections both required and elective. Analysis of data will give Stakeholders, elected officials, and citizens a better look at how the county, cities, and communities are declining or growing:

- General Demographics
- Economic Development
- Housing
- Community Facilities
- Natural & Cultural Resources
- Land Use & Character Areas
- Broadband



# GENERAL DEMOGRAPHICS



**Figure 1: POPULATION**

Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	150	156	165	165	15	10.0%
Keysville	277	332	346	346	69	24.9%
Midville	331	269	265	258	-66	-19.9%
Sardis	987	999	970	942	-17	-1.7%
Vidette	141	112	108	105	-33	-23.4%
Waynesboro	5,345	5,766	5,586	5,407	241	4.5%
Burke County	22,243	23,316	22,837	22,232	594	2.7%
Unincorporated Burke County	15,012	15,682	15,397	15,009	385	2.6%
Georgia	8,186,453	9,687,653	10,390,390	10,938,845	2,203,937	26.9%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017

## POPULATION CHANGES

Population in Burke County has grown steadily with the influx of residents moving to North Burke County and with the workforce swell of employees at Plant Vogtle there to construct two additional core reactors that will generate twice the amount of electricity at capacity. With the population growth, in addition to “sprucing up” local cities and towns, interest in Burke County as a place to live a rural life with quality has increased. The 2017 population is probably accurate in Figure 1 with the 2022 population projection less so. It was anticipated that Plant Vogtle would be completed in the next couple of years, but the expansion is anticipated to take longer. Overall, Burke County has increased its percent change in population from 2000 to 2017 by 2.7 percent to 22,837 persons, and the same percent change for unincorporated Burke County with a population of 15,397 in 2017. Waynesboro’s percent change from 2000-2017 is 4.5 percent growth with a population of 5,586 in 2017. Even small cities, Girard and Keysville have increased their

population percent change by 10 and 25 percent, respectively. Sardis decreased slightly in percent change of population by 1.7 percent to 970 persons in 2017. Midville and Vidette, farthest west from Plant Vogtle, each decreased population by about 20 percent from 2000-2017. Workforce at Plant Vogtle is expected to continue during the next five years.



# GENERAL DEMOGRAPHICS

## TOTAL HOUSEHOLDS

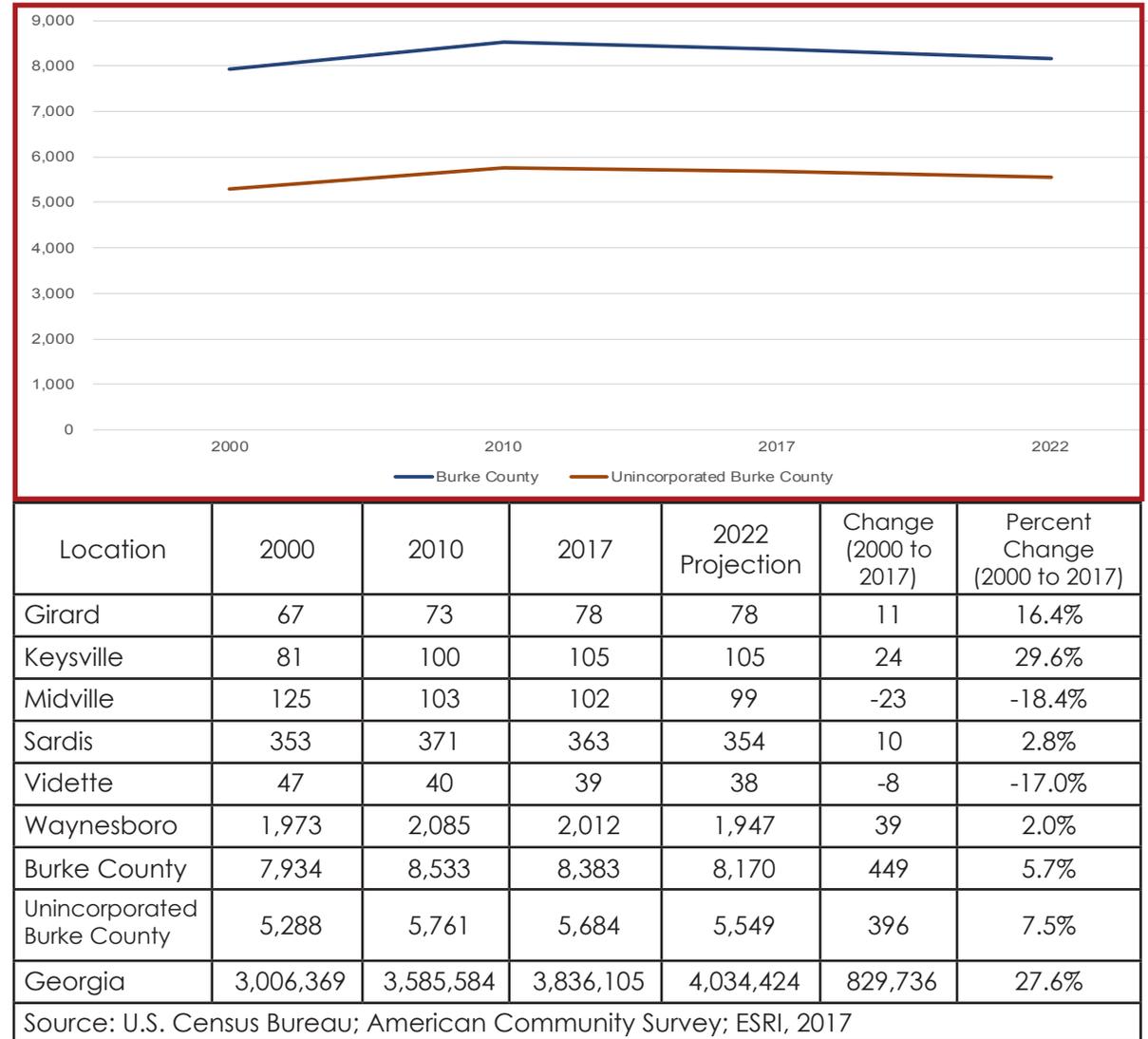
The total number of households in Burke County increased by 449 or 5.7 percent to 8,170 households in 2017, according to the American Community Survey 2017. Unincorporated Burke County increased by 396 households or 7.5 percent to 5,549 households.

Keysville and Girard, respectively, had the greatest percent change in household increase of 29.6 percent for Keysville, and 16.4 percent for Girard. Sardis increased slightly by 2.8 percent or 10 households. Waynesboro increased by only 2 percent, but it represents 39 households from 2000 to 2017 for a total of 1,947 households. Vidette decreased by -17 percent and Midville decreased by -18.4 percent.

The projection chart to 2022 shows that total households remain strong and stable decreasing only slightly.

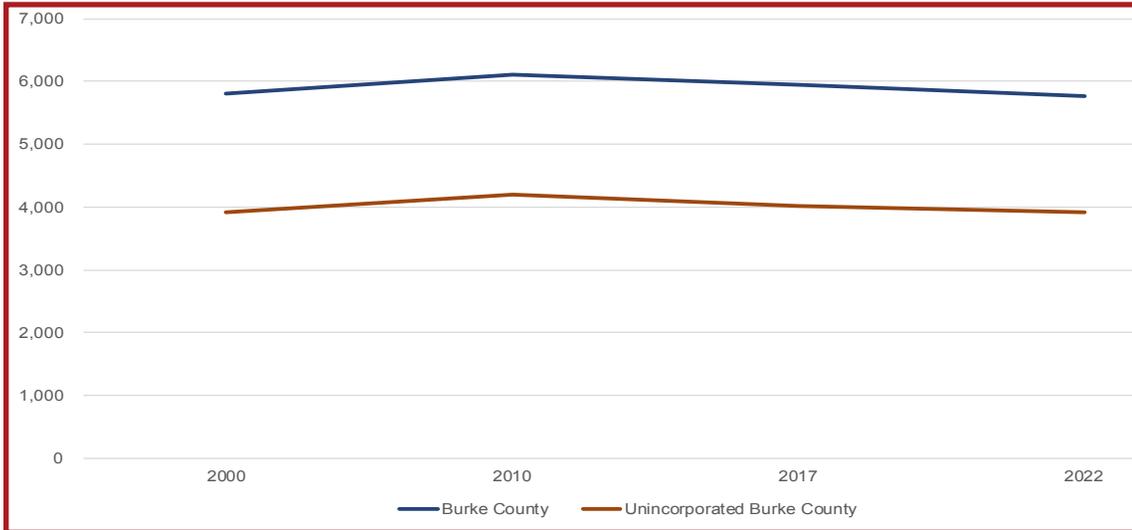


**Figure 2: Total Households**



# GENERAL DEMOGRAPHICS

**Figure 3: Total Family Households**



Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	48	42	55	55	7	14.6%
Keysville	63	73	76	76	13	20.6%
Midville	89	67	72	70	-17	-19.1%
Sardis	252	254	258	250	6	2.4%
Vidette	33	30	27	26	-6	-18.2%
Waynesboro	1,391	1,442	1,428	1,373	37	2.7%
Burke County	5,803	6,110	5,944	5,761	141	2.4%
Unincorporated Burke County	3,927	4,202	4,028	3,911	101	2.6%
Georgia	2,111,647	2,457,810	2,602,799	2,725,261	491,152	23.3%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017

## TOTAL FAMILY HOUSEHOLDS

According to the U.S. Census Bureau, the definition of the family household consists of two or more individuals who are related by birth, marriage, or adoption, although they may include other unrelated people. Burke County's family households increased by 141 families or 2.4 percent to 5,944, according to the ACS 2017. Unincorporated Burke County increased by 101 or 2.6 percent to 4,028 family households.

Keysville increased by 13 households or 20.6 percent to 76 family households.

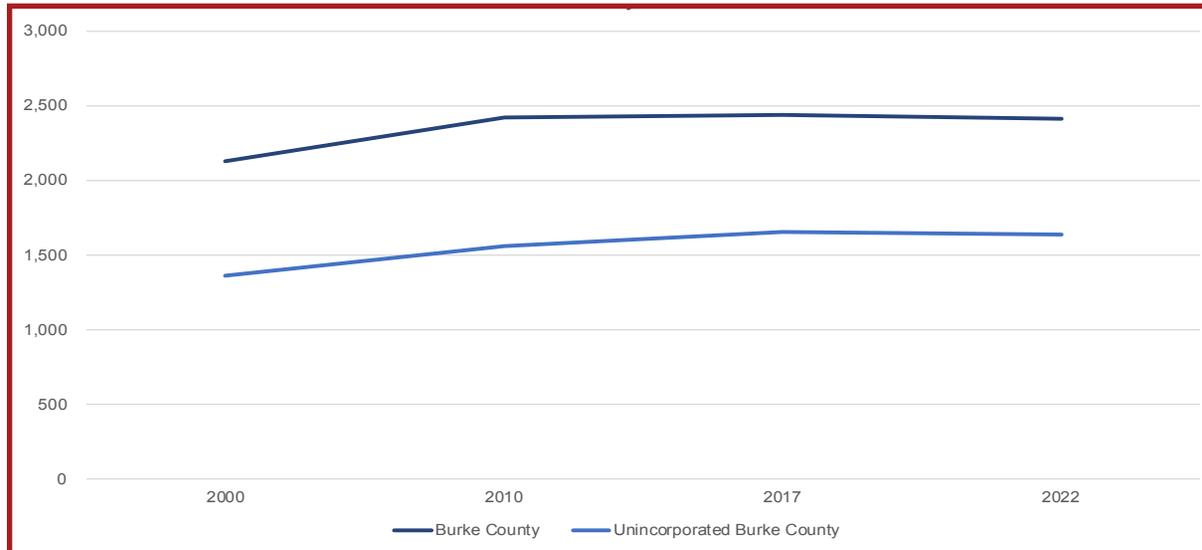
Girard increased by 7 or 14.6 percent to 55 family households. Waynesboro increased by 37 or 2.7 percent to 1,428 family households. Only Vidette and Midville decreased by 18 to 19 percent family households.

Projection of 2022 shows a slight decrease in family households.



# GENERAL DEMOGRAPHICS

**Figure 4: Total Non-Family Households**



Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	19	31	23	23	4	21.1%
Keysville	18	27	29	29	11	61.1%
Midville	36	36	30	29	-6	-16.7%
Sardis	101	117	105	104	4	4.0%
Vidette	14	10	12	12	-2	-14.3%
Waynesboro	582	643	584	574	2	0.3%
Burke County	2,131	2,423	2,439	2,409	308	14.5%
Unincorporated Burke County	1,361	1,559	1,656	1,638	295	21.7%
Georgia	894,722	1,127,774	1,233,306	1,309,163	338,584	37.8%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017

## TOTAL NON-FAMILY HOUSEHOLDS

According to the U.S. Census Bureau, the definition of the non-family household consists of people who live alone or who share their residence with unrelated individuals. Overall, non-family households are increasing at a higher rate than family households.

Burke County increased by 308 households or 14.5 percent change from 2000-2017 to 2,439 non-family households, according to the ACS 2017. Unincorporated Burke County increased by 295 households or 21.7 percent to 1,656 non-family households in 2017.

Keysville increased by 11 or 61.1 percent to 29 non-family households. Girard increased by 4 or 21.1 percent to 23 non-family households from 2000-2017.

Waynesboro remained the same from 2000-2017 adding only 2 or 2.7 percent to 584 non-family households. Only Vidette and Midville decreased by -14 and -17 percent non-family households. Projection 2022 remains much the same in non-family households.





# ECONOMIC DEVELOPMENT

Burke County's economy today is vibrant, and optimistically, may remain so over the next five years, with the expansion of Plant Vogtle. Construction of nuclear core reactors three and four is costly, but is good for Burke County and the quality of life for its citizens. Nearly 7,000 highly skilled employees are working on various parts of the nuclear power plant expansion to increase the generation of electricity for industrial and residential consumption. With this increase in population Burke County's economy has been boosted in nearly all areas requiring increased need of housing and services in the county.

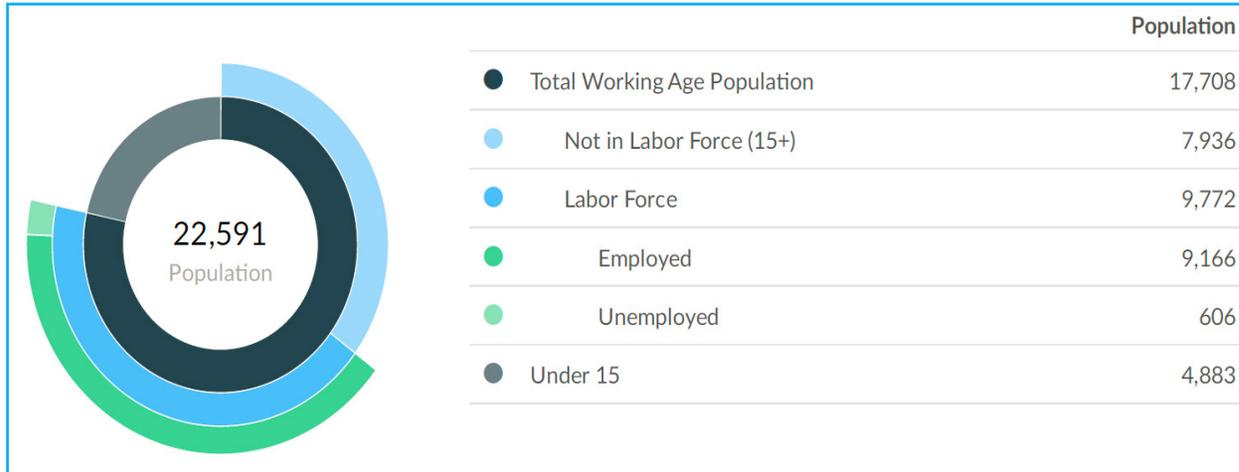
Burke County has two industrial parks -- the Westside Industrial Park and the Raymond Industrial Park tract. The Westside Industrial Park of about 200 acres has water, sewer, and gas infrastructure, and Burke County has filled approximately half of its available tracts. The Westside Industrial Park has been annexed into the city of Waynesboro, however, the Board of Commissioners will continue to assist the Development Authority in preparing the Westside Industrial Park for new businesses. The Raymond Industrial Park tract of 500 acres is undergoing GRAD certification and is located west of Waynesboro in Burke County. The Raymond Industrial Park is undergoing infrastructure development slowly, and is where new industry may begin to locate that need larger tracts. The Board of Commissioners will continue to work with the Development Authority to provide incentives to bring industry and jobs to our community. Burke County has several large industries of over 100 employees: GE Grid Solutions, Fiamm Energy, and Samson/Galaxy. The larger corporations make products that go hand in hand with the production of electricity. Other thriving industries include Mr. Golf Carts, Ingevity, Legion, and Schwank USA.

For the Economic Development section of the *Burke County Joint Comprehensive Plan*, the County and Development Authority of Burke County (DABC) are grateful for the contribution of staff time and resources of the Georgia Power economic development department at Plant Vogtle. Georgia Power produced Emsi Q2 2018 Economic Overview Data Set and [www.economicmodeling.com](http://www.economicmodeling.com) that include many of the charts, tables and economic analysis found here.



# ECONOMIC DEVELOPMENT

**Figure 5: 2017 Labor Force Breakdown**



Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

## LABOR FORCE

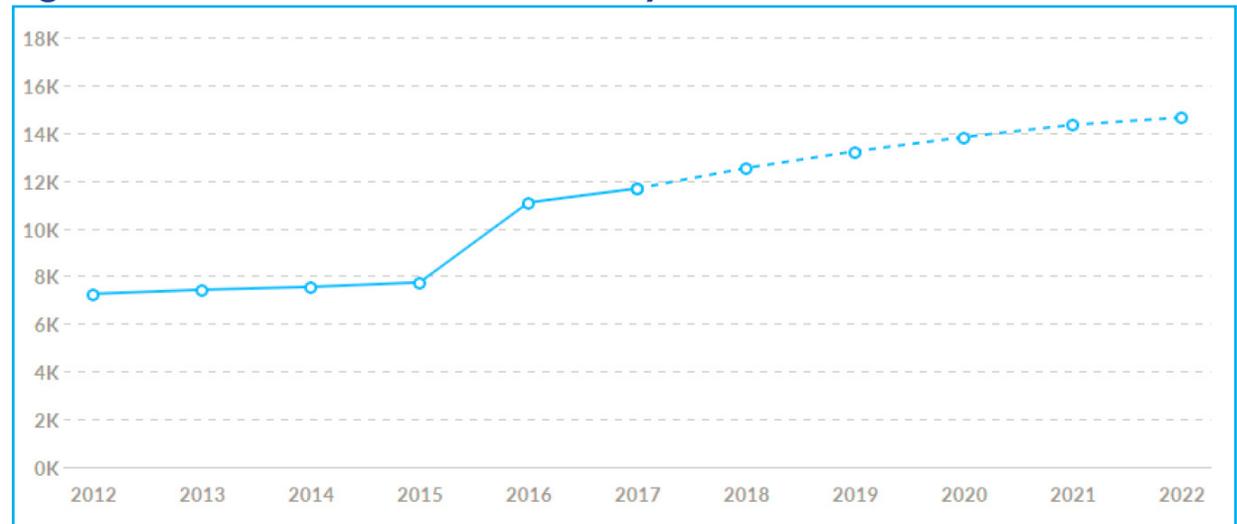
In 2017, the total population projection of Burke County was 22,591, with the total working age population of 17,708, or 78.4 percent. Of the working age population, there were 9,772 persons of which 55 percent are in the labor force. Employed persons are 9,166 persons or 94 percent and 606 persons or about 6 percent are unemployed. There are 7,936 persons, age 15 and above, or 44.8 percent of the working age population that are not in the labor force. The population under age 15, considered ineligible to work, is 4,883 or just over 2 percent of the total population of Burke County.

## JOB TRENDS

The Job Trends Figure 6 indicates that from 2012 to 2017, jobs increased by 60.9 percent in Burke County from 7,252 to 11,670. According to the Emsi Q2 2018 Data Set, this change outpaced the national growth rate of 7.9 percent by 53 percent. This extreme job growth trend can certainly be attributed to the start up and continued expansion of Plant Vogtle.

Projections to 2022 indicate that growth will continue to nearly 15,000 jobs in Burke County.

**Figure 6: Job Trends in Burke County 2012 to 2017**



Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)



# ECONOMIC DEVELOPMENT

**Figure 7: Enrollment in Area Schools 2010 - 2017**

School	2010	2017	Percent Change
Burke County High School	1290	1191	-7.7%
Burke County Middle School	994	989	-0.5%
Blakeney Elementary School	866	779	-10.0%
SGA Elementary School	371	264	-28.4%
Waynesboro Primary School	1151	983	-14.6%
Public Schools Total Enrollment	4672	4206	-9.9%
Edmund Burke Academy	*	458	N/A
Waynesboro Mennonite School	*	40	N/A
Faith Christian Academy	*	154	N/A

Source: Georgia Department of Education and Edmund Burke Academy \*No information available



Diplomas are offered in 11 areas including those listed and in automotive technology, cosmetology, industrial mechanical systems, medical assisting, practical nursing, and welding and joining, and technology. There are technical certificates offered in 14 areas.

There are three private schools, Edmund Burke Academy, offering Pre-Kindergarten through grade 12 with 458 enrollment in 2018. Faith Christian Academy offers K3 through grade 12 with a 2018 enrollment of 154. The Waynesboro Mennonite School offers Pre-Kindergarten through grade 12, with an estimate of 40 students, but information was not available.

## AREA SCHOOL ENROLLMENT

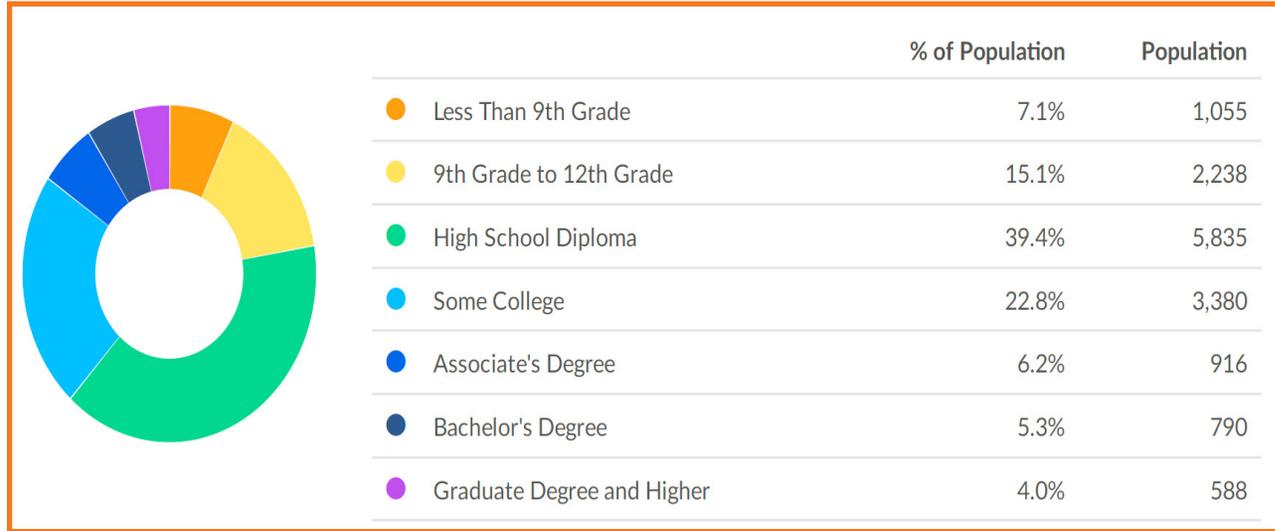
The Burke County Board of Education has five public schools ranging from Kindergarten through grade 12 with an enrollment of 4,672 students beginning with the 2010 academic year. The public schools, located at different sites, include the Waynesboro Primary School (PK - Grade 2), Blakeney Elementary School (Grades 3 - 5), SGA Elementary School (located in Sardis, PK - Grade 5), Burke County Middle School (Grades 6 - 8), and Burke County High School (Grades 9 - 12). The total enrollment of Burke County public schools in 2017 was 4,206 and with a percentage change from 2010 to 2017 of nearly -10 percent or a decrease of 466 students. This can be attributed to private school enrollment.

Augusta Technical College - Waynesboro Campus - prepares students pursuing goals in higher education to become skilled to take their place in the workplace. An associates degree is offered in six areas, accounting, agribusiness, applied technical management, business administration, criminal justice technology, and early childhood care and education.



# ECONOMIC DEVELOPMENT

**Figure 8: Educational Attainment**



Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

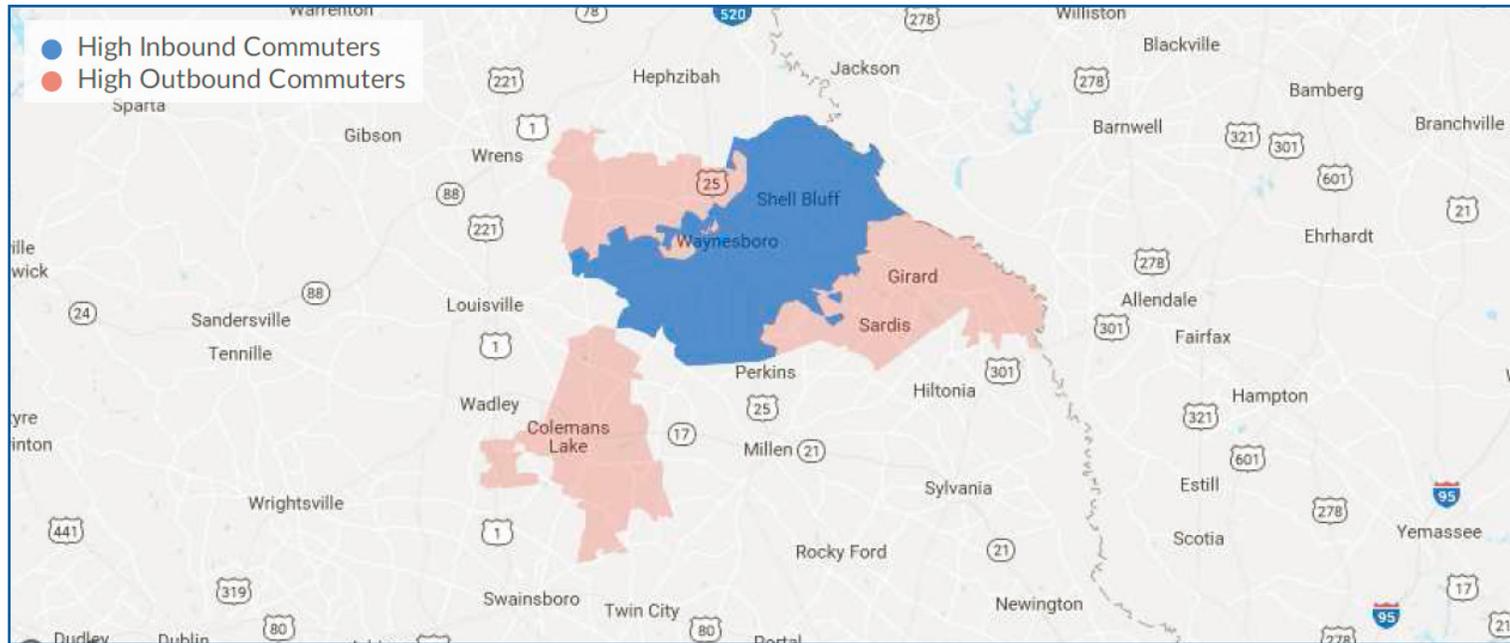
## EDUCATIONAL ATTAINMENT

The Emsi data for Figure 8 shows 5,835 students or 39.4 percent who graduated in 2017 with a high school diploma. Some 790 residents or 5.3 percent of Burke County's population possess a bachelor's degree (13 percent below the national average). Those citizens who possess an Associate's degree number 916 or 6.2 percent of the population (1.7 percent below the national average).



# ECONOMIC DEVELOPMENT

**Figure 9: Place of Work vs. Place of Residence**



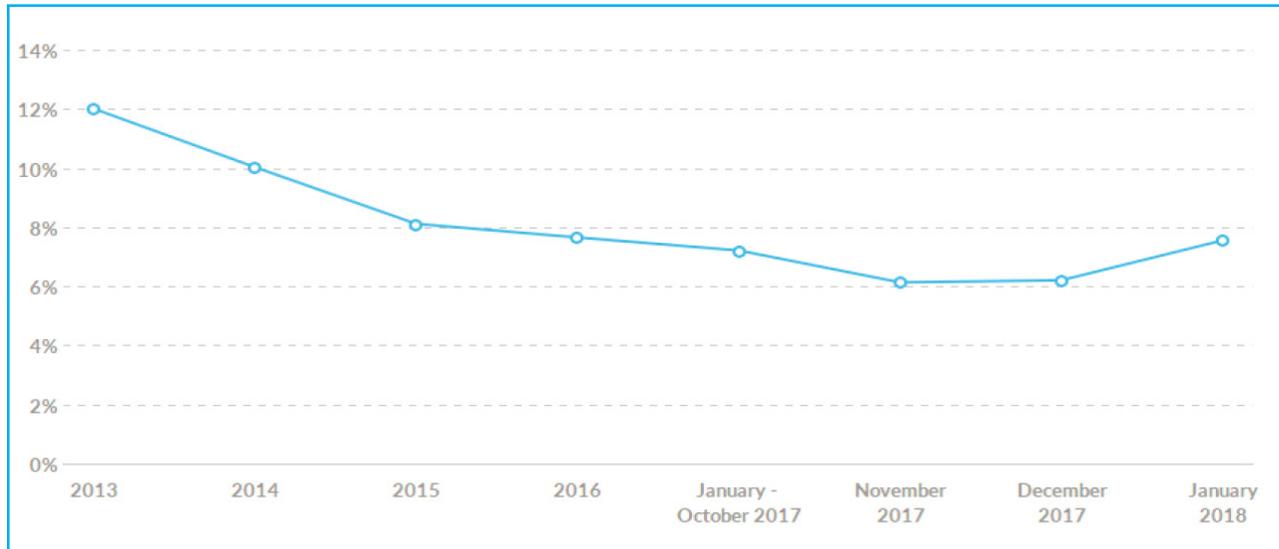
Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

Understanding where residents of Burke County work and live can assist local government officials to make better choices about decisions for community facilities and land uses. According to the Emsi Q2 2018 Data Set, in 2017 the following talent was employed in the following municipalities: 10,975 employed in Waynesboro, 273 employed in Midville, 179 in Girard, 133 in Keysville, and 111 in Sardis. Conversely, residents in the workforce living in Burke County included: 6,979 in Waynesboro, 844 in Keysville, 832 in Midville, 730 in Sardis, and 474 in Girard.

Since the total employed workforce in Burke County is 9,166, it can be assumed a great number of workforce is driving into Burke County and the municipalities for employment. It had been noted from Waynesboro that they were offering higher salaries to keep good staff from outsourcing to Plant Vogtle jobs.

# ECONOMIC DEVELOPMENT

**Figure 10: Unemployment Rate Trends**



## UNEMPLOYMENT RATE TRENDS

According to the Emsi Q2 2018 Data Set, in January 2018 Burke County had an unemployment rate of 7.55 percent, decreasing from 12.01 percent five years before. According to the U.S. Census Bureau, American Community Survey, Unemployment Rates decreased significantly, from 2000 to 2016 by -2.5 percent overall in Burke County, and by -2.4 percent in Sardis, -4.5 percent in Midville, -5.4 percent in Keyesville, and -6.4 percent in Girard and -6.2 percent in Waynesboro.

Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

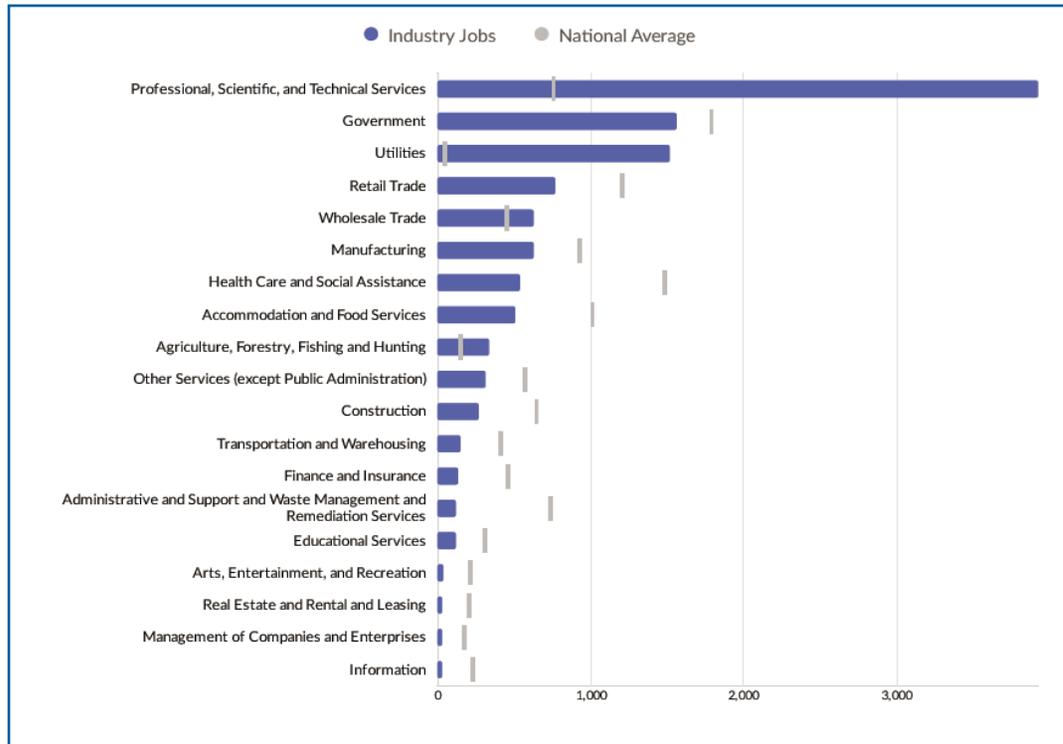
Location	2000	2010	2016	Change (2000 to 2016)
Girard	9.4%	2.3%	3.0%	-6.4%
Keyesville	18.4%	2.4%	13.0%	-5.4%
Midville	10.7%	3.6%	6.2%	-4.5%
Sardis	13.0%	20.4%	10.6%	-2.4%
Vidette	0.0%	4.5%	1.7%	1.7%
Waynesboro	12.8%	8.6%	6.6%	-6.2%
Burke County	9.3%	8.9%	6.8%	-2.5%
Georgia	5.5%	8.8%	5.9%	0.4%
USA	5.8%	7.9%	5.5%	-0.3%

Source: U.S. Census Bureau, American Community Survey



# ECONOMIC DEVELOPMENT

**Figure 11: Industry Characteristics**



Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

## INDUSTRY CHARACTERISTICS

In 2017, the largest employers in Burke County included professional, scientific, and technical services with nearly 4,000 employees, followed by government and utilities of nearly 1,500 employees.

Nearly 7,000 workers from across the nation are working at Plant Vogtle constructing two new nuclear reactors for power generation. When Unit 3 (November 2021) and Unit 4 (November 2022) are completed, there will be 800 permanent jobs available.

Burke County has other manufacturing and distribution industries. Samson Manufacturing produces drapery and curtain fabric manufacturers. Mr. Golf Cart is the “go to” for golf carts, new and used, for accessories, and for parts and repairs. Alstom Grid HV Instrument Transformers makes instrument transformers. And, Ingevity manufactures specialized honeycombs with activated carbon used in emission scrubbers and vehicle air intake systems. All assist with electricity production.



# ECONOMIC DEVELOPMENT

## MEDIAN HOUSEHOLD INCOME

Income projection data for Burke County indicates that Median Household Income will increase from 2017 to 2022 by 6.3 percent or \$2,303 to \$38,935 per average household income. Girard, Keysville, Midville, Sardis, and Waynesboro will have significant Median Household Income increases over the five year period while only Vidette will remain the same.

Girard will increase by 2.7 percent to \$43,424; Keysville will increase by 8.4 percent to \$44,220; Midville will increase by 3.7 percent to \$26,327; Sardis is projected to increase by 5.6 percent to \$35,355; and, Waynesboro will increase by 5.4 percent to \$32,254. Vidette's Median Household Income is projected to remain the same. The state of Georgia's Median Household Income increased by 10.7 percent to \$57,934. Every local government is experiencing a positive increase in Median Household Income.

**Figure 12: Median Household Income**

Location	2017	2022 Projection	Change	Percent Change
Girard	\$42,281	\$43,424	\$1,143	2.7%
Keysville	\$40,789	\$44,220	\$3,431	8.4%
Midville	\$25,383	\$26,327	\$944	3.7%
Sardis	\$33,493	\$35,355	\$1,862	5.6%
Vidette	\$31,967	\$31,967	\$0.00	0.0%
Waynesboro	\$30,612	\$32,254	\$1,642	5.4%
Burke County	\$36,632	\$38,935	\$2,303	6.3%
Georgia	\$52,336	\$57,934	\$5,598	10.7%

Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

**Figure 13: Poverty Rates**

Location	2000	2010	2016	Change (2000 to 2016)
Girard	24.6%	57.9%	37.1%	12.5%
Keysville	45.2%	11.4%	29.4%	-15.8%
Midville	18.9%	25.2%	13.2%	-5.7%
Sardis	29.2%	44.7%	48.1%	18.9%
Vidette	36.1%	12.9%	0.0%	-36.1%
Waynesboro	35.3%	29.3%	37.5%	2.2%
Burke County	23.8%	20.0%	25.9%	2.1%
Georgia	9.9%	11.9%	13.6%	3.7%

Source: U.S. Census Bureau, American Community Survey, Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

## POVERTY RATES

Income is another economic indicator which provides useful information for quality of life. The poverty rate table shows the percentage of families and people whose income is below the poverty level. Figure 13 illustrates the residents living in poverty for Burke county and its jurisdictions between 2000, 2010, and 2016 based on the American Community Survey of the U.S. Census Bureau.

Burke County's rate of residents living in poverty increased between 2000-2016 by 2.1 percent from 24 to 26 percent showing from data that quality of life for low income areas has not improved. In 2016, the percentage of residents living in poverty increased in the jurisdictions of Girard and Sardis, and increased slightly in Waynesboro. The jurisdictions of Keysville, Midville, and Vidette had reduced poverty rates in the six year period.





# HOUSING

Nearly all of Burke County's housing units are occupied because of the expansion of Plant Vogtle and the subsequent need for workforce housing. Whether housing units are single family, multi-unit, or simply an extra room for rent in someone's house, they are occupied. Burke County and the jurisdictions are seeing nearly all of their housing stock occupied. One phenomenon that has arisen is Recreational Vehicle (RV) parks or small temporary housing units that have popped up in unincorporated Burke County and within the jurisdictions that are serving as shelter.

The housing section of the *Burke County Joint Comprehensive Plan* contains analysis for:

- Total Housing Units
- Median Home Values
- Median Rental Rates
- Renter Occupied Housing
- Vacant Housing
- Affordable Housing Program



# HOUSING

## HOUSING UNITS

Burke County contained a total of 10,065 housing units according to the U.S. Census, ACH ESRI 2017. This represents a 13.8 percent or 1,223 unit increase in the number of housing units within the county from 2000 (8,842 units) to 2017. Unincorporated Burke County has shown the greatest number of housing units increase from 2000 to 2017 ACH of 1002 units or 17.2 percent.

Keyville has seen the largest increase in percent change of total housing units between the year 2000 and 2017 ACH representing 39.8 percent or an increase to 126 housing units in 2017. This is probably due to the influx of growth from Augusta-Richmond County. Girard followed with a 29.4 percent increase in the number of housing units to 110 units. Girard is closest in proximity to Plant Vogtle located only 10 miles away therefore it is assumed that all available houses and apartments are rented. Waynesboro's housing units show an increase of 170 housing units from 2000-2017 or 7.8 percent.

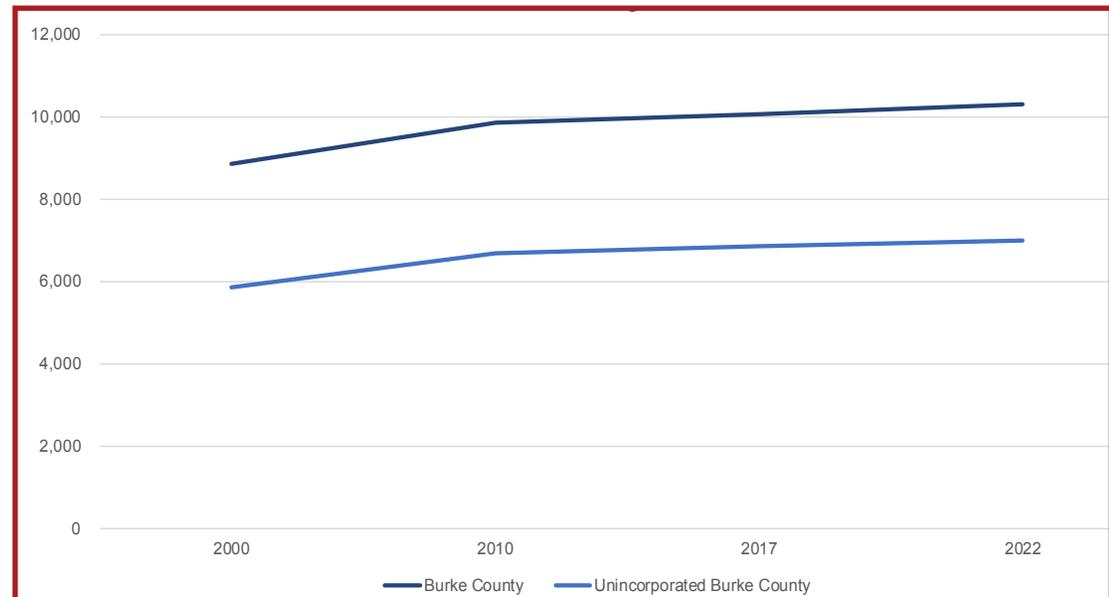
Sardis' housing units increased only slightly by 2.5 percent while Midville located in the western part of the county and away from Augusta-Richmond County had a decrease of -11.2 percent housing units.

The projected need for housing units remains strong through 2022 and beyond with the Plant Vogtle construction period.

**Figure 14: Housing Units**

Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	85	104	110	113	25	29.4%
Keyville	88	118	123	126	35	39.8%
Midville	161	140	143	146	-18	-11.2%
Sardis	432	441	443	452	11	2.5%
Vidette	51	48	49	50	-2	-3.9%
Waynesboro	2,186	2,317	2,356	2,410	170	7.8%
Burke County	8,842	9,865	10,065	10,293	1,223	13.8%
Unincorporated Burke County	5,839	6,697	6,841	6,996	1,002	17.2%
Georgia	3,281,737	4,088,801	4,352,474	4,597,689	1,070,737	32.6%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017



# HOUSING

**Figure 15: Median Home Values**

Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	\$37,113	\$36,484	\$104,167	\$156,250	\$67,054	180.07
Keysville	\$19,984	\$11,226	\$68,571	\$69,286	\$48,587	243.1
Midville	\$29,834	\$49,169	\$75,000	\$79,688	\$45,166	151.4
Sardis	\$54,528	\$73,305	\$87,778	\$117,778	\$33,250	61.0
Vidette	\$48,248	\$88,684	\$83,333	\$104,167	\$35,085	72.7
Waynesboro	\$82,934	\$121,127	\$102,684	\$138,833	\$19,750	23.8
Burke County	\$73,941	\$100,359	\$90,108	\$109,694	\$16,167	21.9
Georgia	\$143,601	\$191,288	\$171,329	\$200,956	\$27,728	19.3
Note: In 2017 dollars.						

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017



## MEDIAN HOME VALUES

The median home price is more accurate than the average price. The median home price shown in Figure 15 is the price in the middle of all data known for home prices. All local government jurisdictions median home prices rose excessively due to the need for housing driven by construction of Plant Vogtle.

According to the U.S. Census Bureau, ACS 2017, the median price increase for houses in Girard and Keysville tripled between 2000-2017. In 2017, the median home values in Girard increased by 180 percent to \$104,167 and in Keysville the median home values increased 243 percent to \$68,571. In Midville, the median home values of housing increased 151 percent to \$75,000 in 2017. Vidette's median home values increased by 72.7 percent to \$83,333 and Sardis's median home values increased by 61 percent to \$87,778 in 2017. Overall, from 2000-2017 Burke County's

median home values increased by 22 percent to \$109,694 and Waynesboro's increased 24 percent to \$102,684. Median home values are projected to 2022 to keep rising substantially through the next five years at almost inflated prices due to the need of housing due to Plant Vogtle bringing in 7,000 employees.



# HOUSING

## MEDIAN RENTAL RATES

Burke County's median rental rate increased by \$162 or 36 percent from 2000 to 2016 to \$612 per month. Waynesboro's median rental rate increased by \$160 or 46.5 percent from 2000 to 2016 to \$504 per month. This is substantially lower than Georgia at \$907 per month in 2016.

**Figure 16: Median Rental Rates**

Location	2000	2010	2016	Change (2000 to 2016)	Percent Change (2000-2016)
Waynesboro	\$344	\$445	\$504	\$160	46.5%
Burke County	\$450	\$607	\$612	\$162	36.0%
Georgia	\$875	\$1,007	\$907	\$32	3.6%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017

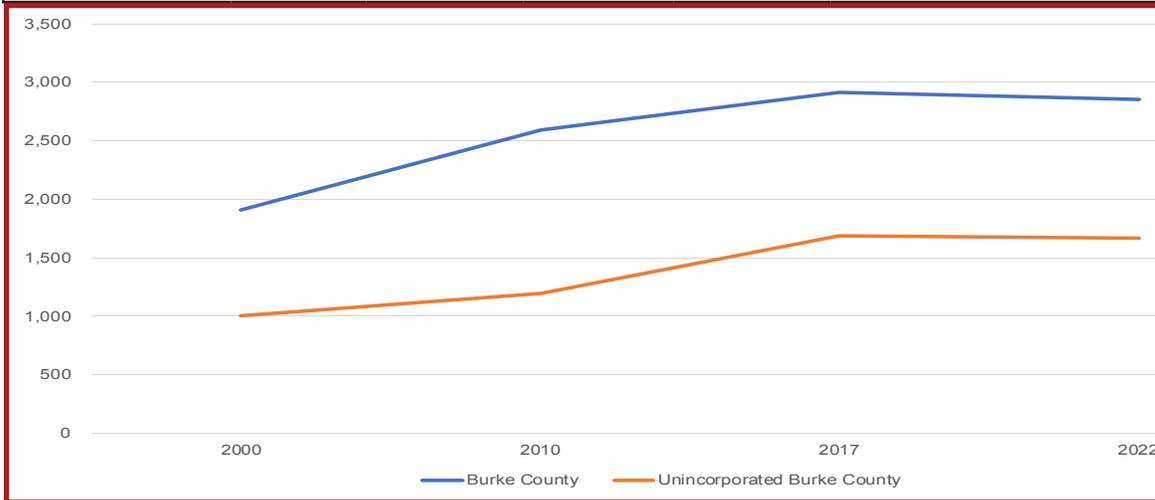


# HOUSING

**Figure 17: Renter-Occupied Housing Units**

Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	7	29	18	18	11	157.1%
Keysville	13	33	29	29	16	123.1%
Midville	29	29	30	29	1	3.4%
Sardis	63	122	119	115	56	88.9%
Vidette	8	4	9	9	1	12.5%
Waynesboro	783	1,180	1,025	994	242	30.9%
Burke County	1,904	2,593	2,915	2,858	1,011	53.1%
Unincorporated Burke County	1,001	1,196	1,685	1,664	684	68.3%
Georgia	977,215	1,231,182	1,464,531	1,543,310	487,316	49.9%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017



## Renter-Occupied Housing Units

Burke County has increased its rental housing units by 53.1 percent or 1,011 units from 2000-2017 to 2,915 rental units. In unincorporated Burke County, the percentage increase of renter-occupied housing units is 68.3 percent or by 684 units to 1,685 rental units from 2000 to 2017. Girard is the jurisdiction located closest to Plant Vogtle therefore the area most desired to find housing. Girard's rental units increased by 11 to 18 units in 2017 or 157 percent from 2000-2017. Keysville is closet to growth from Augusta-Richmond County and their rental-occupied housing units increased by 16 units from 2000-2017 to 29 units in 2017.

Sardis is located close to Plant Vogtle and to Waynesboro and their rental housing units increased by 89 percent or a 56 unit gain to 119 rental units in 2017. Waynesboro had a 31 percent increase in rental housing units with an increase of 242 units to 1,025 rental units in 2017. Vidette increased 12.5 percent in rental units and Midville increased by 3.4 percent. Rental unit need will remain strong for the five year period of the Plan.

Georgia overall increased rental units by 49.9 percent.

# HOUSING

## VACANT HOUSING UNITS

Burke County had 1,682 vacant houses in 2017 that is an 85 percent or 774 unit increase change from 2000-2017. Unincorporated Burke County had a 99.5 percent increase of 557 vacant units from 2000-2017 to 1,157 vacant households.

Waynesboro's increased 247 percent change of vacant housing units was 245 units from 2000 (99 units) to 2017 (344 units). Waynesboro's housing program has targeted deteriorated houses for clearance and reconstruction with new or substandard houses for rehabilitation.

Conversely, Sardis, Midville, and Girard had a decrease of vacant houses that were probably rented due to the housing need. Keyville had a slight increase of vacant housing units to 18 units from 2000-2017.

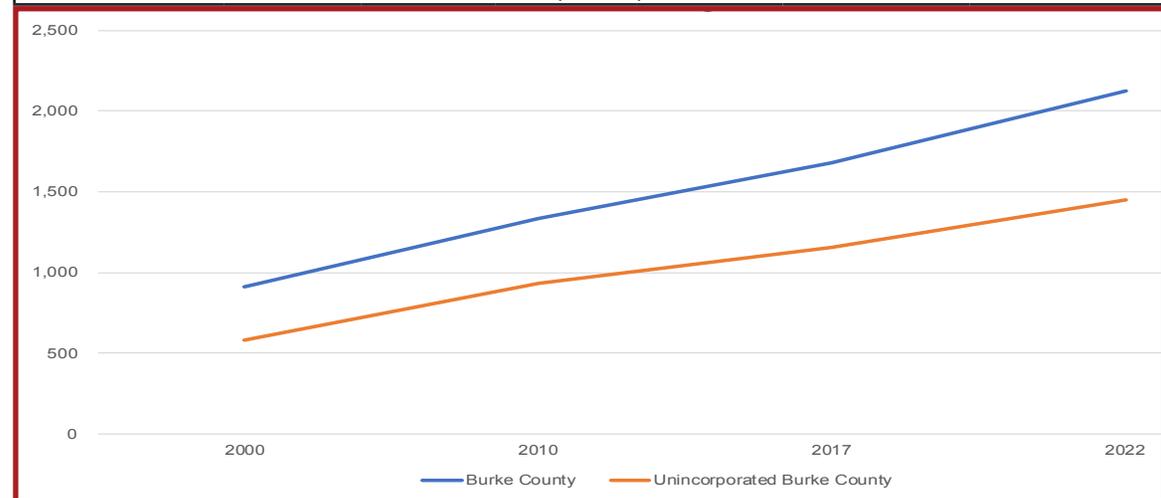
In 2022, projected vacant housing units are due to increase from 2017 by another 26 percent or 441 vacant housing units.



**Figure 18: Vacant Housing Units**

Location	2000	2010	2017	2022 Projection	Change (2000 to 2017)	Percent Change (2000 to 2017)
Girard	33	31	32	35	-1	-3.0%
Keyville	13	18	18	21	5	38.5%
Midville	58	37	41	47	-17	-29.3%
Sardis	125	70	80	98	-45	-36.0%
Vidette	0	8	10	12	9.9	
Waynesboro	99	232	344	463	245	247.5%
Burke County	908	1,332	1,682	2,123	774	85.2%
Unincorporated Burke County	580	936	1,157	1,447	577	99.5%
Georgia	275,368	503,217	516,369	563,265	241,001	87.5%

Source: U.S. Census Bureau; American Community Survey; ESRI, 2017



## AFFORDABLE HOUSING PROGRAM

The City of Waynesboro has committed to cleaning up its city in many ways, but one of the most visible is its investment in a substantial affordable housing program for low income residents living in target areas. Since 2006, the City of Waynesboro has completed half a dozen Community Development Block Grant (CDBG) and Community HOME Investment Program (CHIP) grants that were awarded. Either with rehabilitation or complete reconstruction, the City of Waynesboro has twenty-four houses that were brought up to code greatly improving the quality of life for the low income residents of the households. The City intends to further promote fair housing practices for its citizens with housing programs in the future.

The City of Waynesboro is a graduate of and is re-certifying a team of citizens and staff members who are participating in UGA's Georgia Initiative for Community Housing. This program involves the team members in biannual retreats where training promotes affordable housing practices. The City employs a community development director, a building inspector, and a code enforcement officer.

The City of Waynesboro developed its first Housing Action Plan (HAP) in 2005, and then updated the HAP in 2017. The City has an Urban Redevelopment Plan, adopted April 21, 2017, that defines the city's blighted area as, "...all area in the City limits north of 6th Street (State Highway 56) and all property east of the Norfolk Southern Rail Way that lies north of McIntosh Creek." The City took advantage of the DCA Revitalization Area Strategy (RAS) program as a three-year designation to allow the City extra technical assistance and points for grant applications to improve housing and infrastructure within a target area within the URA boundary. The RAS is scheduled to expire in 2019. The City has worked with the CSRA RC for nearly all plans and coordination of housing programs.



Before and After  
Reconstruction  
Waynesboro CHIP





# COMMUNITY FACILITIES

The services of community facilities are the professional core of a community and the efficiency with which they are provided is looked at closely for attraction of residents, businesses, and industries to come to a community for quality of life. The following community services and facilities are described with information to assist the jurisdictions of Burke County with an analysis for this purpose.



# COMMUNITY FACILITIES

## AIRPORT

The Waynesboro-Burke County Airport (BXG), with a 4,000 foot runway, is located at 475 Airport Road, just off of Highway 25 South. Burke County is spending SPLOST IV and Capital Improvement Program funds to make significant improvements to the facility over the next five years that will improve accessibility and safety. Such projects as a 1,000 foot runway extension, apron expansion, parallel taxiway, T-Hanger, fuel facility, rotating beacon, and security fencing will be constructed. Burke County Board of Commissioners governs the airport.

## ANIMAL SERVICES

Waynesboro animal control falls under the Police Department and they have an adoption program. Burke County will design, break ground, and construct an animal control facility for unincorporated Burke County during the Plan period. Municipalities

## FIRE, LAW ENFORCEMENT, & EMA

Burke County EMA has a headquarters station located at the intersection of SR 24 and US 25 Bypass near Waynesboro. The other 11 stations are located throughout unincorporated Burke County. Each station has employees who are cross-trained as either a firefighter/paramedic or firefighter/medical technician allowing them to provide both fire and emergency medical services in their territory. There are about 110 career and volunteer firefighters. Waynesboro has one fire department with 9 career, 2 reserve, and volunteer firefighters. Waynesboro's ISO rating is 4; Girard, Midville, and Sardis ISO rating is 5, Keysville ISO rating is 1. Fire services are provided by Burke County EMA for the municipalities.



According to the 2018 Government Management Indicators (GOMI) survey, Waynesboro has 22 officers with arrest powers and Midville has one officer with arrest powers.

Burke County Sheriff's Office provides law enforcement protection throughout the unincorporated county and for Girard, Keysville, and Vidette. Sardis and Midville have a police department. The Sheriff's office provides the county jail with 104 beds. There are 70 deputies and 30 jailers with arrest powers.



## LIBRARIES

The Burke County Public Library is located in Waynesboro and is part of the Greater Clarks Hill Regional Library System. Burke County, Midville, Sardis, and Waynesboro provide some financial support for the library. Branch libraries are located in Midville and Sardis.



# COMMUNITY FACILITIES

## **BURKE COUNTY SENIOR CENTER**

The Burke County Senior Center is located at 717 West 6th Street in Waynesboro. Transit is provided for seniors to the Center. Seniors are given opportunities for health and wellness programs, recreational activities, and other programs to improve their lives. Burke County will apply for a CDBG grant to make needed renovations and expansion to the building.



## **WATER SUPPLY & WATER POLLUTION CONTROL TREATMENT**

Critical to community infrastructure are a water treatment plant, wells, and water storage that provide adequate water supply for household, commercial, and industrial use. Waynesboro supplies water to its jurisdictional territory, as does Sardis, Keysville, Girard, Midville, and Vidette. Burke County does not own a water system. In the incorporated areas of Burke County, individual households have wells, as do some industrial sites. All local governments with a water system have an ordinance requiring household hook up to city water. Municipalities lean on grant and loan funds through CDBG, USDA, and GEFA to help maintain the existing systems and to assist with funding improvements for low income areas. Maintaining water systems to EPD standards is required.



## **SEWERAGE SYSTEMS AND WASTEWATER TREATMENT**

Where possible, there are sewerage systems in place throughout the municipalities. Burke County does not own a sewerage system. Waynesboro, Keysville, Midville, and Sardis own and operate their own wastewater treatment plants and sewerage systems for household and industrial solid waste. Unincorporated Burke County, Girard, and Vidette households have septic tanks.



## **PARKS AND RECREATION**

Burke County's Recreation Department has as its mission that it is, "...responsible for organizing, conducting and maintaining the highest quality of recreation services for all citizens of Burke County." With the second largest county in land mass in Georgia, the Burke County Recreation Department offers a wide variety of programs and no child is turned down due to cost of program registration. The main office is located at Jonathan Broxton Park, 465 Burke Veterans Parkway, and has eight ball fields for softball, baseball, and football. Citizens Park, 102 Highway 24 South, has a full gymnasium, six tennis courts, pro shop, and six soccer fields. Passive parks are located throughout the county with basketball courts and playground equipment located at Clark Place Road, Keysville, Midville, Gough, and North View Drive off Story Mill Road. Burke County Recreation offers a boxing and fitness center that is free.

# COMMUNITY FACILITIES



Waynesboro has a large city park at 5th and Liberty Streets complete with a gazebo and playground equipment, and picnic tables. The City also has parks with basketball courts and playgrounds on 6th Street, Davis Street, and 9th Street.

Recreation is important for physical and mental health and all local governments are encouraging walking trails to be used within their jurisdictions, as well as planning for additional trails.



## HOSPITAL AND MEDICAL SERVICES

The Burke County Medical Center is a 40-bed general acute care hospital located in town. It provides emergency care, orthopedics, cardiology, cardiopulmonary, radiology, gastroenterology and physical therapy. The newest service offered is the Burke Medical Center Rural Health Clinic, 301 Jones Avenue, open seven days a week.

Support for rural hospitals is important because saving a life can be the difference in how quickly someone can be treated locally. All rural hospitals in Georgia are struggling. Telemedicine is one way to improve access to healthcare. Another way is improving high speed internet access at hospitals, clinics, and residences.

Waynesboro is served by University Healthcare Clinic on a part-time basis. This facility provides rural health care for Waynesboro's citizens.





# NATURAL & CULTURAL RESOURCES

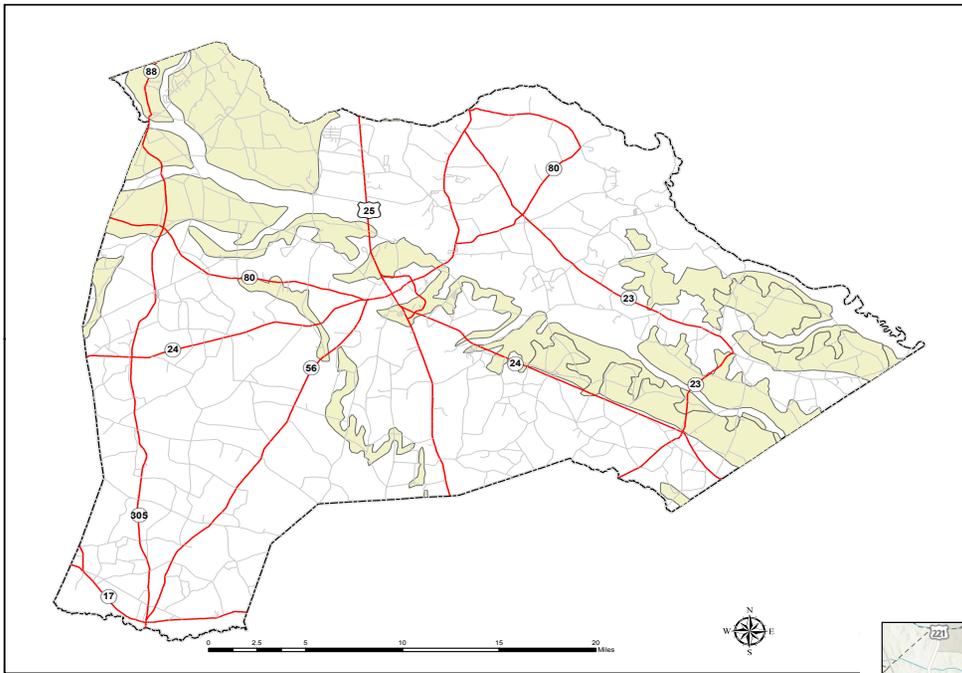
## ***Natural Resources***

Burke County and the municipalities have natural and cultural resources that offer potential opportunity for enriching economic development. It is important to recognize areas where natural resources should be protected as environmentally sensitive for future generations. This section provides information about the following natural and cultural resources within the county:

- Groundwater Recharge Areas
- Wetlands
- Flood Plains
- Soil Types



# NATURAL & CULTURAL RESOURCES



**Map 2 : Groundwater Recharge in Burke County (left)**

These are specific surface areas where water passes through the ground to replenish under ground water sources. These areas are sensitive areas that should be given special attention and protection due to the reliance of these underground water sources for a majority of residents. The danger of toxic or hazardous waste contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

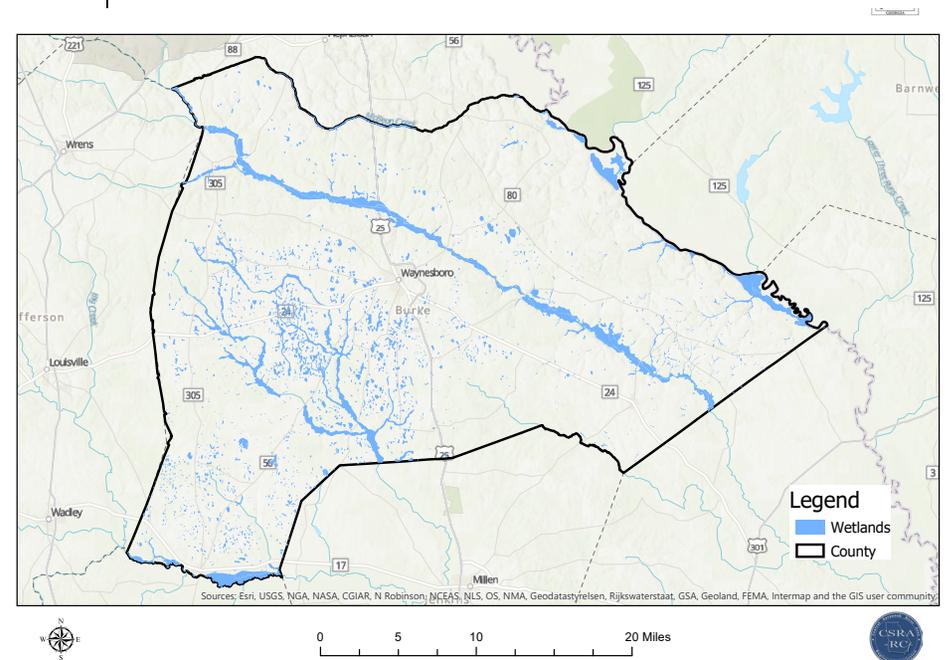
**Map 3 : Wetlands in Burke County (right)**

Wetlands can be defined as lands which are saturated, either permanently or seasonally, which create an ecosystem that contains characteristic vegetation which has adapted to the unique soil conditions. Wetlands serve as a unique habitat as a breeding ground for fish and wildlife and as a home for unique plant and animal species that have adapted to these special conditions.

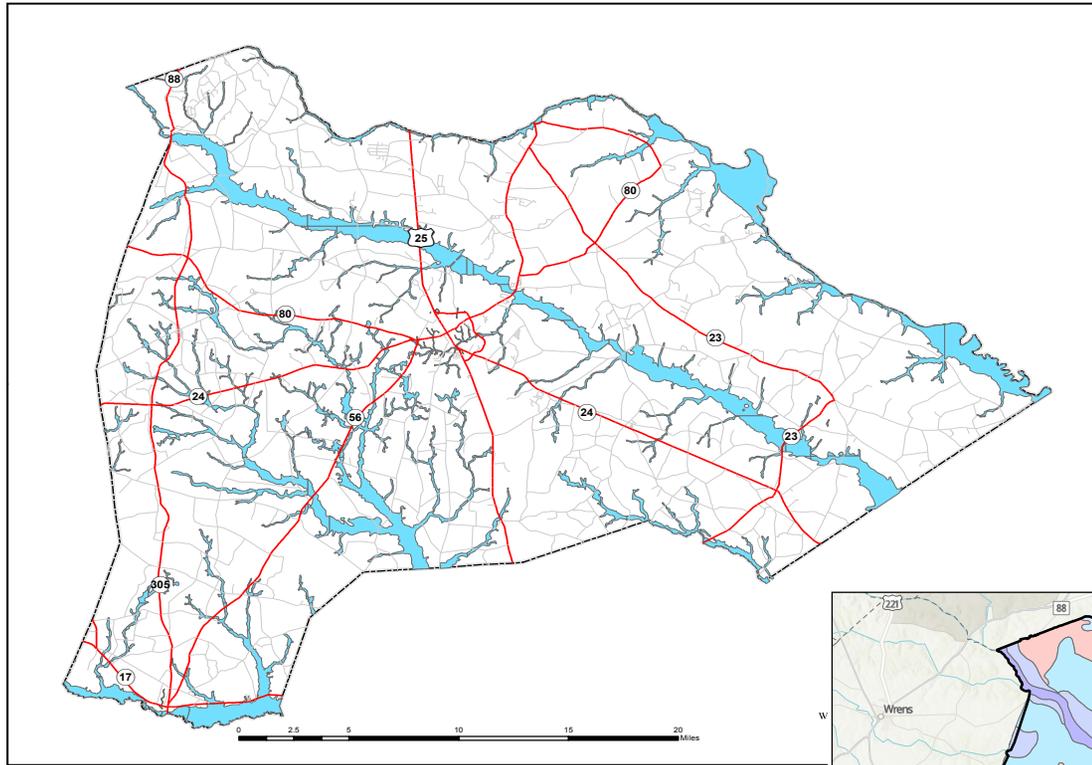
The Georgia Department of Natural Resources has identified five categories of wetlands that require special protection through ordinances:

- Open Water Wetlands
- Forested Wetlands
- Non-forested Emergent Wetlands
- Altered Wetlands
- Scrub/Shrub Wetlands

Land uses for wetland areas should be limited to low to no impact uses which include harvesting of lumber and timber and wildlife and fishery management.



# NATURAL & CULTURAL RESOURCES



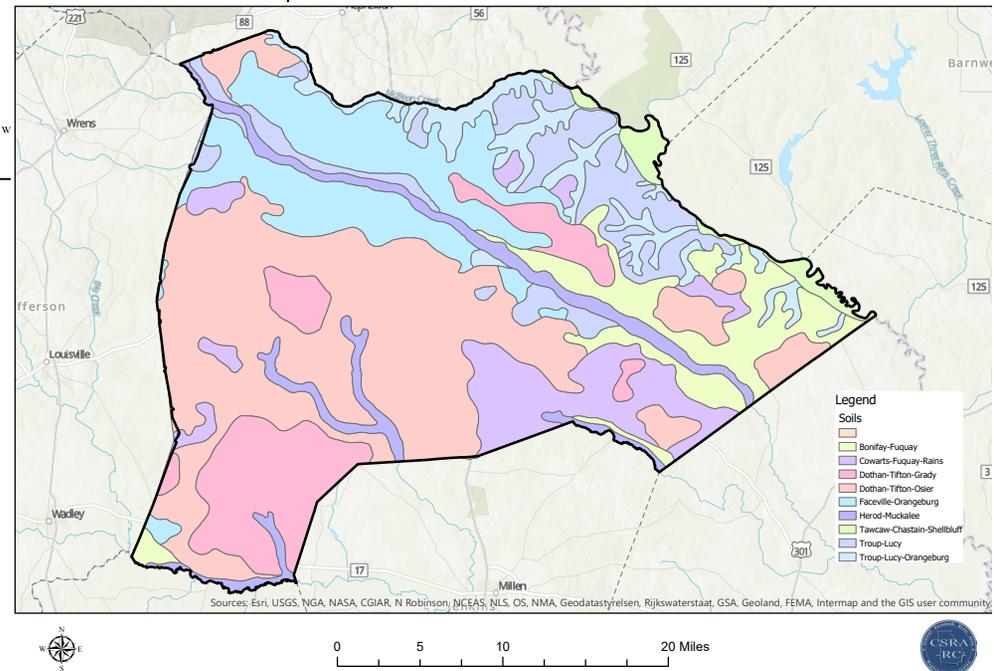
**Map 4: Flood Zones in Burke County (left)**

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. Flood Zones are determined by the U.S. Federal Emergency Management Agency's Flood Insurance Rate map. Areas delineated in the 100-year flood plain include portions of each incorporated area within Burke County.

**Map 5: Soils Types in Burke County (right)**

The U.S. Department of Agriculture's Natural Resources Conservation Service has determined that the following different soil profile areas are in Burke County which represent a succession of soil layers of varying thickness and physical chemical properties:

- Bonifay-Fuquay
- Cowarts-Fuquay-Rains
- Dothan-Tifton-Grady
- Dothan-Tifton-Osier
- Faceville-Orangeburg
- Herod-Muckalee
- Tawcaw-Chastain-Shellbluff
- Troup-Lucy
- Troup-Lucy-Orangeburg



# NATURAL & CULTURAL RESOURCES

## Cultural Resources

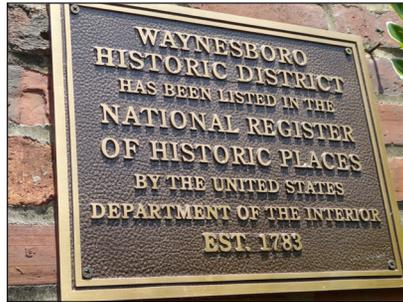
Burke County and the municipalities have a rich history with many resources they are responsible for preserving and maintaining. Listed below are historic resources, documented architecturally and historically, that are listed in the **National Register of Historic Places** (NR), National Park Service, Department of the Interior.

### Burke County

Hopeful Baptist Church  
McCanaan Missionary Baptist Church and Cemetery  
Sapp Plantation  
Burke County Courthouse (thematic statewide)

### Waynesboro

John James Jones House  
Waynesboro Commercial Historic District (contained in citywide)  
Waynesboro Historic District (citywide and the 2000th NR nomination listed in the state of Georgia)



Waynesboro has achieved **Certified Local Government** designation. This federal, state, and local partnership means the City has adopted an historic preservation ordinance, appointed an historic preservation commission (HPC), and is operating with a designated local district where design guidelines are used to regulate exterior material change of appearance. Waynesboro's staff and HPC undergo training. This program has been successful in maintaining the city's sense of place.

The **Burke County Archives**, on Old Herndon Road, is a Neo-classical style building, a WPA late 1930s building, that was once the county jail. It is used by Burke County for county archives storage on the second floor and as museum space for history exhibits and for public genealogical research on the first floor. It is a repository for county, family and church records. The Burke County Genealogical Society is contracted by the Board of Commissioners to organize and operate the archives.



The **Burke County Museum** is located on Liberty Street in a circa 1840 historic building. The museum is open part-time with paid staff. This building houses exhibits of Burke County and Waynesboro history for education of local citizens and visitors.

**COMMUNITY CENTERS** are important for cultural life throughout Burke County and the municipalities. They bring together diverse groups of people for all kinds of community gatherings. Local governments rent these buildings to the public and are responsible for the building preservation and maintenance.

The **Burke County Office Park and Auditorium** is an event space that is available for public use.



# NATURAL & CULTURAL RESOURCES

The **Waynesboro Ice Plant** is a community landmark. Built circa 1905 to make ice, it remained in operation until the early 1970's. Equipment was installed in the early 20th century for the Ice Plant to become the electrical generating plant for all Waynesboro. The 7,000 square foot building was rehabbed using Transportation Enhancement and local funds for \$1.1 million. Today, the Waynesboro Ice Plant serves as a museum, meeting/event space, and trailhead for the greenway. (See cover of Plan for exterior view.)



**Girard's Community House** was built as a school circa 1880. The town has restored the building for community events and rentals and is constantly making improvements. (See page 88 for exterior view).



The **Charles Walker Human Development Center** is Keysville's community center. Keysville holds community events, such as Come Back to Keysville, and the public can rent the facility.



The **City of Midville** is responsible for its circa 1930s Community Center. This historic building has many rooms for events and a playground alongside.



The **City of Sardis** has an **historic school**. Part of the school has been rehabbed as City Hall Annex. The classroom corridor behind the Annex can be rented for events.



# NATURAL & CULTURAL RESOURCES





## LAND USE

The Burke County Joint Comprehensive Plan incorporates Character Area Maps as its principal means by which the long-term land use goals and policies of Burke County and its contained jurisdictions are represented. All seven local governments of Burke County decided to keep the same character areas from the previous 2007 Plan. The character area descriptions, development patterns, and implementation strategies are largely taken from the 2007 Plan, but updated where it makes sense.

The Burke County Comprehensive Plan includes a total of eighteen (18) character areas, with each jurisdiction using those that address their local land use for Unincorporated Burke County, Girard, Keysville, Midville, Sardis, Vidette, and Waynesboro. Each local government has a Character Area map, preferred development patterns with photographs, and implementation strategies to achieve the desired development patterns for the character area.

The Character Areas are listed:

- Preserve
- Rural Reserve/Agriculture
- Developing Suburban and Exurban
- Suburban Town Neighborhood
- Traditional Town Neighborhood
- Gough Town Neighborhood
- Town Neighborhood Revitalization
- Education/Institution
- Medical District
- Liberty St Commercial Corridor
- SR24 Commercial Corridor
- 6th Street Corridor
- Downtown/Town Center
- Liberty St Transitional Corridor
- Energy Production District
- Industrial and Employment Center
- Traditional Industrial/Commercial
- Rural Village



# LAND USE

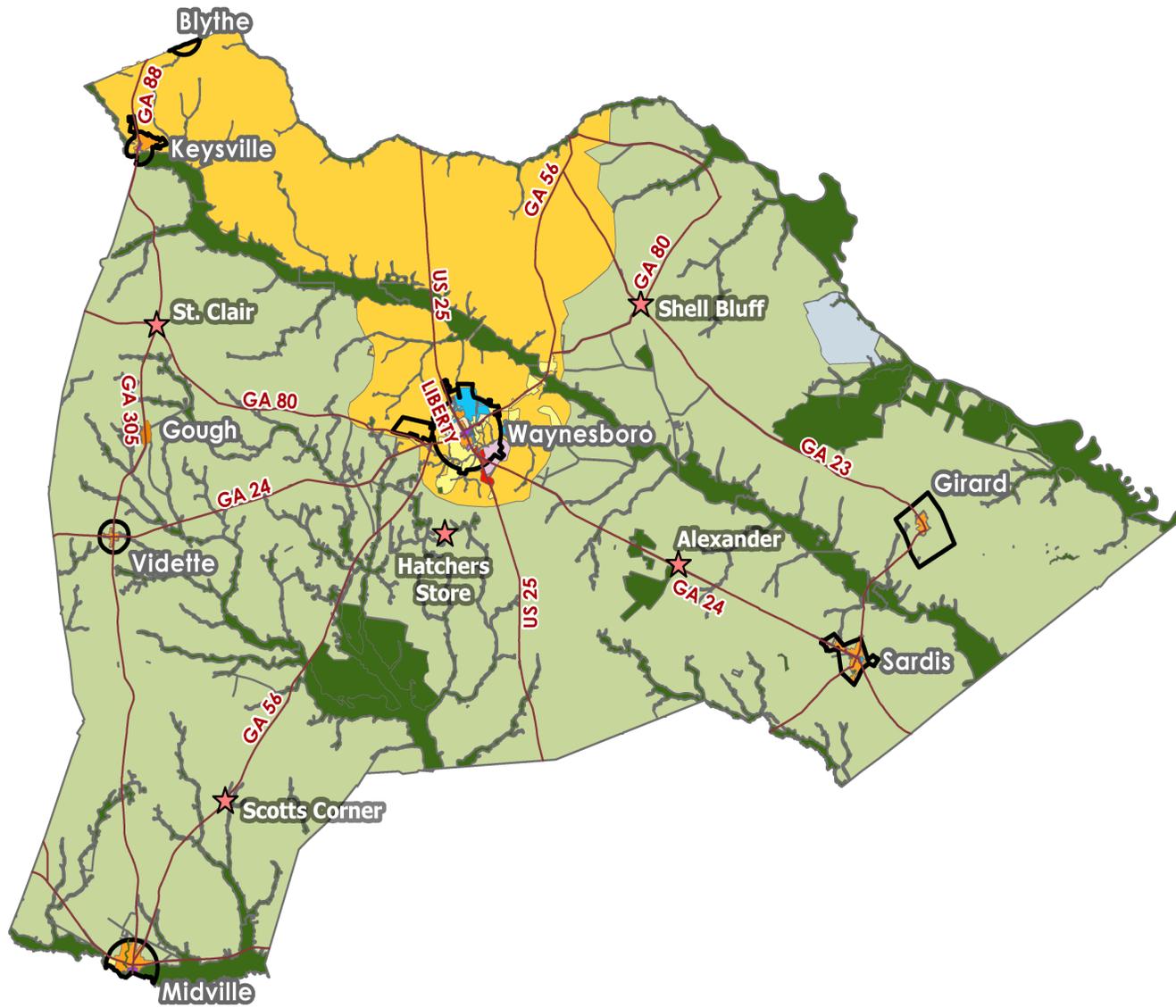
When interpreting how best to use the Comprehensive Plan's Character Area Maps and supporting narratives, the reader should be mindful of the following two parameters:

**CHARACTER AREA BOUNDARIES:** Unlike a parcel-specific future land use maps, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent “approximate” character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the Comprehensive Plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

**CHARACTER AREA NARRATIVES:** The narratives of character areas correspond to the local jurisdictions Character Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.



**LAND USE: CHARACTER AREAS**  
**MAP 6: BURKE COUNTY**



**Legend**

- ★ Rural Village
- Burke County Highways
- City Limits
- 6th Street Corridor
- Developing Suburban
- Downtown/Town Center
- Education Institution
- Energy Production District
- Gough Town Neighborhood
- Industrial & Employment Center
- Liberty St Commercial Corridor
- Liberty St Transitional Corridor
- Medical District
- Preserve
- Rural Reserve / Agriculture
- SR24 Commercial Corridor
- Suburban Neighborhood
- Town Neighborhood
- Town Neighborhood Revitalization
- Traditional Industrial / Commercial



## Burke County: Character Areas

Burke County's expansive land mass has always been used as primarily agricultural. There are natural areas such as floodplains and wetlands that should be preserved. North Burke County has felt the developing suburban pattern of growth as a bedroom community for Augusta-Richmond County and as growth for population eager to seek a rural area of natural beauty. As well, Burke County has many crossroads communities that are located at intersections throughout the county. Each Character Area is described below:



Wildlife Management Area: Alexander (1,300 acres, state owned, hunting, no camping)

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture



Wildlife Management Area: DI-LANE (8,100 acres, federally owned, seasonal hunting)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan, in particular for Briar Creek and the Savannah River
- Acquire land for a County-wide greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce "Part V" Environmental Ordinances (river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution

## Burke County: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the county's long term farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

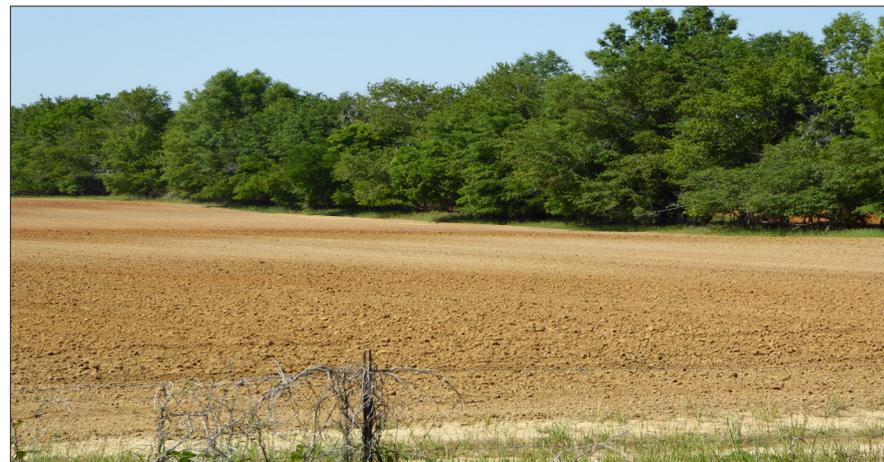
- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)





## Burke County: Character Areas

### RURAL VILLAGE

Rural Village character areas serve rural and agricultural areas and are located at an important crossroads where some form of commercial activity is needed, such as food and gas. Although the service centers seem to come and go, the community remains. Rural village commercial areas in Burke County are Alexander, Shell Bluff, Hatchers Store, St. Clair and Scotts Corner.

### Development Patterns

The development pattern should seek to:

- Protect rural character
- Provide small-scale commercial opportunities for meeting local needs
- Encourage compatible architecture styles that maintain the regional rural character rather than “franchise” or “corporate” architecture
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)

### Primary Land Uses

- Single-family residential
- Public/Institutional
- Passive parks
- Neighborhood commercial/retail

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary



## Burke County: Character Areas

### GOUGH TOWN NEIGHBORHOOD

Gough is a community located along SR 305 midway between intersections SR 24 in Vidette and SR 80. Gough is unincorporated and is made up of modest homes on narrow lots lining narrow streets arranged in a grid pattern. Gough's challenges are with concentrated poverty, deteriorating housing stock and lack of economic opportunity. Small lots pose challenges with meeting septic requirements and lot requirements of land development regulations.

#### Development Patterns

The development pattern should seek to:

- Protect the rural town character
- Provide small-scale commercial opportunities for meeting local needs
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)
- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-ofway

#### Primary Land Uses

- Single-family residential
- Public/Institutional
- Passive parks
- Neighborhood commercial/retail

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance

- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow



## Burke County: Character Areas

### DEVELOPING SUBURBAN

The Developing Suburban character area covers a developing section of North Burke County moving from the Richmond County line farther than two miles, and with extensions South along the US 25, SR 88, SR 23, SR 80 and Old Waynesboro Road corridors. A majority of the character area is located north of Briar Creek, though there are large areas within and adjacent to the city limits of Waynesboro.

Managing growth in these areas requires land use and design regulatory tools for sustainable development patterns. Burke County has just adopted effective January 1, 2019 an updated Land Development Code with Site Design Standards for Base Zoning Districts, Site Design standards for Specific Uses, Conventional Subdivision Design Standards, Buffers, and Infrastructure Improvements. This updated Land Development Code with its Zoning Map will ensure sustainable development patterns that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Sewer and water services regulations will be essential for ensuring long-range development in this character area.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure such as pedestrian and vehicular connectivity and street types in order to ensure that the character area is implemented. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit, adequate open space, strategically placed civic buildings, and a connected system of streets and housing choices.

#### Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes

the need for auto trips within the subdivision

- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions.
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

#### Primary Land Uses

- Single-family residential
- Mixed Use (when part of a master plan or outlined by a subarea master plan)
- Multi-family (when part of a master plan or outlined by a subarea master plan)
- Commercial (when part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

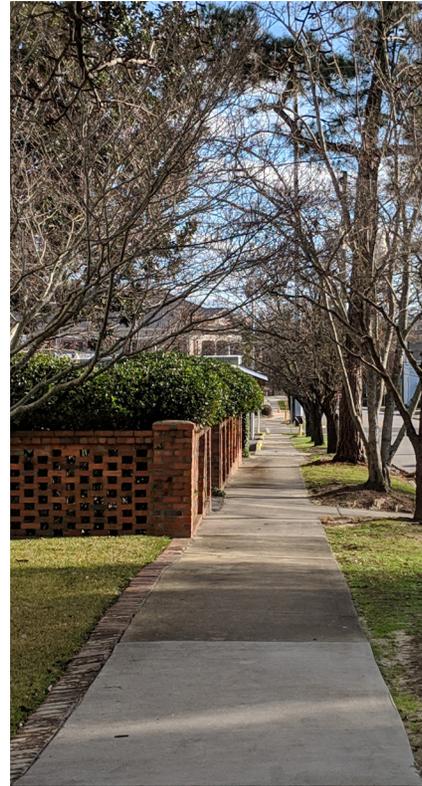


## Burke County: Character Areas

### DEVELOPING SUBURBAN

#### Implementation Strategies

- Enforce updated Burke County Land Development Code ordinance for land use/zoning
- Prepare North Burke County Subarea Master Plans for Developing Suburban areas shown in this portion of the county that include:
  - Identify mixed use and commercial nodes
  - Connector/Collector street plan
  - Sidewalk requirements and cross sections
  - Greenspace master plan
  - Updated traffic study requirements
  - Bike/Ped/Greenways Master Plan
- Develop long-range sewer service master plan
- Coordinate with cities to provide sewer to areas where growth is anticipated adjacent to existing incorporated areas.
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tank



## Burke County: Character Areas

### SUBURBAN TOWN NEIGHBORHOOD

The Suburban Town Neighborhood character area is the typical type of suburban residential subdivision development that has occurred since post World War II. Neighborhoods usually have low pedestrian orientation, larger lot sizes, a high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Neighborhoods included in this character area are generally stable and contain improved pedestrian and bicycle trails that encourage walking and cycling as a transportation option. Suburban Town Neighborhood areas in unincorporated Burke County include the SR 80/SR 56 corridor northeast of Waynesboro, developed portions of Clark Place Road and Bates Road and the Country Club area south of Waynesboro.

#### Development Patterns

The development pattern should seek to:

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow



#### Primary Land Uses

- Parks, Recreation and Conservation
- Single Family Residential
- Multi-Family Residential (though limited)
- Public Institutional

#### Implementation Strategies

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Ped/Greenways Master Plan
- Update development regulations to address driveway and parking requirements



## Burke County: Character Areas

### ENERGY PRODUCTION DISTRICT

Plant Vogtle, a nuclear power plant, and the associated uses and services it attracts is located along the Savannah River in rural northeast Burke County. The plant provides thousands of jobs to Burke County and regional residents. The plant infrastructure is located on large tracts of land. Large solar farms are located nearby from which Plant Vogtle purchases power.

#### Development Patterns

The development pattern should seek to:

- Large industrial type buildings served exclusively by the automobile

#### Primary Land Uses

- Industrial
- Transportation/Communication/Utilities
- Solar Farms

#### Implementation Strategies

- Prepare feasibility study for direct roadway connection between Waynesboro and Plant Vogtle



## Burke County: Character Areas

### INDUSTRIAL AND EMPLOYMENT CENTER

The Industrial Employment Center character area describes large tracts of land, campus, or industrial development with a high degree of access by vehicular traffic, on-site parking, and a low degree of open space. Industry can include manufacturing, wholesale trade, distribution, assembly, and processing activities. While attracting new industry is important to the economic health of the County, the intent of the industrial character area is to balance growth with environmental considerations.

The industrial character area is intended to accommodate low and high intensity industry in locations that have state route and rail access. Most industrial property is located in northeast Waynesboro (including portions of unincorporated Burke county) along Mill Road between US 25 and SR 56. The Development Authority of Burke County (DABC) controls much of this property.

#### Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the highway
- Limit grading and clearing

#### Primary Land Uses

- Light industrial
- Heavy industrial

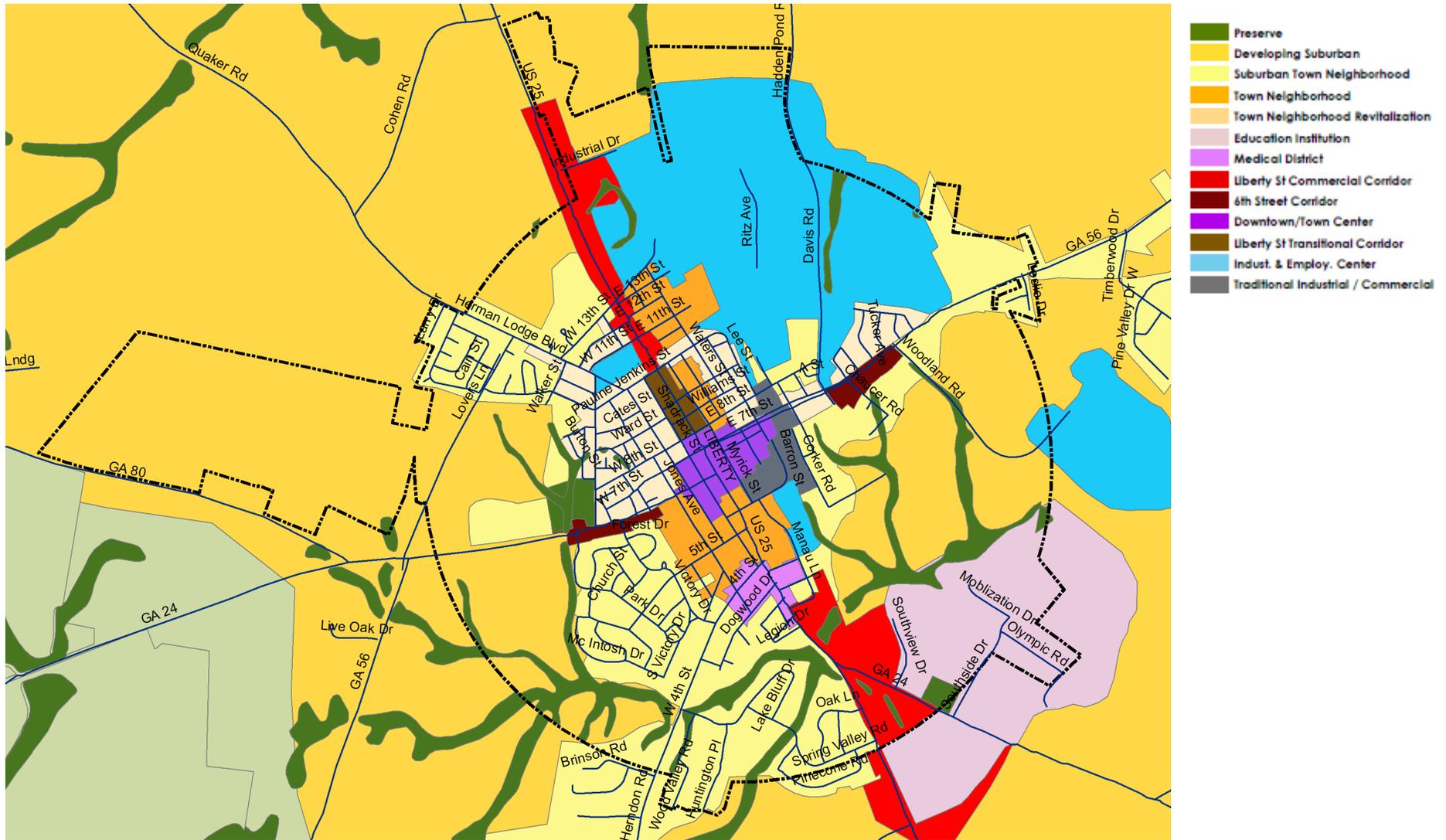
#### Implementation Strategies

- Adopt design/development standards for industrial sites
- Create a “development impact matrix” to determine potential impacts of specific industries on the environment and infrastructure





**LAND USE: CHARACTER AREAS  
MAP 7: CITY OF WAYNESBORO**



## City of Waynesboro: Character Areas:

### PRESERVE

Waynesboro, as the County seat, has many environmentally sensitive areas in the forms of parks and the Waynesboro Greenway constructed with TE funds opened in 2010. The Ice House serves as the Trailhead and links downtown to the library, recreation, school facilities, and several neighborhoods. The scenic portion of the greenway travels along a former railroad bed and comes out behind the Burke County Middle School. It is four miles in length and is open to the public, including residents on bicycles, scooters, skateboards and non-motorized modes of transportation.

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture



#### Implementation Strategies

- Adopt/amend zoning/land use regulation ordinance to protect Preserve character areas
- Develop a city-wide masterplan for greenways
- Acquire land for a city-wide greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce "Part V" Environmental Ordinances (watersheds, groundwater re-charge, and wetlands protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers and prohibit uses that are prone to pollution



## City of Waynesboro: Character Areas

Waynesboro serves as the county seat of Burke County and has throughout the county's history served as the hub of economic, cultural and social activity. The diverse character is reflected in its variety of neighborhood and development patterns. Historic Downtown features the courthouse surrounded by pedestrian-friendly, historic shopping and office buildings within walking distance of historic residential neighborhoods. Suburban residential and retail areas also have their place in Waynesboro in addition to large scale industrial and agricultural properties.

### LIBERTY STREET TRANSITIONAL CORRIDOR

The Liberty Street Transitional Corridor is bound by Eighth and Ninth Streets and includes properties that have frontage along Liberty Street. North of the character area Liberty Street reflects "highway commercial" uses, with parking lots and business signs placed between the street and the building. To the south is Downtown Waynesboro, a walkable environment where buildings are close to the street and to each other. The Liberty Street Transitional Corridor includes a mix of professional office, commercial, and residential uses. Many of the non-residential uses, however, are adaptive reuses of former homes that lined this segment of the roadway. This has allowed the area to retain the feel of the surrounding historic neighborhoods while accommodating a transition to office and commercial uses. The character area is also located in the locally designated Waynesboro Historic District with design review.

#### Development Patterns

The development pattern should seek to:

- Maintain existing residential uses
- Prevent encroachment of commercial and office uses into the surrounding Town Neighborhood character area
- Accommodate conversion of existing residential uses into office or commercial uses while maintaining the existing building
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Screen existing parking areas with landscape buffers
- Utilize direct lighting that is stylistically compatible with the historic character of the area
- Display unobtrusive business signs that are appropriately sized and constructed for the area
- Protect and maintain the existing historic building stock

#### Primary Land Uses

- Single-family residential
- Professional office
- General commercial uses

#### Implementation Strategies

- Adopt specific design guidelines for the Waynesboro Historic District to address business signage, parking standards, buffers and proposed alterations to existing buildings, new construction and demolition



## City of Waynesboro: Character Areas

### LIBERTY STREET COMMERCIAL CORRIDOR

The Liberty Street Commercial Corridor reflects larger-scale commercial developments that are typical of US highways outside of downtowns/town centers. "Strip center" development is common, represented by a grocery store surrounded by complimentary commercial uses or smaller shopping centers that have a few businesses catering to the surrounding community. Commercial corridors are often characterized by large signs that can dominate the visual landscape, numerous curb cuts and driveways that slow traffic flow, large parking areas void of landscaping, and a lack of sidewalks. The Liberty Street Commercial Corridor character area is located north and south of the greater downtown area along US Highway 25. In addition to meeting area residents' shopping needs, the corridor acts as a gateway to the City.

#### Development Patterns

The development pattern should seek to:

- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor"
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particular, those that include residential uses
- Provide sidewalk connections to adjacent residential areas
- Landscape parking lots to provide shade, reduce impervious surfaces to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, mixed use development, parking to the rear of a building, and requires quality materials and design (related to the building, the site, and signage)

- Coordinate land use planning with bike, pedestrian and transit opportunities

#### Primary Land Uses

- Commercial and retail uses
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

#### Implementation Strategies

- Adopt a corridor overlay district to regulate the design of new development as well as changes to existing structures and site features, including parking areas and signage
- Adopt a Mixed Use Development ordinance
- Amend development regulations to require interparcel access, limit curb cuts, and require sidewalks with new development
- Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly
- Adopt a Landscape and Buffer Ordinance
- Create a Streetscape Master Plan to guide enhancements



## City of Waynesboro: Character Areas

### MEDICAL DISTRICT

The Medical District character area represents the Burke Medical Center and new Burke Rural Health Clinic found on-site in a campus-type development within walking distance from the medical center and associated uses. Examples include professional medical and dental offices, nursing home facilities, retail pharmacies and restaurants. These supporting uses are intended to provide easily accessible services for hospitals employees, patients and visitors. In addition, the close proximity of this character area to housing provides an opportunity for employees to live and work in the same general area. While the Medical District plays a vital role in the community, it is important to encourage building/site design features and landscape buffers to mitigate the impacts of the Medical District on adjacent residential properties.

#### Development Patterns

The development pattern should seek to:

- Promote a pedestrian-scale “medical community” where medical uses and support services (Medical Center, restaurants, etc.) are connected by a network of sidewalks
- Accommodate housing that benefits from close proximity to health services (senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients)
- Reduce on-site vehicular use and off-site vehicular trips by providing a mix of compatible services for employees and visitors
- Encourage mixed-use opportunities (e.g. medical offices above ground floor retail)
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding, mostly single-family, residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Retain open space and incorporate landscaping into site design and parking areas
- Encourage shared parking among uses
- Discourage parking in the front yard for homes that have been converted to office uses

#### Primary Land Uses

- Hospital or clinic
- Professional medical office
- Retail support (drugstore, restaurant)
- Residential (senior housing, assisted living facility, special needs housing, guest lodging for patients’ families)
- Mixed use (upper floor office or residential and ground floor retail)

#### Implementation Strategies

- Amend zoning ordinance to increase setback and buffer requirements between lots zoned or used for professional purposes and lots zoned or used for low-intensity residential purposes
- Amend off-street parking requirements in the zoning ordinance to limit the number of parking spaces and to prohibit location of parking areas in the front yard setback for homes that have been rezoned for office purposes and are located in a residential area
- Adopt Landscape and Buffer Ordinance



## City of Waynesboro: Character Areas

### TRADITIONAL INDUSTRIAL/COMMERCIAL

The Traditional Industrial/Commercial character area describes a large area east of Downtown adjacent to the railroad corridor. The character area includes a mix of historic structures and traditional industrial building forms. This area has continued to be actively used as industrial with some abandoned and under-utilized buildings with potential for adaptive use to commercial or institutional. The area is roughly bounded by Barron Street to the south, Corker Row to the east, continuing northward including large parcels along both sides of the railroad corridor to the properties having frontage on the north side of Eighth Street east of the tracks, and finally bounded on the northwest by Perry Street and Myrick Street on the west to where it intersects with Barron Street.

This character area is largely influenced on the aesthetics of the traditional railroad corridor, agricultural industry, and the forms of industrial structures associated with rail-to-truck transportation, storage, and production. Metal sheds, tanks, and mobile equipment are part of the aesthetic.

Many of the structures which pose excellent adaptive use potential are historic brick warehouses, sheds, and on-site commercial frontages on the upper east end and lower west side of the character area. Structures within the character area such as silos, bins, elevators, and railroad buildings over 50 years of age are worthy of listing as contributing historic structures for their significance to Waynesboro's historic industrial economy while some structures such as the Art Moderne, streamlined utility building are significant for their architectural style and original materials.

These intact industrial sites may someday be replaced with modern facilities. Where possible, significant traditional industrial features may be saved for nostalgia, education, or the entire building could be preserved as an artifact in itself. The larger industrial sites along the railroad step down to the lower, brick warehousing to allow for a good transition into the surrounding residential and downtown commercial character areas historic neighborhoods. A large parcel of land north and west inside the curve of Barron Street retains large, mature growth shade trees. The character area is also located in the locally designated Waynesboro Historic District.



### Development Patterns

- Maintain existing industrial and commercial uses
- Find new uses and market the abandoned and under-utilized structures to new commercial or light industrial tenants
- Retain the historic brick warehouses and railroad structures
- Prevent future industrial development from visually encroaching on the surrounding Downtown, Town Neighborhood, or Suburban Neighborhood character areas by controlling the form of large-scale structures replacing the more human scaled historic structures
- Accommodate conversion of existing adjacent Traditional Industrial/Commercial into mixed-use commercial, office, and/or residential uses while maintaining the existing traditional industrial buildings
- Encourage civic, community, public gathering, or conference space conversion of some of the Traditional Industrial/Commercial structures adjacent to the Downtown Commercial
- Plan for some of the large parcels of land, if unused, with future urban growth patterns tied back into the city street grid
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Add additional shade trees in front or near some of the structures with lots large enough to accommodate, keeping in mind the movement of trucks or deliveries, their street clearance and turning radii
- Screen existing parking areas, portions of the rail near downtown, or blighted industrial storage with landscape buffers
- Utilize direct lighting that is stylistically compatible with the historic character of the area
- Display unobtrusive business signs that are appropriately sized and constructed for the area
- Protect and maintain the existing historic building stock

## City of Waynesboro: Character Areas

### Primary Land Uses

- Heavy and light industrial and agricultural industrial
- Transportation and multi-modal transfer of products
- Historic cotton warehousing
- Some vacant city and utility buildings and structures
- Industrial commercial uses

### Implementation Strategies

- Adopt specific design guidelines for the Waynesboro Historic District to address retaining the industrial character, visual buffers from the historic residential, and proposed alterations to existing buildings, new construction and demolition
- Use land inside the curve of Barron Street (mature trees and two historic homes) for a new civic park opportunity with ancillary support buildings; This is an excellent opportunity for open space near downtown and will encourage use of the area when annual agriculture business is not heavily using the area



## City of Waynesboro: Character Areas

### TOWN NEIGHBORHOOD

The Town Neighborhood character area reflects Waynesboro's historic housing stock and traditional pattern of development. The area consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and presence of sidewalks and street trees. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district. The Town Neighborhood character area encompasses much of the Waynesboro Historic District, a locally designated historic district and National Register-listed district that includes the City's historic neighborhoods as well as the downtown area.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Single-family residential
- Multi-family conversion of former or underserved public/institutional, commercial, warehouse or industrial spaces (not apartment complexes)

- Senior housing
- Active and passive recreation

#### Implementation Strategies

- Amend existing Waynesboro Historic District in accordance with the 2007 study that recommends reducing the limits of the district to better reflect a concentration of the City's historic resources
- Adopt specific design guidelines for the Waynesboro Historic District to regulate exterior alterations to existing homes, as well as building relocation, demolition and new construction
- Adopt a Tree Protection Ordinance
- Adopt an Adaptive Reuse Ordinance to permit multi-family or live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces
- Amend zoning ordinance to permit garage apartments or mother-in-law units in single family districts, which would include specific guidelines for size, location on the lot, use, parking, etc. to protect neighborhood character
- Using the existing vacant site inventory, identify those that are suitable for in-fill development
- Create an inventory of buildings suitable for redevelopment
- Adopt a Senior Housing Ordinance to permit detached, attached and multifamily homes on suitable properties close to the city center



## City of Waynesboro: Character Areas

### TOWN NEIGHBORHOOD REVITALIZATION

The Town Neighborhood Revitalization character area includes the residential areas along East Sixth Street between the railroad and US 25 Bypass. Specifically, the residential uses between East 7th and East 6th Streets, the residences fronting Wallace and Fulcher Streets and East 7th Street, and the residences north of East 6th from Cates Avenue to Dowell Avenue. Issues associated with this character area for this part of the city include an aging housing stock, vacant lots and properties, deteriorating or dilapidated housing, and potential encroachment by commercial uses or redevelopment of properties for multi-family uses. Several properties are rental properties, which tends to contribute to property maintenance issues.

Town Neighborhood Revitalization character area also includes a large portion of the residential area north of Sixth Street on the west side of the railroad tracks, including properties that are currently inside the boundaries of the Waynesboro Historic District and therefore subject to review for proposed alterations, new construction and demolition, but are proposed to be removed per a 2007 study commissioned by the City. Issues associated with this portion of the character area include an aging housing stock, numerous vacant lots and properties, deteriorating or dilapidated housing, and potential encroachment by commercial uses or redevelopment for multi-family uses. Several properties are rental properties, which tends to contribute to property maintenance issues.

#### Development Patterns

- The development pattern should seek to:  
Protect and stabilize existing dwellings, many of which have historic value and are inside the current boundaries of the Waynesboro Historic District
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote rehabilitation of existing homes
- Provide a walkable, safe and attractive environment for residents

#### Primary Land Uses

- Single-family residential
- Duplexes
- Active and passive recreation

#### Implementation Strategies

- Rezone R-3 zoned properties to a newly created zoning district that allows only R-1 and R-2 permitted uses and duplexes
- Implement the recommendations of the 2017 Housing Action Plan
- Using the existing vacant site inventory, identify those that are suitable for in-fill development
- Create an inventory of buildings suitable for redevelopment



## City of Waynesboro: Character Areas

### DOWNTOWN/TOWN CENTER

The Downtown/Town Center character area incorporates the traditional town center, which is included in the boundaries of the National Register listed Waynesboro Historic District (citywide historic district). These properties include in the National Register district East Sixth, East Seventh, East Eighth, South Liberty and Myrick Streets, with Liberty Street as the spine.

The Downtown/Town Center includes a mix of retail, office, and civic uses, and its significance as a historic and economic resource for Waynesboro is promoted by an active Main Street Program and Downtown Development Authority. The locally adopted Waynesboro Historic District incorporates the National Register District in the Downtown character area.

#### Development Patterns

The development pattern should seek to:

- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Encourage a creative, visual environment that encourages exploration and attracts patrons (such as attractive, changing window displays, public art, and outdoor dining)
- Serve surrounding neighborhoods
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses that attract residents to the downtown and create vitality
- Encourage mixed use development in buildings with underutilized upper floors (e.g. residential above ground floor retail)
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce Downtown as the community focal point of Waynesboro

#### Primary Land Uses

- Retail/Neighborhood Commercial
- Mixed Use (residential above ground-floor retail)
- Professional office
- Government facilities
- Parks

#### Development Patterns

The development pattern should seek to:

Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips

- Promote street design that fosters traffic calming such as narrower residential streets, onstreet parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

#### Primary Land Uses

- Single-family residential
- Mixed Use (when designated as part of a master plan or outlined by a subarea master plan)
- Multi-family (when designated as part of a master plan or outlined by a subarea master plan)
- Commercial ((when designated as part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional





## City of Waynesboro: Character Areas

### SIXTH STREET CORRIDOR

The Sixth Street Corridor character area is represented east and west of Liberty Street and Downtown along the Sixth Street corridor. Each serves as a gateway to Downtown. The West Sixth Street portion has developed as a commercial corridor on the south side of the street, opposite a mix of residences and businesses. Though close to Downtown, it exhibits a different character: It is a mix of businesses, set back from the street and from each other, that seem to be oriented more toward the car than to the pedestrian, in spite of the proximity of neighborhoods that can serve the businesses.

The East Sixth Street portion of this Character Area includes a mix of commercial and higher density residential uses. It is generally located on the south side of Sixth Street. Its proximity to residential areas affords the potential for “neighborhood commercial” uses to locate along the corridor.

#### Development Patterns

- Serve surrounding neighborhoods
- Connect existing businesses to one another and to surrounding neighborhoods with sidewalks
- Reduce vehicular turning movements on Sixth Street by encouraging interparcel access
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Incorporate landscaping into parking areas and along sidewalks
- Provide a walkable, safe and attractive environment for residents

#### Primary Land Uses

- Neighborhood commercial uses (commercial uses not intended to serve a large market area)

#### Implementation Strategies

- Adopt a corridor overlay district to regulate building placement and design, sign placement, size and materials, landscaping, access and other elements that contribute to the look and function of the corridor
- Adopt a Neighborhood Commercial zoning district



## City of Waynesboro: Character Areas

### DEVELOPING SUBURBAN

The Developing Suburban character area generally covers large areas within and adjacent to the city limits of Waynesboro. The Developing Suburban character area describes areas where pressure for suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Without land use and design regulations, areas with this level of development pressure will likely evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs.

Developing Suburban areas in Waynesboro will likely depend on septic systems, though it is possible that these areas would receive services from municipal sewer providers. Water services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Since these areas, by definition, lack existing infrastructure and an urban or suburban street grid with established character, more detailed subarea planning is necessary. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure (e.g. connectivity, street types, etc.) to implement the vision of the character area. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices.

### Development Patterns

The development pattern should seek to:

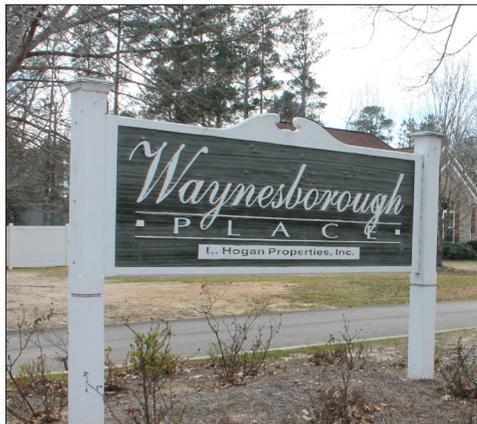
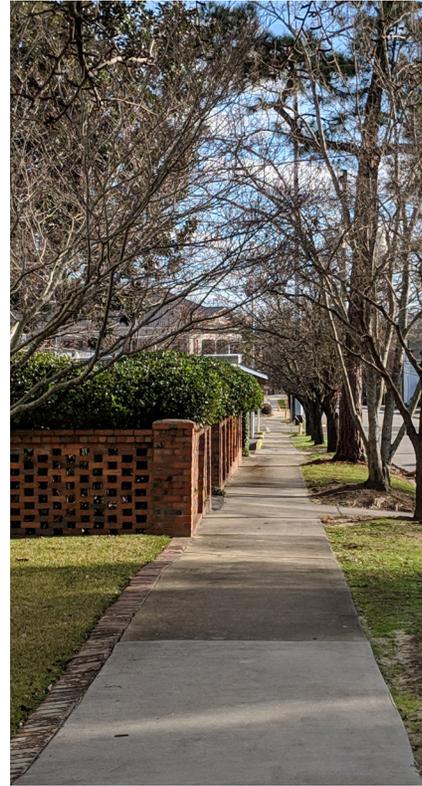
- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions.
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible



## City of Waynesboro: Character Areas

### Implementation Strategies

- Prepare Subarea Master Plans for Developing Suburban areas that include:
  - o Identification of mixed use and commercial nodes
  - o Connector/Collector street plan
  - o Sidewalk requirements and cross sections
  - o Greenspace master plan
  - o Updated traffic study requirements
  - o Bike/Pedestrian/Greenways Master Plan
- Develop long-range sewer service master plan
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible.
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks



## City of Waynesboro: Character Areas

### SUBURBAN TOWN NEIGHBORHOOD

The Suburban Town Neighborhood character area are neighborhoods where suburban residential subdivision development has occurred post World War II era. Neighborhoods have low pedestrian orientation, larger lot sizes, a high to moderate degree of building separation that is predominantly residential. It has scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option. Suburban Town Neighborhood includes residential areas in northwest Waynesboro near Quaker Road, the Burkeville neighborhood in southwest Waynesboro as well as Spring Valley Road and surrounding area.

#### Development Patterns

The development pattern should seek to:

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods

- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

#### Primary Land Uses

- Parks, Recreation and Conservation
- Single Family Residential
- Multi-Family Residential (though limited)
- Public Institutional

#### Implementation Strategies

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Pedestrian/Greenways Master Plan
- Update development regulations to address driveway and parking requirements



## City of Waynesboro: Character Areas

### INDUSTRIAL AND EMPLOYMENT CENTER

The Industrial Employment Center character areas describes large tracts of land at the Westside Industrial Park, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations. The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route and rail access. Most industrial property is located in Northeast Waynesboro along Mill Road between US 25 and SR 56. It also includes a small industrial area south of Downtown Waynesboro along the railroad corridor.

#### Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

#### Primary Land Uses

- Light industrial
- Heavy industrial

#### Implementation Strategies

- Adopt design/development standards for industrial sites
- Create a "development impact matrix" to determine potential impacts of specific industries on the environment and infrastructure



## City of Waynesboro: Character Areas

### EDUCATION INSTITUTION

The Education Institution character area is made up of an area in southeast Waynesboro that includes the county middle school, high school, library, Augusta Technical College campus, park and recreation center, the jail and other institutional uses. Public institutions such as schools and government buildings located on individual lots throughout the county are not part of this character area and are included within other character areas listed.

#### Development Patterns

The development pattern should seek to:

- Pedestrian friendly
- Minimize impervious surfaces

#### Primary Land Uses

- Public/Institution
- Parks/Recreation/Conservation

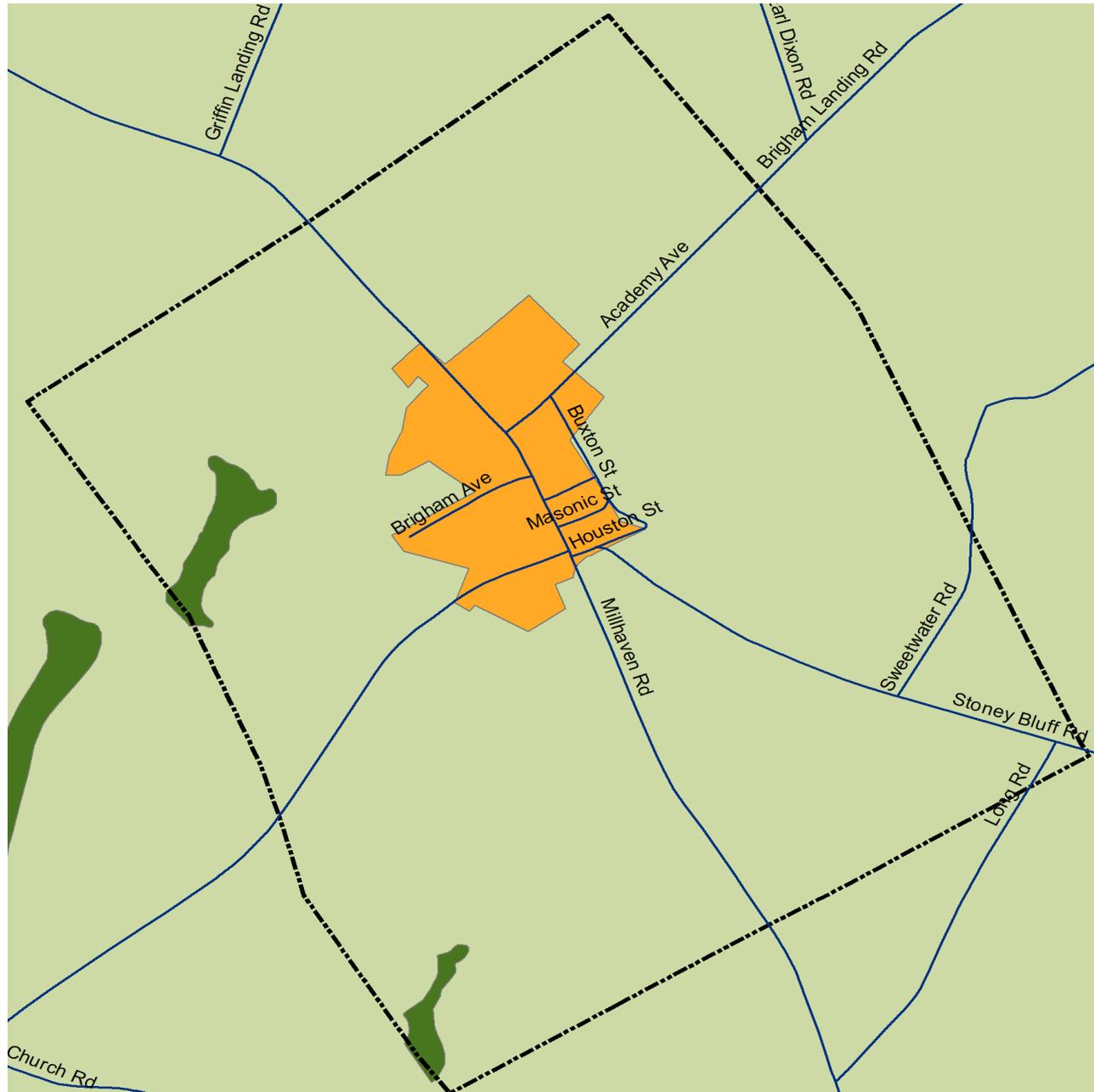
#### Implementation Strategies

- Enhance greenway trail connecting this district to Downtown Waynesboro with amenities for walking, biking, hiking





**LAND USE: CHARACTER AREAS**  
**MAP 8: TOWN OF GIRARD**



- Preserve
- Rural Reserve/Ag.
- Town Neighborhood



## Town of Girard: Character Areas

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce "Part V" Environmental Ordinances (river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank set-backs and prohibit uses that are prone to pollution



## Town of Girard: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the town's long term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation

- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)



## Town of Girard: Character Areas

### TOWN NEIGHBORHOOD

Girard is a small rural town located in southeast Burke County on SR 23. The town boundaries extend well beyond the developed area of the town on all sides.

The Town Neighborhood Character Area is suitable for the land use of the town of Girard in the developed portion. The town is predominantly residential with a low degree of building separation. Girard has small, regular lots, with buildings close to or at the front of the property line and on-street and parking on driveways in the property yards. The town does have some neighborhood scale businesses scattered throughout the area.

Girard is somewhat clustered around the former historic school and its campus of green grass in a town square. The former school gymnasium houses City Hall. There is a walking trail on the campus that will be enhanced in the next five years. Residential houses surround the green and some service businesses are within the district.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes

- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Retail/Commercial

#### Implementation Strategies

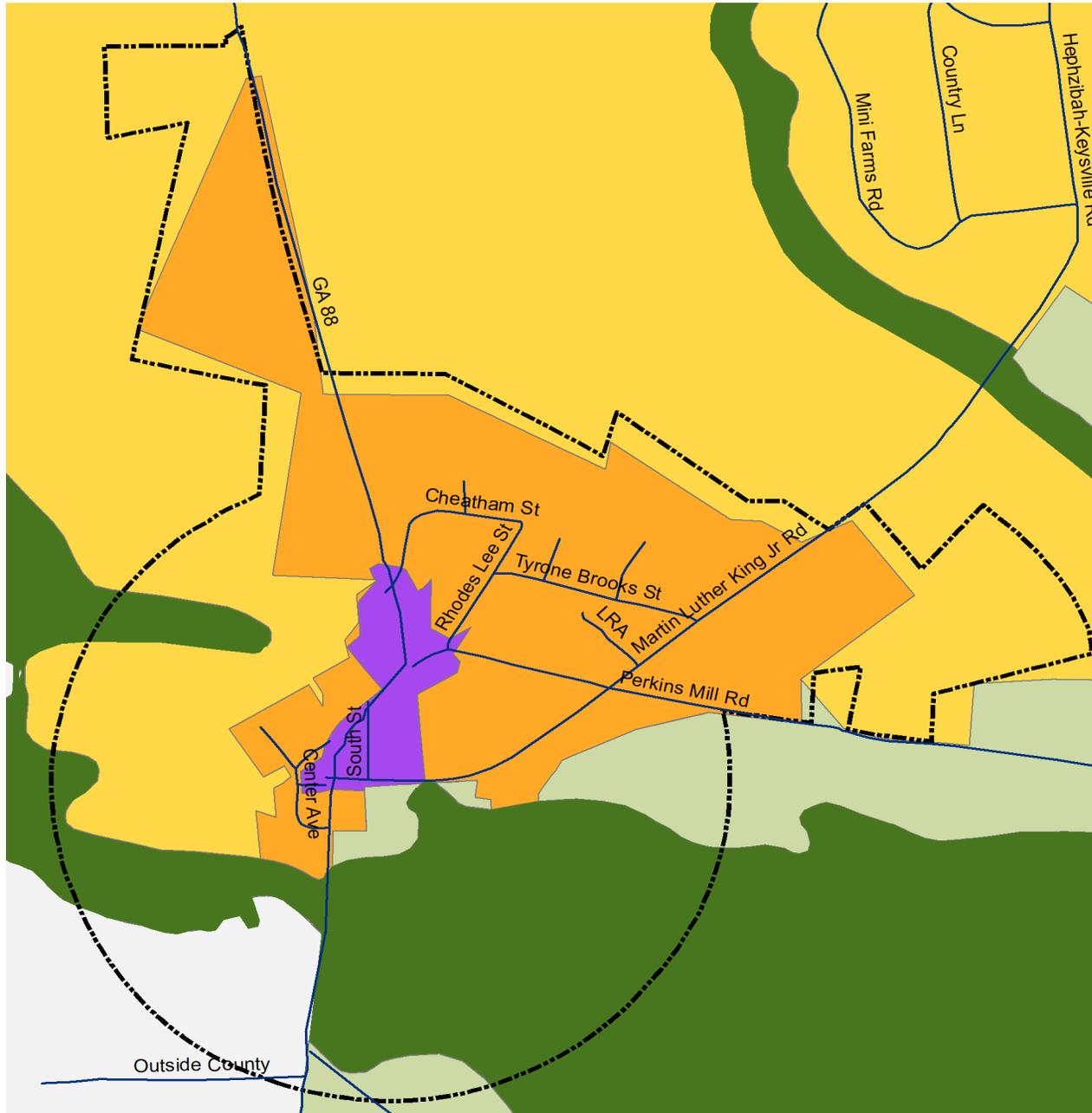
- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements, but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties
- Create an inventory of buildings or vacant lots suitable for development with scale and design like the neighborhood
- Encourage building new houses based on the surrounding building's existing architectural style and scale and that of neighboring homes
- Preserve the green space that is the core of Girard and its walking trail
- Make improvements to the trail for pedestrian ease of use







**LAND USE: CHARACTER AREAS**  
**MAP 9: CITY OF KEYSVILLE**



- Preserve
- Rural Reserve/Ag.
- Developing Suburban
- Town Neighborhood
- Downtown/Town Center



## City of Keyville: Character Areas

Keyville is located as the northernmost city in rural northwest Burke County on the county line at the intersection of SR 88 and SR 305. It is situated on the top of a sandy hill that once had a train track traveling over it. Most of the town buildings slope down the hill. Keyville has the potential for suburban growth from the Augusta-Richmond County area that would cause growth to the north and northeast of town.

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Adopt and enforce "Part V" Environmental Ordinances (watershed, groundwater recharge, and wetlands protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution



## City of Keyville: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation

- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)



## City of Keysville: Character Areas

### DEVELOPING SUBURBAN

The Developing Suburban character area in Keysville generally covers everything north and northeast of the established developed town neighborhood area. It also extends north along SR 88 to Blythe and Richmond County.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Since this area lacks an existing suburban street grid with established character, more detailed subarea planning is necessary. Subarea plans for this area would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure (e.g. connectivity, street types, etc.) in order to implement the vision of the character area. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices.

#### Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

#### Primary Land Uses

- Single-family residential
- Mixed Use (when designated as part of a master plan or outlined

by a subarea master plan)

- Multi-family (when designated as part of a master plan or outlined by a subarea master plan)
- Commercial (when designated as part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare North Burke County Subarea Master Plans for Developing Suburban areas in this portion of the county that include:
  - Identification of mixed use and commercial nodes
  - Connector/Collector street plan
  - Sidewalk requirements and cross sections
  - Greenspace master plan
  - Updated traffic study requirements
  - Bike/Pedestrian/Greenways Master Plan
- Develop long-range sewer service master plan
- Expand sewer service to serve the developing areas
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks





## City of Keyville: Character Areas

### TOWN NEIGHBORHOOD

The Town Neighborhood character area covers the mostly single family residential developed portion of the town with a traditional small, rural town development pattern. The area consists of mixture of relatively well-maintained and dilapidated homes with a distinct identity established by architectural design, building placement, street design, and street trees.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to the town center
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)



#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation

## City of Keysville: Character Areas

### TOWN NEIGHBORHOOD

#### Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements, but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

### DOWNTOWN/TOWN CENTER

Keysville is rural, but has services that include a small convenience store, a post office, nursing home, and part-time medical facility. There is a city hall, community center, and several churches within the city limits. The city appears as a rural crossroads that is not connected with sidewalks. It does have water and sewer that can potentially create initiative for a downtown and businesses to locate there.

#### Development Patterns

The development pattern should seek to:

- Encourage new, mixed-use developments to share access to the major thoroughfares where feasible
- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Maintain adequate building and landscaping setbacks that promote safety and market visibility
- Encourage on-street parking
- Promote the use of shared parking lots and/or parking decks
- Encourage pedestrian access via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

#### Primary Land Uses

- Mixed Use
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation/Conservation

#### Implementation Strategies

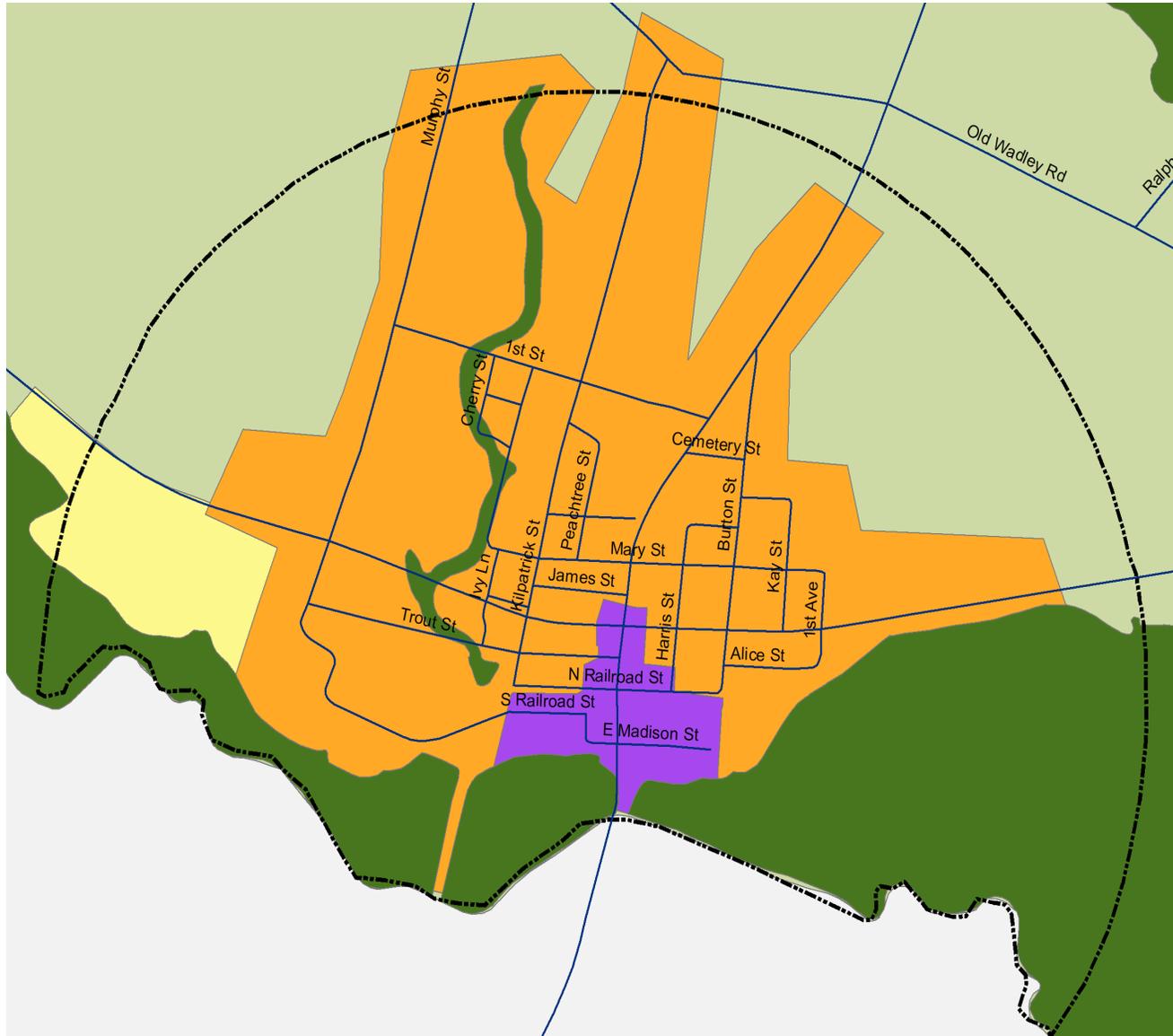
- Prepare a master plan for the Keysville Town Center
- Adopt design guidelines for Keysville Town Center
- Increase participation from business owners and property owners in Keysville
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown; A sidewalk assessment/ improvement overlay map may be required







**LAND USE: CHARACTER AREAS**  
**MAP 10: CITY OF MIDVILLE**



- Preserve**
- Rural Reserve/Ag.**
- Suburban Neighborhood**
- Town Neighborhood**
- Downtown/Town Center**



## City of Midville: Character Areas

Midville is located in rural southwest Burke County at the intersection of SR 17, SR 56 and SR 305. The small quaint downtown sits along an active railroad corridor that connects Macon to the Savannah River. The Ogeechee River is the southern border of Midville and Burke County. Midville is an intact historic town where commercial transitions to residential. There are some services such as a convenience store, a Burke County library branch, community center, businesses, several churches, and access to the Ogeechee River. There is an historic school and city cemetery.

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Adopt and enforce "Part V" Environmental Ordinances (watershed, groundwater recharge, and wetlands protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution



## City of Midville: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation

- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)



## City of Midville: Character Areas

### DEVELOPING SUBURBAN

The Developing Suburban character area generally covers areas within and adjacent to the city limits of Midville, primarily west on SR78. The Developing Suburban character area describes areas where suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Midville has a new zoning ordinance that will assist with control of these areas.

Developing Suburban areas in Midville will likely depend on expansion of water and sewer (or septic systems), though it is possible that these areas would receive services from the City. Water and sewer services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Midville's recently adopted zoning ordinance (2017) should assist with regulation of neighborhood design.

#### Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions.

- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible



## City of Midville: Character Areas

### TOWN NEIGHBORHOOD

This Town Neighborhood character area covers most of the city and has primarily single family residential development that is historic. The city is a traditional small, rural town development pattern complete with an established grid street pattern. The intact city is likely eligible for listing in the National Register of Historic Places as its housing stock is a mixture of relatively well-maintained and deteriorating houses with a distinct identity established by architectural design, building placement, street design, and street trees.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Commercial (neighborhood scale)

#### Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements, but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties





## City of Midville: Character Areas

### DOWNTOWN/TOWN CENTER

The Downtown/Town Center character area includes the traditional central business district and immediately surrounding commercial, industrial or mixed use areas along the railroad and river corridor. The area includes a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family-owned businesses enhanced by sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this distinct character area.

#### Development Patterns

The development pattern should seek to:

- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Encourage on-street parking
- Promote the use of shared parking lots and/ or parking decks
- Encourage pedestrian access to Downtown via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

#### Primary Land Uses

- Mixed Use
- Professional Office
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation

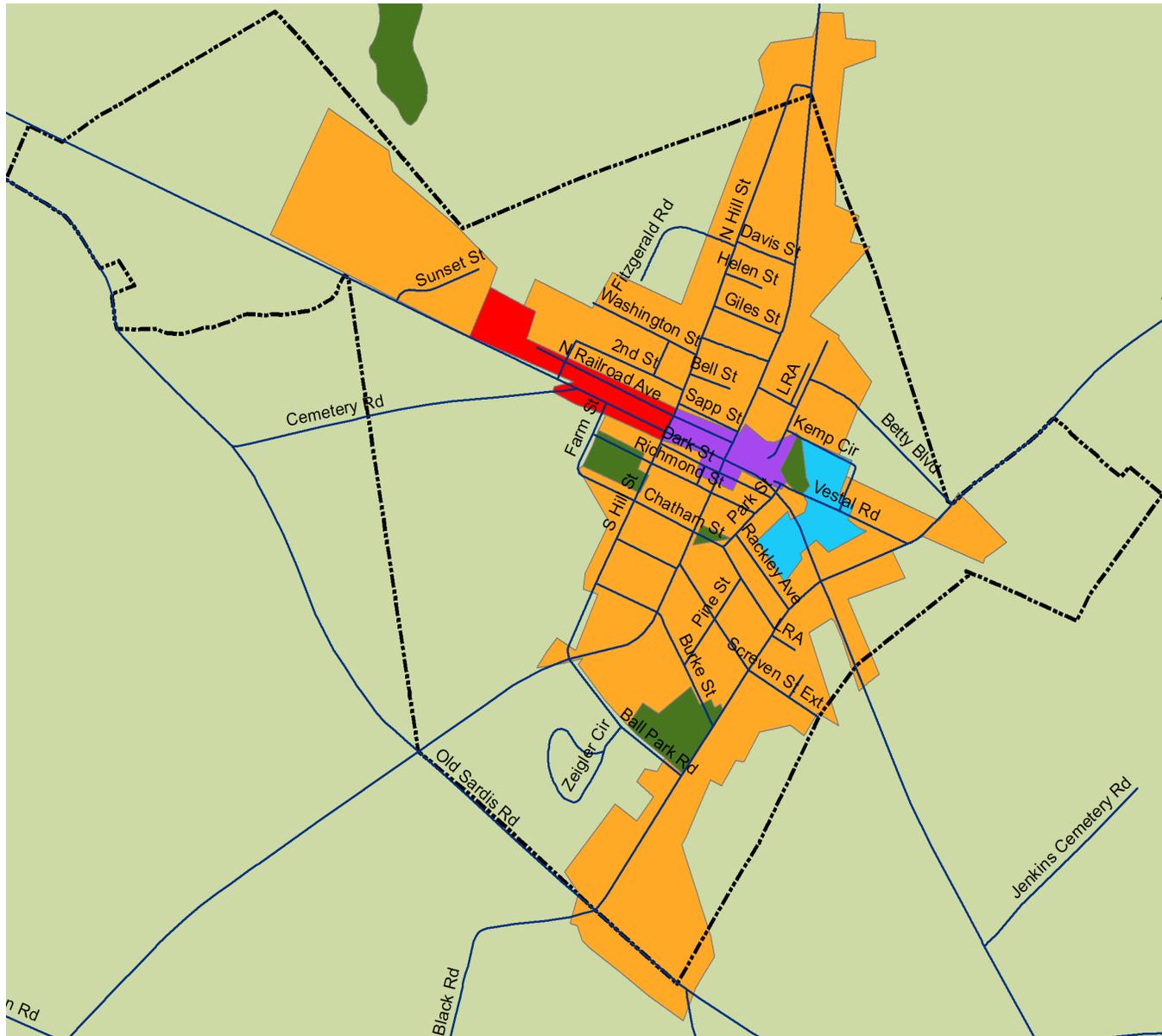
#### Implementation Strategies

- Adopt historic district and design guidelines for Downtown
- Create Midville Business/Merchants Association
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown; A sidewalk assessment/ improvement overlay map may be required





**LAND USE: CHARACTER AREAS**  
**MAP 11: CITY OF SARDIS**



- Preserve
- Rural Reserve/Ag.
- Town Neighborhood
- SR 24 Commercial Corridor
- Downtown/Town Center
- Indust. & Employ. Center

## City of Sardis: Character Areas:

Sardis is a small town located in rural southeast Burke County that grew along a railroad corridor. It is located at the intersection of SR 24 and SR 23. The town is home to SGA elementary school. The traditional, pedestrian-friendly downtown is historic and intact with multiple one- and two-story brick retail buildings. The commercial downtown transitions into the historic residential area of town. The City owns the former historic school and gym. Sardis city hall is located in an unusual two-story train depot. Sardis has several parks attractively revitalized, new sidewalks, a library branch and multiple churches. Sardis is one of few cities in Georgia with a standing coal chute (made into a park).

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt zoning/land use regulation ordinance to protect Preserve character areas
- Develop a city-wide masterplan for greenways
- Acquire land for a city-wide greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Adopt "Part V" Environmental Ordinances (groundwater re-charge protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers and prohibit uses that are prone to pollution



## City of Sardis: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation

- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)



## City of Sardis: Character Areas

### TOWN NEIGHBORHOOD

This Town Neighborhood character area covers the primarily single family residential developed portion of town with a traditional small, rural town development pattern complete with an established grid street pattern. The intact town is likely eligible for the National Register of Historic Places as its housing stock is a mixture of relatively well-maintained and deteriorating houses with a distinct identity established by architectural design, building placement, street design, and street trees.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation

#### Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties



## City of Sardis: Character Areas

### DOWNTOWN/TOWN CENTER

The Downtown/Town Center character area includes the traditional central business district and includes a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family owned businesses enhanced by pedestrian friendly sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this unique character area.

#### Development Patterns

The development pattern should seek to:

- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Encourage on-street parking
- Promote the use of shared parking lots
- Encourage pedestrian access to Downtown via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

#### Primary Land Uses

- Mixed Use
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation/Conservation



#### Implementation Strategies

- Adopt historic district and design guidelines for Downtown
- Create Sardis Business/Merchants Association
- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown. A sidewalk assessment/improvement overlay map may be required
- Consider greenway trail following the former railroad bed path that would connect the town to the elementary school



## City of Sardis: Character Areas

### SR 24 COMMERCIAL CORRIDOR

The SR 24 Commercial Corridor character area is represented west of Downtown along SR 24 and stretches west toward the SGA Elementary School. The corridor includes a horizontal mix of uses that are presently developed with deep setbacks, parking lots located between the street and buildings and limited pedestrian infrastructure. This character area should continue to provide a mixture of uses, but should become more pedestrian-friendly and provide opportunities for a mixture of housing types.

#### Development Patterns

The development pattern should seek to:

- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this “gateway corridor”
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Provide sidewalk connections to adjacent residential areas
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, mixed use development, parking to the rear of a building, and requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities

#### Primary Land Uses

- Commercial and retail uses
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

#### Implementation Strategies

- Adopt a corridor overlay district to regulate the design of new development as well as changes to existing structures and site features, including parking areas and signage
- Adopt a Mixed Use Development ordinance
- Amend development regulations to require interparcel access, limit curb cuts, and require sidewalks with new development
- Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly
- Adopt a Landscape and Buffer Ordinance
- Create a Streetscape Master Plan to guide enhancements



## City of Sardis: Character Areas

### INDUSTRIAL AND EMPLOYMENT CENTER

The Industrial Employment Center character area describes tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the Sardis, the intent of the Industrial character area is to balance growth with environmental considerations. The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route access. This character area covers a small area east of the Downtown Sardis character area.

#### Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit grading and clearing

#### Primary Land Uses

- Light industrial
- Heavy industrial

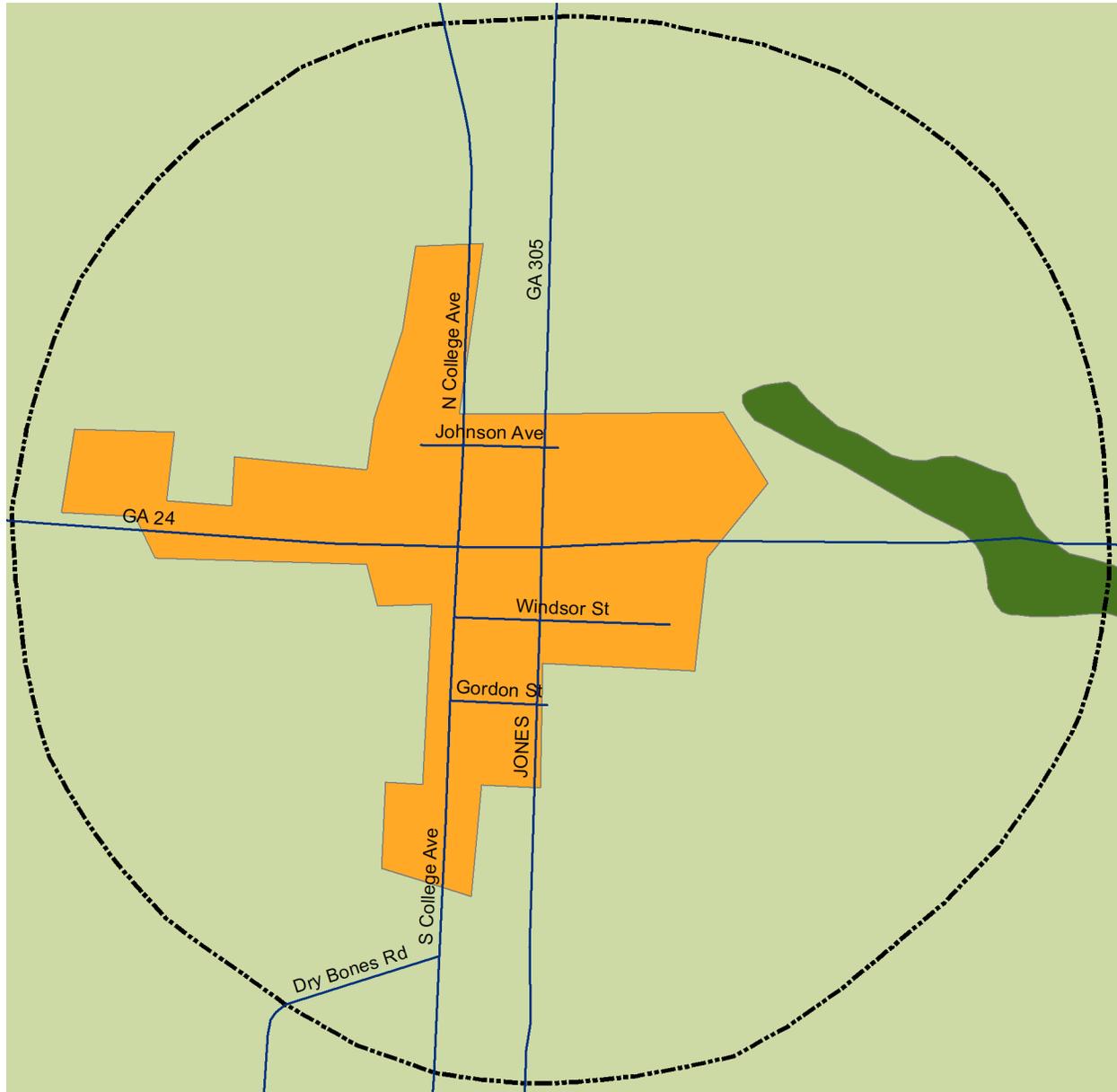
#### Implementation Strategies

- Adopt design/development standards for industrial sites
- Create a “development impact matrix” to determine potential impacts of specific industries on the environment and infrastructure





LAND USE: CHARACTER AREAS  
MAP 12: CITY OF VIDETTE



- Preserve
- Rural Reserve/Ag.
- Town Neighborhood



## City of Vidette: Character Areas

Vidette is a small, rural town located in rural west Burke County at the intersection of SR 24 and SR 305 along a former railroad line.

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (hunting, hiking, biking, walking) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Adopt specific cross sections for roads that cross these areas

- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Promote the use of conservation easements and conservation tax credits by landowners
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution



## City of Vidette: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation

- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)



## City of Vidette: Character Areas

### TOWN NEIGHBORHOOD

The Town Neighborhood character area for Vidette addresses the developed portion of the town with a traditional small, rural town development pattern. The area consists of a mixture of relatively well-maintained and deteriorating single-family historic homes with a district identity established by architectural design, building placement, street design, and street trees. Town Neighborhood also includes town center-type land uses. Vidette has a seamless transition from residential to commercial and institutional uses that make establishing a separate town center character area unnecessary.

### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Commercial (neighborhood scale)

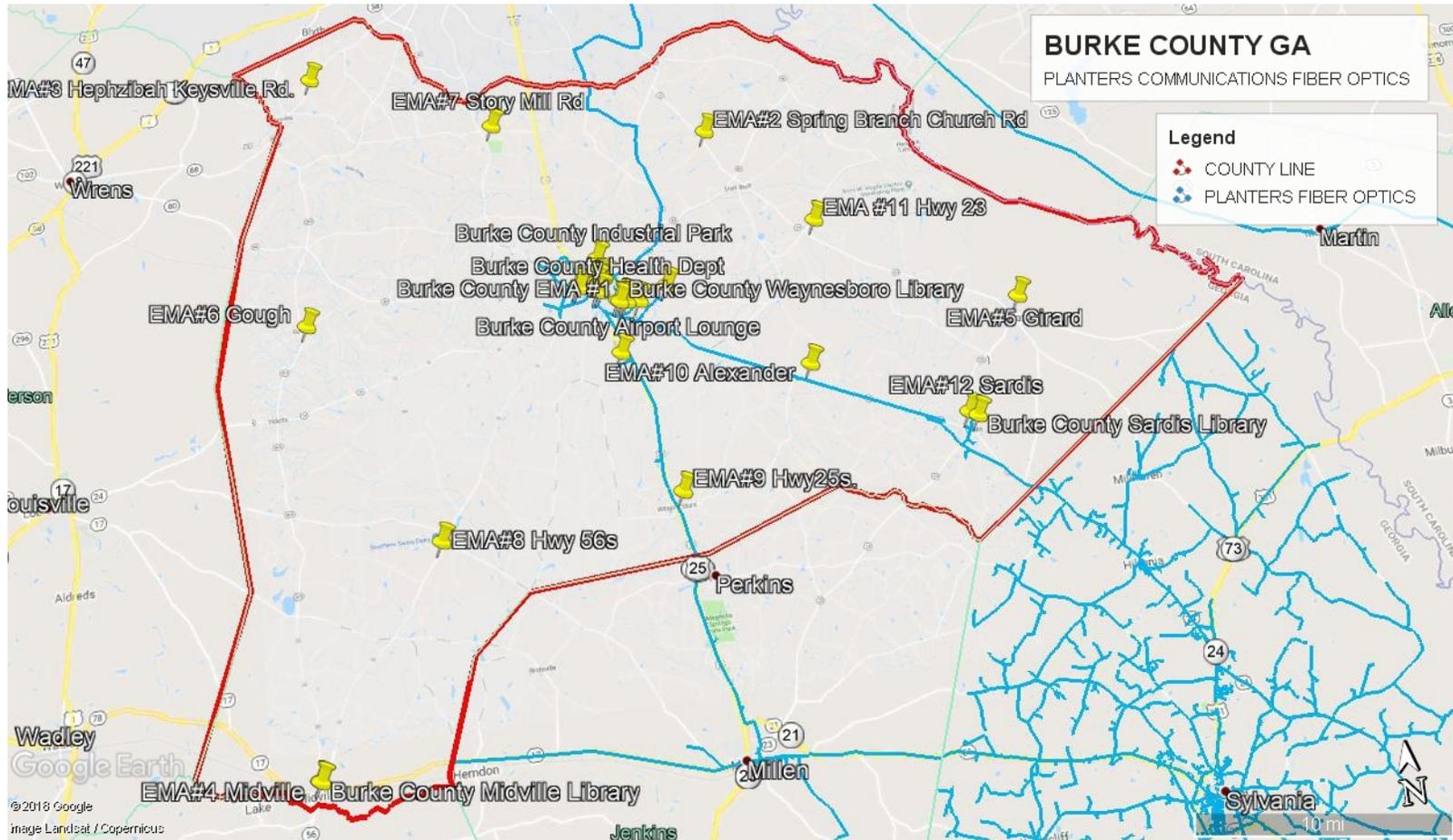
### Implementation Strategies

- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties





# BROADBAND



**Map 13: Burke County Broadband Fiber Optic Availability, Planter’s Rural Telephone Cooperative, Newington, GA**

Note: All yellow pins on blue lines show Burke County facilities connected to high speed internet through Planters Communications Fiber Optics as of February 2018. The facilities not connected: EMA#2 Spring Branch Church Rd., EMA#3 Hephzibah Keysville Rd., EMA#5 Girard, EMA#6 Gough, EMA#7 Story Mill Rd., EMA#8 Hwy 56 S., EMA#11 Hwy 23, and Burke County Recreation Boxing Club.



# BROADBAND

## *The ACE Act*

In 2018, the Georgia General Assembly passed "Achieving Connectivity Everywhere (ACE) Act" as Senate Bill 402. One part of the new law requires that each local government in the state incorporate a "Broadband Services Element" into its local comprehensive plan. The act requires local governments to plan for Broadband whereby the Act provides some guidance for deployment of infrastructure planning. The Act also enables local governments to take advantage of applying for financial incentives for broadband services, if they meet criteria. The Act enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies. The Georgia Department of Community Affairs (DCA), Georgia Department of Economic Development (GDECD), and the Georgia Technology Authority (GTA) are the state agencies charged with assisting local governments with Broadband planning and deployment for local governments. In addition, the OneGeorgia Authority Act will be amended to include broadband services.

The Georgia Technology Authority is directed to establish and implement policies and programs as are necessary to coordinate state-wide efforts to promote and facilitate deployment of broadband services and other emerging technologies. In addition to developing a state-wide broadband services deployment plan, they will work with the Georgia Department of Community Affairs and the OneGeorgia Authority to establish grant programs, designation programs, and other programs to promote the deployment of broadband services.

Working with GTA, the Georgia Department of Community Affairs will determine areas in the state that are served areas and unserved areas and will publish such findings. Local governments will be expected to provide addresses and locations to assist with broadband services.

A political subdivision is defined in ACE as a county, municipal corporation, consolidated government, or local authority. A qualified broadband provider means an entity that is authorized to apply for or that obtains a certificate of authority that has been providing broadband services to a least 1,000 locations for three years or longer. Locations include a residence, dwelling, home, business, or building.

A political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services pursuant to Code Sections 36-70-6 and 50-8-7.1, may apply to the Department of Community Affairs for certification as a Broadband Ready Community. DCA will determine an application process for certification. A political subdivision will not be required to apply for certification if they have enacted an ordinance that complies with the ACE act. The ordinance will provide for the review of applications and the issuance of permits related to broadband network projects.

A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. A map will be provided by DCA to determine served and unserved areas of broadband service.



# BROADBAND

In order to encourage economic development and attract technology enabled growth in Georgia, DCA will create the Georgia Broadband Ready Community Site Designation Program.

Communities will have the opportunity to become a Georgia Broadband Ready Community Site. Broadband services are defined as the provision of access to the Internet or computer processing, information storage, and protocol conversion.

The ACE act provides for competitively awarded grants to eligible applicants. DCA will develop an application program that considers such priorities as, the effectiveness of the partnership between an eligible applicant and a qualified broadband services provider, the benefit to the unserved area in terms of the population served and the capacity and scalability of the technology to be deployed, and the total project cost and the ability to leverage other available federal, local, and private funds. One other important point is to serve 90 percent of any locations requesting broadband services in any unserved area for which a funding award is received.

## What is Broadband?

According to the Georgia Rural Broadband Workshop sponsored by the Georgia Municipal Association (GMA) in September 2018, the following Broadband definitions were given.

"High speed Internet access that is always on and is significantly faster than traditional dial-up access. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coaxial cable." "Minimum upload and download speeds are essential to quality of service for end user customers. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps." (Mbps is megabits per second.)

Broadband speed is important when sending and receiving information. The upload speed is how fast a system sends data to a remote server. The download speed is the speed with which a system receives data from a remote server.

Broadband networks use several other definitions. Bandwidth is the capacity or maximum amount of data that can pass through a network connection at any time. Latency is the delay between a user's request for data (the "click" of a finger on a mouse) and the delivery of data. And finally, reliability is the consistency and predictability at which broadband service can be provided.

The infrastructure of Broadband is often referred to as its architecture. The backbone or trunk lines are the major high-speed transmission lines that link smaller networks across the country. The middle mile is the connection between the backbone network and local networks. And, the last mile is the connection between the local network and end user homes and businesses.



# BROADBAND

For unincorporated Burke County and jurisdictions to receive high-speed Internet, fiber optic cable will be buried underground. Fiber optic cable transmits data over light through glass or plastic. Waynesboro is an exception because it is currently fully served.

Copper-based technologies use infrastructure deployed by cable TV and telephone broadband providers. Coaxial Cable (Coax) is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.

Digital Subscriber Lines (DSL) are copper-based and are offered over traditional telephone networks. They are not as rapid as other technologies and may degrade over distance.

Wireless technologies use directional equipment to provide service over a wide area. Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.

## *How are Burke County and Its Municipalities Connected to the Internet?*

The Planters Rural Telephone Cooperative (Planters) has an interactive website that gives an enormous amount of information about broadband technology in Burke County. Planters offers internet service to over 43,000 people statewide. The website link shifts to BroadbandNow where much information is provided in this section: <https://broadbandnow.com/Planter-Rural-Telephone-Cooperative>.

**Burke County:** Burke County has fiber optic internet available to 27 percent of residents. Map 13 shows where fiber optic is located within Burke County for Planter Communications Fiber Optics. Approximately 5,000 people in Burke County do not have access to 25 mbps wired broadband speed upload.

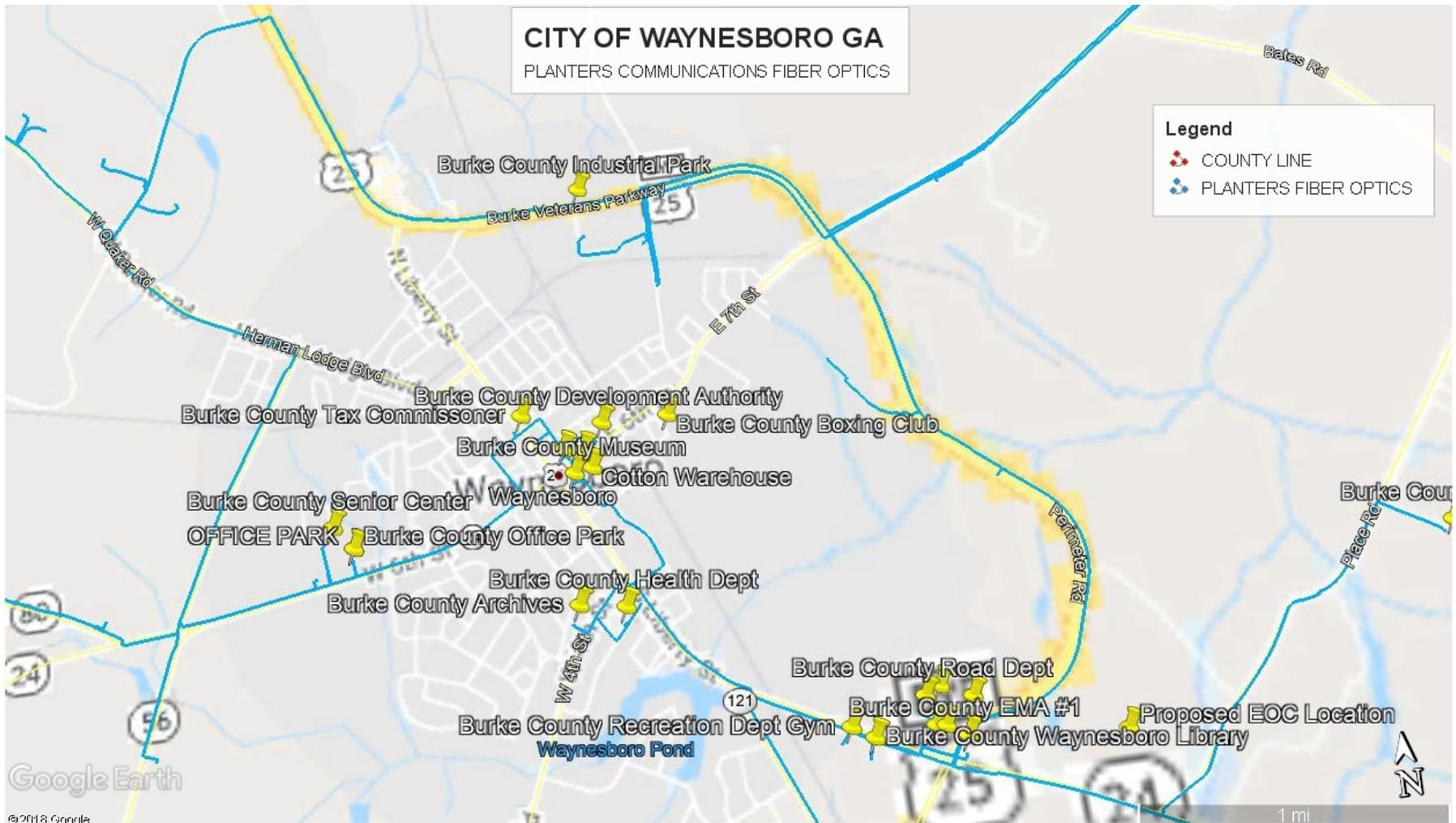
Burke County has nearly all of its public and EMA buildings connected to internet through fiber optic (see Map 13). Emergency preparedness is a regional as well as local issue. Several internet provider companies have installed backbone lines to allow broadband access for many areas of the County. Middle Mile networks have been built by Pineland Telephone, Planters Communications and Xfinity Cable in many areas of the County. Most businesses in the County have access to broadband service. Even though there are miles of backbone fiber, the last mile networks remain a challenge to getting broadband to most homes in Burke County. About 5,000 people in Burke County have no access to 25 mbps wired broadband download.

According to the US Census, Computer and Internet Use, July 1, 2017, from 2013-2017, households with a computer in Burke County were 80.9 percent and households with a broadband Internet subscription were 80.9 percent.

According to the Planters's website, **Waynesboro** has five residential internet providers, Xfinity (cable with 82.6 percent city coverage at 150 mbps), AT&T (DSL with TV & Internet, 64.9 percent city coverage), and Planters Telephone Cooperative (fiber with 32.4 percent coverage at 100 mbps) (See Map 14). HugesNet and Viasat are satellite providers. Presently, 33.9 percent of local residents have one or less choices for true broadband Internet service.



# BROADBAND



**Map 14: Waynesboro Broadband Fiber Optic Availability, Planter’s Rural Telephone Cooperative, Newington, GA**

Note: All yellow pins on blue lines show Burke County facilities connected to high speed internet through Planters Communications Fiber Optics.

# BROADBAND

The average download speed in Waynesboro is 26.10 Mbps. This is 39.8% slower than the average in Georgia and 61.2% slower than the national average. There are 10 internet providers in Waynesboro with 5 of those offering residential service. Approximately 66% of Waynesboro residents are serviced by multiple wired providers. There are 7 companies offering business internet services in Waynesboro.

The Burke County Library is the only publicly funded internet access in Waynesboro.

**Girard:** Wired internet access in Girard is very limited. There are 2 providers reporting very small coverage areas. The average download speed in Girard is 5.89 Mbps. This is 86.4% slower than the average in Georgia. There are 7 internet providers in Girard with 4 of those offering residential service. Advanced Technology Group and AT&T are the only providers that specifically offer business internet in Girard.

**Keysville:** There are 11 internet providers in Keysville with 5 of those offering residential service. There are 7 companies offering business internet services in Keysville.

**Midville:** There are 7 internet providers in Midville with 5 of those offering residential service. There are 5 companies offering business internet services in Midville. Residential fiber service is available to 65% of people living in Midville.

**Sardis:** Sardis has two main wired providers: AT&T Internet and Planters Rural Telephone Cooperative. Both of these companies provide residential internet in and around Sardis. One additional provider is reporting coverage in limited areas. Sardis has a variety of options when it comes to business broadband. Three companies offer small business focused plans. The average download speed in Sardis is 18.62 Mbps. This is 57.0% slower than the average in Georgia. There are 8 internet providers in Sardis with 5 of those offering residential service. 51% of Sardis residents are still severely limited in wired broadband choices.

In February 2019, the City of Sardis is purchasing high speed Internet from AT&T for its public buildings.

**Vidette:** Buried fiber comes within 3 miles of Vidette. No wired internet service is provided.

**Summary:** Most of Burke County would be considered underserved for internet service. There was much discussion of Broadband in the Stakeholder meetings. This resulted in four similar Community Work Program activities for all local governments in Burke County.

Burke County and the municipalities will form a county-wide broadband committee aimed at improving quality and access across all jurisdictions. All local governments will collect address data to assist the CSRA RC in service to DCA with address-level evaluation of broadband service.

All local governments of Burke County will evaluate town buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE act. Burke County has hooked up many of its public buildings with broadband and Waynesboro has nearly all of its public buildings on broadband.

Burke County and the municipalities will consider adopting a resolution stating that they desire to be served as fully as possible by broadband capability through broadband deployment.

Burke County will continue to work with local internet service providers to encourage the development of last mile networks using the latest technologies to get broadband to most homes in the County and to become Georgia Broadband Ready Communities.





# COMMUNITY WORK PROGRAM

The Community Work Program includes two elements:

1) Report of Accomplishments (2013-2018) is the local government's past list of activities over a five-year term. To measure how much of the list that the local government accomplished the following identifiers acknowledge the status of each activity as:

- Completed: the listed activity has been concluded
- Ongoing: the listed activity has started and is continuing
- Postponed: the listed activity has not been started or halted for some reason
- Not Accomplished: the listed activity has not moved forward

2) Community Work Program (2019-2023) Each local government develops a new work program based on priority activities over the next five years. The local government indicates a description of each activity, the timeframe the activity will happen, who is responsible, and the funding source(s). It is the key implementation tool for addressing the needs and opportunities identified during this planning process. The jurisdictions have based their Community Work Program projects on their current and future budgets in order to prioritize and accurately list measureable activities.



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to support and fund the Industrial Development Authority in efforts to attract new industry (name changed to Development Authority of Burke County -- DABC).		X			The Burke County Board of Commissioners funds the Development Authority of Burke County from \$200,000 to \$250,000 per year.
2	Continue efforts to train and educate county work force by supporting the public schools and working with Augusta Tech		X			If a company locates to Burke County, the Development Authority of Burke County works with Augusta Tech for workforce training.
3	Support the IDA in its continuing work with existing industry on expansions		X			This generalized activity has been placed in Economic Development Policy, page 23.
4	Prepare engineering plans for the industrial park expansion		X			Purchased Raymond Industrial Tract for attracting future industry to County.
<b>HOUSING</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to track the construction of SF and MF housing in comparison with projected needs in accordance with the Future Development Plan				X	Project will be discontinued to a more measurable project in the future. Plant Vogtle construction will end approximately November 2022 and housing needs will change.
2	Work with Technical institute to offer continuing educational and non-credit programs to upgrade and expand existing industries	X				Meets to update regularly



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

<b>TRANSPORTATION (THIS ELEMENT WILL BE DISCONTINUED AND PROJECTS SHIFTED TO LAND USE AND COMMUNITY FACILITIES)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	In coordination with the cities, where necessary, develop a connector street plan for areas expected to develop during the planning period				X	Burke County will forward any new subdivision plats to the city when it is adjacent to the city limit border.
2	Prepare feasibility study for direct roadway connection between Waynesboro and the Plant Vogtle		X			Burke County has met with GDOT staff and is working to accomplish this project in the future. BC BOC has this project in CWP, page 162.
3	Develop a county-wide road paving program that prioritizes paving of routes in areas where development is planned (e.g. Developing Suburban character areas)				X	This generalized project will be discontinued to be project specific.
4	Add sidewalks to improve walkability within existing neighborhoods of Gough Town Neighborhood Character Area				X	Pedestrian traffic is not high enough to warrant separation of foot and vehicular traffic, so the project will be removed.
5	Consider revising the Land Development Code to require sidewalks in the Suburban Town Neighborhood and Emerging Suburban Character Areas	X				The Burke County Land Development Code was revised and adopted to take effect on January 1, 2019.
6	Revise the Land Development Code to address driveway and parking requirements	X				The Burke County Land Development Code was revised and adopted to take effect on January 1, 2019.



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to develop and implement Road Improvement Program (maintenance and paving)		X			TSPLOST funds to be used to resurface 30 miles of road each year until every road is resurfaced in 10 years. LMIG, along with TSPLOST, will be used to pave dirt roads. This project has been split into two projects in CWP. See page 162.
2	Expand recreation facilities throughout the county		X			Ground-breaking took place in 2018 for the New Family Y. The new building is scheduled to open June 1, 2019. See page 162.
3	Conduct a feasibility study of the consolidation of county water systems into a potential Burke County Water Authority, including analysis of service provision and cost				X	Burke County will not conduct a water system consolidation feasibility study with the next five years.
4	Adopt standards for the development of new water systems outside of the City of Waynesboro limits				X	After a feasibility study would be conducted, if a city expanded water lines into the county, then standards for a new water system would be adopted by Burke County.
5	Construct extension to airport runway		X			This project is presently under construction using GDOT regulations. Specific Airport Expansion projects are listed in the CWP.
6	Continue to plan for handling solid waste		X			Presently, Burke County has a green box collection system. A transfer system contractor takes the solid waste to the Richmond County Landfill for disposal.
7	Take part in collaborative discussions with municipalities on parks and recreation issues as needed		X			The Burke County Recreation Department participates regularly in discussion with municipalities about parks and recreation issues. Moved to Community Facility, Policy, page 24.
8	Update the Land Development Code to be consistent with the Future Development Plan (including encouraging the concentration of new development in and around cities and north Burke County and adopting design/development standards for industrial sites in association with landscape and buffer requirements)	X				Zoning completed in late 2018 with update of the Land Development Code that became effective January 1, 2019 for Burke County.



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
9	Develop a long-range water service master plan				X	Burke County will not conduct a water system consolidation feasibility study with the next five years, and the master plan would be completed subsequently.
10	Expand water services to include developing areas				X	Burke County will not conduct a water system consolidation feasibility study with the next five years, and the master plan would be completed subsequently that would indicate where to expand water services.
11	Assess the need for any water/sewer improvements not otherwise addressed and seek funding for any needs				X	This generalized statement will be discontinued to be more project specific in community facilities.
12	Update the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X			This project is due for completion in 2019.
<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Conduct a countywide historic resources survey			X		Lack of funds for #1 and #2 -- they need to be done. This was budgeted and put back into the Burke County CWP. See page 164.
2	Designate historic districts and sites (local or National Register designation) and provide financial incentives to restore/enhance them			X		
3	Increase buffer requirements between agricultural and non-agricultural uses	X				This is being done with the new Burke County land development code that was adopted in late 2018 and took effect on January 1, 2019.



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

INTERGOVERNMENTAL COORDINATION		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to meet on an informal basis with officials and staff from Burke County municipalities to discuss various issues as needed		X			These informal meetings have been placed in Economic Development Policy, page 23, and will continue as they provide networking and communication among the Burke County local governments. For example, in late 2018, Midville, Sardis, Waynesboro, and the School Board met at the Chamber of Commerce facilities to discuss community issues.
2	Create and implement inter-jurisdictional Water Authority				X	This is still a goal, however, one of the cities will need to initiate the project as Burke County will not initiate the project.



# TOWN OF GIRARD: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT (NONE)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
<b>HOUSING</b>						
1	Increase code enforcement, including potentially coordinating efforts with Burke County		X			Girard is now strictly following ordinance guidelines for septic tank inspections for new RV parks and single family homes. County is inspecting septic tanks as new project in 2019.
2	Provide utility incentives to encourage planned housing growth	X				New second well and water meters installed throughout town
3	Support the IDA in its continuing work with existing industry on expansions		X			Support of the IDA for industry recruitment and expansion will continue, however, this has been placed in Economic Development Policy, page 23.
4	Develop marketing strategy to attract new employees hired as part of Plant Vogtle's expansion to locate in Girard		X			A new high end restaurant opening in town is anticipated to attract Plant Vogtle employees. Also, the expansion of the walking tract.

<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Increase efforts to clean up and maintain city properties and roads by hiring a third party contractor or in-house public works employee	X				Girard has hired a lawn care service to maintain public buildings - water works, city hall, community building -- and ROWs within city limits.
2	Rehabilitate the town's water tank	X				
3	Develop and construct a second town well	X				Second well started up in February 2018
4	Make improvements to community/recreational building facilities including major window replacement		X			Gym windows have been repaired at brick building. Community building will be painted and blinds installed. New ramp has been completed. This project for the historic Community Building will be renamed in the CWP, see page 165.



# TOWN OF GIRARD: REPORT OF ACCOMPLISHMENTS

<b>TRANSPORTATION (MOVED TO ECONOMIC DEVELOPMENT)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Pave roads in Girard as needed	X				The CWP will name specific project roads to be paved under Economic Development, page 164.

<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria				X	Town of Girard will further investigate the adoption of these ordinances in the next CWP, see page 164.
2	Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria				X	
3	Prepare and adopt Water Supply Watershed Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria				X	



# CITY OF KEYSVILLE: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Work with Industrial Development Authority to recruit industry		X			DABC works with Keysville to recruit business and industry to the city. This will be moved to Economic Development Policy, page 23.

## HOUSING

1	Continue to work with Burke County to speed enforcement and the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")				X	This project will be removed to be project specific budgeted with SPLOST IV funds. There is no code enforcement officer in Keysville. This will be moved to Community Facilities Policy, page 24.
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<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Prepare and adopt Water Supply Watershed Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria		X			Keysville will work to adopt a Water Supply Watershed Protection ordinance in the next CWP to protect drinking water supply.
2	Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria		X			Keysville will work to adopt a Water Supply Watershed Protection ordinance in the next CWP. They are in a groundwater recharge area.
3	Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria		X			Keysville will work to adopt a Water Supply Watershed Protection ordinance in the next CWP. They have wetlands in the community.



# CITY OF KEYSVILLE: REPORT OF ACCOMPLISHMENTS

## **TRANSPORTATION (PROJECTS TO BE TRANSFERRED TO COMMUNITY FACILITIES IN CWP)**

		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Participate in efforts with Burke County to develop a countywide connector street plan				X	This project will be removed as Burke County is not including this project in their CWP. Moved to Community Facilities Policy, page 24
2	Examine ways to improve safety of roads		X			This project will be renamed for project specific roads in Community Facilities of the CWP
3	Evaluate potential for walking and/or multi-use trails and sidewalks		X			This project will be removed and renamed as project specific in Community Facilities in the Keysville Recreation Park
4	Coordinate City of Keysville road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned				X	This project will be removed as Burke County is not including this in their CWP. Moved to Community Facilities Policy, page 24

## **INTERGOVERNMENTAL COORDINATION**

		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to meet on an informal basis with officials and staff from Burke County and other municipalities to discuss various issues as needed		X			This project will remain ongoing for communication between local governments, but will be moved to Economic Development Policy, page 23.
2	Participate in efforts with Burke County to develop a countywide long range water service master plan				X	This project will be removed as Burke County is not including this project in their CWP during the next five years
3	Consider collaborating with the City of Blythe on building inspections, code enforcement and similar issues				X	This project will be removed. Need a roving code enforcement officer although the Sheriff's Department does patrol Keysville



# CITY OF KEYSVILLE: REPORT OF ACCOMPLISHMENTS

<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Participate in a feasibility study to provide the basis for creation of the Burke County Water Authority				X	This project will be removed as Burke County is not including this in their CWP during the next five years. Moved to Community Facilities Policy, page 24
2	Take part in collaborative discussions with Burke County and other municipalities on parks and recreation issues as needed		X			This project is being moved to Community Facilities Policy, page 24
3	Develop a long-range sewer service master plan for Keysville and evaluate engineering of existing water and sewer system. Seek funds for any improvements needed		X			Keysville does regularly meet with the City's engineering firm to discuss water and sewer issues.
4	Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates.		X			GEMA Hazard Mitigation Plan is due for completion in 2019.
<b>LAND USE</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Prepare a master plan with design guidelines or at least basic concepts for the Keysville Town Center				X	This project was not accomplished due to lack of funds



# CITY OF MIDVILLE: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Seek funding for renovation of downtown buildings	X				City Hall/Police Station was under renovation during 2014-2016, and is completed. Elevator installed to second floor. City funds used and prison labor.
2	Examine the need for brownfield assessment of properties within city		X			Will attend Brownfield Conference to determine how to proceed.
<b>HOUSING</b>		Status				
		Completed	Ongoing	Postponed	Not Accomplished	
1	Coordinate with Burke County to increase code enforcement and to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")		X			Midville adopted in 2018 a new zoning ordinance that addresses littered and abandoned properties. Code enforcement is an issue. Will be moved to Community Facilities Policy, page 24
<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to renovate downtown historic buildings	X				
<b>INTERGOVERNMENTAL COORDINATION</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to meet on an informal basis with officials and staff from Burke County and other municipalities to discuss various issues as needed		X			This project will remain ongoing for communication between local governments, but will be moved to Economic Development Policy, page 23



# CITY OF MIDVILLE: REPORT OF ACCOMPLISHMENTS

<b>TRANSPORTATION (PROJECTS TO BE TRANSFERRED TO COMMUNITY FACILITIES IN CWP)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Coordinate City of Midville road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned				X	This project will be removed as Burke County is not including this in their CWP. Moved to Community Facilities Policy, page 24
2	Participate in efforts with Burke County to develop a countywide connector street plan				X	Midville will follow Burke County's lead and position for development of a countywide connector street plan, however, This project will be removed as Burke County is not including this in their CWP. Moved to Community Facilities Policy, page 24
<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Take part in collaborative discussions with municipalities on parks and recreation issues as needed		X			Midville has a community center. A playscape and basketball court have been installed. This will be moved to Community Facilities Policy, page 24
2	Assess needs for and seek funds for future water/ sewer improvements		X			Midville's water system has issues with water not being clear although it meets EPD/EPA water standards. Midville needs new water meters. This will be removed to be project specific, see page 169
3	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X			City is participating in update of Hazard Mitigation Plan



# CITY OF SARDIS: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to make improvements aimed at attracting industries to the area, such as renovating historic buildings and rewriting land use code				X	This project will be removed to be project specific
<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Seek funding to save historical sites in the area; focus on the depot building and prioritize historic downtown buildings in need of repair		X			This project will be removed to be project specific. A "New Coal Chute Park" is under construction
2	Explore the possibility of converting the depot into a community center				X	No funds available -- not feasible during the next five years.
3	Create a facade improvement program downtown		X			City put project back in CWP under Economic Development, page 171. City will provide funding for painting downtown buildings and new awnings for revitalization
<b>INTERGOVERNMENTAL COORDINATION</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Participate in efforts with Burke County to develop a countywide long range water service master plan				X	Not feasible. This project will be removed.
2	Continue to meet on an informal basis with officials and staff from Burke County and other municipalities to discuss various issues as needed.		X			This project will remain ongoing for communication between local governments, however, moved to Economic Development Policy, page 23



# CITY OF SARDIS: REPORT OF ACCOMPLISHMENTS

<b>TRANSPORTATION (PROJECTS WILL BE SHIFTED TO COMMUNITY FACILITIES IN CWP)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Study possibility of connecting Sardis neighborhoods to SGA Elementary with a greenway trail along the former railroad bed				X	Need grant funds. This project will be removed.
2	Subject to feasibility, seeking funding for and construct trail				X	Need grant funds. This project will be removed.
3	Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the downtown	X				
4	Work with GDOT to create passing lanes on SR 24 between Sardis and Waynesboro	X				Trucks were a problem between Waynesboro and Sardis on the two-lane SR 24. GDOT has completed a new truck route that bypasses SR 24.
5	Coordinate Sardis road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned				X	This project will be removed as Burke County is not including this in their CWP. Moved to Community Facilities Policy, page 24
6	Work with Burke County to have Murray Hill Road converted into a state road/truck route to divert trucks away from downtown	X				Trucks were re-routed in Sardis in 2017.

<b>LAND USE</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Adopt a Zoning/Land Use Regulation Ordinance			X		City would like to re-examine its former Zoning/Land Use Regulation Ordinance that was pulled just before public voting by Referendum.



# CITY OF SARDIS: REPORT OF ACCOMPLISHMENTS

<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Participate in a feasibility study of the consolidation of county water systems into a potential Burke County Water Authority, including analysis of service provision and cost				X	Not feasible, therefore, City of Sardis will remove this project. Moved to Community Facilities Policy, page 24
2	Take part in collaborative discussions with Burke County and other municipalities on parks and recreation issues as needed		X			Burke County Recreation Department collaborates with local municipalities to discuss issues with parks and recreation. Moved to Community Facilities Policy, page 24
3	Continue to maintain and upgrade streets and as needed		X			A more project specific item will be listed in the City's CWP.
4	Explore the possibility of relocating City Hall to a new location downtown.		X			This project will be re-listed in the City's CWP.
5	Continue to assess the need for and seek funds for any future water/sewer improvements		X			City will complete upgrade to the WWTP in July 2019.
6	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X			Project scheduled for completion in 2020.



# CITY OF VIDETTE: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT (NONE) NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Prepare nominations for the old school Gymnasium or historic homes to the National Register of Historic Places.				X	Old school and gym demolished. National Register of Historic Places nomination for other historic resources in town can be done by volunteers.
2	Improve/maintain/upgrade Rose Dhu Cemetery - updating list, verifying location of unsold plots and empty plots, etc.	X				The City has completed the inventory/upgrade of the cemetery.
<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Participate in feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system.				X	This project will be removed as the BCWA does not exist, and Burke County has not included it in their CWP. Another municipality will need to take the lead. Moved to Community Facilities Policy, page 24
2	Drill a new well.		X			This project is ongoing and budgeted for completion in the CWP.
3	Continue to assess need for and seek funds for any other needed water/sewer improvements.		X			This project will be changed to project specific.
4	Add one piece of playground equipment annually.		X			This project will continue as playground equipment is improved or added to added annually. Replaced seats in swingset.
5	Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates.		X			City is participating in the GEMA Burke County Hazard Mitigation Plan.



# CITY OF VIDETTE: REPORT OF ACCOMPLISHMENTS

<b>HOUSING</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Coordinate with Burke County to increase code enforcement and to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers").		X			The City has a Nuisance Ordinance that is used to assist with control of dilapidated and littered properties, or to enforce code. This will be moved to Community Facilities Policy, page 24

<b>TRANSPORTATION (PROJECTS WILL BE SHIFTED TO COMMUNITY FACILITIES IN CWP)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Study potential rails-to-trails project (conversion of former railroad beds to bike and pedestrian paths) in vicinity of Highway 305.				X	This project will be removed. The railroad bed was bought out by private citizens
2	Coordinate City of Vidette road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned.				X	This project will be removed as Burke County is not including this in their CWP. Moved to Community Facilities Policy, page 24
3	Resurface N. College Avenue	X				
4	Create signs or other means of slowing trucks passing through Vidette.		X			City is continuing to work on getting signage and traffic calming measures approved by GDOT.

## **INTERGOVERNMENTAL COORDINATION**

1	Participate in efforts with Burke County to develop a countywide long range water service master plan.				X	This project will be removed as Burke County does not foresee this happening with their initiation in the next five years. Moved to Community Facilities Policy, page 24
2	Continue to meet on an informal basis with officials and staff from Burke County and other municipalities to discuss various issues as needed.		X			This project will remain ongoing for communication between local governments, but will be moved to Community Facilities Policy, page 24



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>ECONOMIC DEVELOPMENT</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Promote expansion of retail activities in Waynesboro		X			Waynesboro was successful in this activity. Downtown vacancies are at its lowest point in 20 years. Several new business have been developed each year. This activity will be changed to project specific.
2	Work with IDA in attracting new industries in the area (name changed to Development Authority of Burke County -- DABC)		X			City personnel work well with personnel at the DABC, State and project recruitment firms. Although no new industries have been secured, the number of prospect visits has increased dramatically. The City will continue to make improvements in its recruitment efforts with the DABC. This activity will be moved to Economic Development Policy, page 23.
3	Continue to encourage expansion of hours of operations of downtown businesses and to offer larger variety of merchandise		X			The Downtown Development Director, Chamber of Commerce and Downtown Organization of Retailers have been mildly successful in this activity. This activity will be changed to project specific.
4	Continue support of downtown revitalization		X			The DDA and Historical Preservation Commission have encouraged this activity. Several downtown buildings have been renovated. Several others are in the process. This activity will be changed to project specific.
5	Implement a façade grant program to encourage revitalization of downtown storefronts		X			The Downtown Development Director was able to obtain a grant from Georgia Power for façade improvements. The City has budgeted and targeted 3 additional buildings. Several downtown buildings have been renovated. Several others are in the process. Demand for downtown space has improved. This activity will be changed to project specific.
6	Expand industrial park, including coordination with Burke County regarding infrastructure needs		X			Infrastructure is prepared for additional industry in the existing industrial park. The Development Authority has purchased an additional 500 acres which has been annexed for a new Raymond Industrial Park. Preliminary plans have been developed to install infrastructure to this location. Construction for a new truck route should begin in 2019 to serve this site. This activity will be changed to project specific.
7	Acquire 75-to-100-foot ladder truck to provide fire protection service taller and larger buildings	X				



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

HOUSING		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to encourage annexation to provide areas for housing development		X			Although several new homes have been built each year, all have been on existing lots. A significant number of available properties exist. No concerted effort has been made to target property for annexation specifically for housing. This activity will be changed to project specific.
2	Update 2005 Housing Plan	X				Completed in 2017.
3	Continue to encourage new MF/SF construction in the city		X			New low income tax credit housing is currently under construction. No program has been promoted to specifically promote MF/SF construction. This activity will be changed to project specific.
4	Continue to promote the restoration of old homes in Waynesboro		X			Waynesboro has a viable and productive Historic Preservation Commission. The City has been proactive in using code enforcement measures to promote restoration of older homes. This activity will be changed to project specific.
5	Implement the recommendations of the 2005 Housing Action Plan		X			The majority of identified activities were completed. The 2005 Plan was updated in 2017. Additional measures are underway and will be ongoing. This activity will be changed to project specific.
6	Designate at least \$50,000 or 10 houses for the dilapidated list	X				More than \$50,000 was designated to mitigate dilapidated housing. More than 10 dilapidated houses were removed.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>TRANSPORTATION (PROJECTS WILL BE MOVED TO COMMUNITY FACILITIES)</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Develop a citywide bike/pedestrian/greenways master plan including study of potential rails-to-trails			X		Project temporarily postponed due to lack of funding.
2	Install sidewalks from W. 13th Street to Wal-Mart property			X		Project temporarily postponed due to lack of funding.
<b>INTERGOVERNMENTAL COORDINATION</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to meet on an informal basis with officials and staff from Burke County municipalities to discuss various issues as needed		X			Although Waynesboro, the other cities and Burke County have good working relationships, interest to hold regular meetings has never fully developed. Moved to Community Facilities Policy, page 24.
2	Create and implement inter-jurisdictional Water Authority		X			This project has been discussed on a limited basis. The City of Waynesboro has a fully functioning water system that includes an outside loop and available capacity to be expanded into additional areas into the County. Additional funding and land development legislation from the County will be necessary to install facilities and increase the feasibility of operating a water system in other portions of the County. The City of Waynesboro is generally in favor of operating a water system in the County as long as a viable system can be developed that does not cause a financial strain on City residents. Waynesboro will be the lead on this project. In new CWP for Waynesboro (pages 150 and 179), but all other local governments have moved this project to Community Facilities Policy, page 24.
3	Hold regular (annual or semiannual) meetings with School Board and County Commission		X			Although these boards enjoy a good working relationship, interest in holding regular meetings has never developed. Moved to Community Facilities Policy, page 24.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Improve flood/drainage facilities in areas of need in Waynesboro		X			Several drainage projects funded by SPLOST and CDBG have made drainage improvements in the City. Waynesboro enforces its storm water management ordinance on all development. This activity will be changed to project specific.
2	Continue street resurfacing/paving		X			Waynesboro resurfaces 3 to 5 streets each year using LMIG, SPLOST and TSPLOST funds. All water, sewer and storm water projects include funding for street resurfacing. This activity will be changed to project specific.
3	Update/expand water, sewer, curb, gutter and sidewalks in areas of need		X			The City works to repair or replace all infrastructure as the need arises. Infrastructure upgrades are included in all CDBG projects. This activity will be changed to project specific.
4	Continue efforts to fund/add/expand playground equipment/parks		X			An additional playground was developed on Davis Road in 2017 that had been abandoned by the Housing Authority. The equipment at the City Park was replaced in 2017. Additional playground replacement and/or expansion is planned and budgeted over the next few years in the CWP.
5	Upgrade law enforcement equipment		X			Additional and upgraded equipment for the Police Department is budgeted and purchased each year. Recent purchases include replacement of most PCs, ballistic vests, Tasers and several vehicles. New uniforms purchase is in progress. This activity will be changed to project specific.
6	Participate in a feasibility study of the consolidation of county water systems into a potential Burke County Water Authority, including analysis of service provision and cost			X		The City of Waynesboro stands ready to assist in any way with studying and considering the implementation of a County-wide Authority (see page 179). This project has been removed by Burke County.
7	Develop a citywide parks and greenspace master plan that focuses on opportunities for neighborhood parks, greenspace, recreation areas with some programming			X		Postponed due to lack of funding.
8	Prepare a Streetscape Master Plan to guide enhancements in downtown Waynesboro and along corridors			X		Previous funding used for streetscape improvements such as GDOT TEA funds are not currently available. In new CWP.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
9	Continue to collaborate with Burke County and other county municipalities on parks and recreation programs and facilities as needed		X			The City is currently assisting the County with a portion of the funding for a Family Y facility that should be completed in 2019. Future projects will be ongoing. Moved to Policy.
10	Expand water services to include developing areas		X			The City has funded and installed water and sewer into unserved portions of the City to encourage development. These projects have led to the development of Hampton Inn, a Verizon store, a Zaxby's and a church. A new car dealership is currently under construction. Additional expansions are being considered and will be ongoing. This activity will be changed to project specific.
11	Continue to reduce water loss/unaccounted for by installing radio read metering system		X			The City has installed radio transmitters on 2,400 of the 2,600 water meters in the system. These transmitters allow automatic hourly meter reading. The City continues to work toward a daily calculation of lost and unaccounted for water which will allow extremely high levels of accuracy and a quicker response to water loss problems. This activity will be changed to project specific.
12	Continue to reduce gas loss/unaccounted for by installing radio read metering system		X			The City has installed radio transmitters on 1,100 of the 1,260 natural gas meters in the system. These transmitters allow automatic hourly meter reading. The City continues to work toward a daily calculation of lost and unaccounted for gas which will allow extremely high levels of accuracy and a quicker response to water loss problems. This activity will be changed to project specific.
13	Construct new public works building by renovating old day care building and adding a maintenance shop	X				This project was completed in 2016.
14	Develop plans for construction of a new City Hall		X			The City has purchased the old Capital City Bank building at 615 Liberty Street. Plans are currently being developed to re-purpose the building for use as a new City Hall. In the new CWP.
15	Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	X				An update to the current plan is already underway due 2019.
16	Add new entrance signs coming into the city	X				Entrance sign was completed in 2017 along with a gateway landscaping project.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>COMMUNITY FACILITIES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
17	Acquire a building in downtown area to renovate and use as a theater for plays, small concerts, and movies			X		Demand for downtown buildings has increased leaving little to no available buildings to be used as a small theater. The City is in communications with a private building owner and the County concerning possible buildings. However, at this time, no buildings are available. The City will continue to evaluate opportunities to complete if an available building becomes available.
18	Develop a location downtown to house Downtown Development Office	X				The City has purchased the old Capital City Bank building downtown at 615 Liberty Street. An architect is currently developing plans to rehab the building to be used as a new City Hall. The Downtown Development Director will have an office and space in that building. The building should be completed by the end of 2019.
19	Acquire a building for use as an open air market/ farmers market				X	The desired building is privately owned and is not available for sale at this time. The City still has interest in completing this project and will continue to evaluate available property as it arises, however project will be removed.
20	Replace all high pressure natural gas farm taps (taps made on high pressure main before being regulated down to system pressure)	X				Completed in 2017
21	Rebuild or replace natural gas regulator station	X				Completed in 2018
22	Create a community splash pad		X			A splash pad / waterpark component was added to Burke County's proposal to construct a Family Y facility on the edge of the City Limits. The City will be contributing to the construction cost of this project which is currently under construction.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Continue to monitor the status of and encourage preservation of Anthony Wayne Hotel		X			The value of downtown businesses and property has increased. The building has several successful tenants. Moved to Policy
2	Continue city beautification and streetscape efforts		X			With higher demand for downtown space, local businesses are taking a bigger interest in improving the beauty of the downtown area. The City has also bought a building and plans to move City Hall into the middle of downtown. This activity will be changed to project specific.
3	Restore Old Jail building – Calaboose			X		This project has not been a high priority for the City. However, the County is constructing a new Judicial Center across the street for the Calaboose. The area along Myrick Street behind the Anthony Wayne Hotel will be much more visible and improvements will have to follow. In new CWP
4	Prepare City bike trail master plan			X		GDOT has not funded TEA funds over the last 5 years which were used to construct the Greenway Trail. The project was postponed due to lack of funding. In new CWP
5	Expand bike trail system				X	The project was not accomplished due to lack of funding.
6	Re-evaluate the Storm Water Management Ordinance and consider as a potential future tool the Storm water Better Site Design Standards (part of the Georgia Storm water Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate storm water treatment in site planning and design			X		The City adopted a storm water management ordinance more than 10 years ago. The ordinance mirrors the State Manual and has been enforced consistently since adoption. In new CWP
7	Adopt policies that require setting aside land as part of subdivision development for greenways			X		This project was postponed until a comprehensive land development code could be developed which will begin in 2018 and be completed in 2019. This activity will be changed to project specific.
8	Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintains the natural tree canopy as much as possible			X		A new Tree Ordinance should be completed and adopted by the end of 2018. In new CWP



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
9	Explore the feasibility and prepare a master plan for a new park/civic space; Potential specific opportunities include land inside the curve of Barron Street (mature trees and 2 historic homes) and land behind the U.S. Post Office.				X	This project is privately owned and not available for development by the City. The project will be removed.
10	Redevelop downtown streetscape to include corner bump-outs at intersections, new sidewalks, crosswalks, areas for trees, scrubs, and annuals, upgraded parking layout, benches and trash receptacles. Liberty from 6th to 7th Street is first priority. Liberty from 7th to 8th Street is second priority. 6th Street from Liberty to Myrick Street is third priority. Sixth Street from Liberty to Shadrack Street is fourth priority.	X				GDOT is not currently funding TEA grant projects traditionally used to complete streetscape projects. However, corner bump-outs and sidewalk improvement have been installed in the downtown area. Upgrades to the parking layout have been reviewed and deemed unnecessary. Consideration is currently being given to extending this project by an additional block in each direction along 6th Street. In new CWP
11	Install a covered pavilion, tables, and charcoal grills at 6th Street Park.	X				Project completed in 2015.
12	Acquire property at 9th and Herman Lodge Blvd. and develop for use as a park with a pavilion, charcoal grills, walking track, playground equipment, basketball goals, and grassed playing field				X	Several requests from the City to the Norfolk Southern to lease or sell the remaining portion of the property to the City have been denied. This project is in new CWP for additional attempt.
13	Achieve Keep Waynesboro Beautiful designation				X	The City has not made an effort to achieve this designation. This project is being reconsidered, but will be removed for this Plan.
14	Create additional park with walking trail			X		The City constructed a Greenway Trail approximately 8 years ago. No new projects have been developed due to lack of funding and available property. This activity will be changed to project specific.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>NATURAL &amp; CULTURAL RESOURCES</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
15	Create a new park in the Ward III area		X			The City installed playground equipment at a property owned by the Housing Authority on Davis Road in Ward III in 2017. Additional equipment is planned for 2018. In new CWP
16	Revitalize/beautify Jones Lake area along Liberty St. including boat ramp	X				The Waynesboro Betterment Council, owners of Jones Lake, has reconstituted itself and is currently overseeing conditions at the Lake with the City. Many of the shorelines have been cleaned. The parking and picnic area along Liberty Street have been cleaned and new sidewalks, tables, benches and receptacles installed. Estimates to install a boat ramp were received. Due to the cost, the ramp portion of the project is on hold. In new CWP project specific on page 183.
17	Assist in creation of Boys & Girls Club		X			The Boys and Girls Club of Waynesboro has an appointed board. The Club is seeking funding and a location to house their programs. In new CWP
<b>LAND USE</b>		Status				COMMENTS
		Completed	Ongoing	Postponed	Not Accomplished	
1	Conduct review of land development ordinances in order to determine scope, cost, time and priorities for land use rewrite	X				A review of the Zoning, Subdivision, Sign and other land development codes have been completed. A model ordinance has been acquired. The process of rewriting these codes into a Land Development Code will be fully underway by the end of 2018. Presentation of the final code to Council is anticipated in late 2019.
2	Develop a coordinated land use and infrastructure planning policy that would encourage the concentration of new development in and around cities and north Burke County				X	This project is designed to be completed by the County. The City of Waynesboro supports this project and has designed its infrastructure to support this goal.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

<b>LAND USE</b>	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
3		X			The goal has been postponed and will be reconsidered as a component in the new Land Development Code in 2019.
4		X			The Sign Ordinance has been reviewed and a rewrite of this ordinance has been postponed. A new Sign Ordinance will be reconsidered as a component in the new Land Development Code in 2019.
5		X			Although efforts to encourage these components in new developments have been very successful, these items are not a requirement. These planning features will be reconsidered as a component of the new Land Development Code for 2019.
6		X			Although efforts to encourage these components in new developments have been very successful, these items are not a requirement. These planning features will be reconsidered as a component in the new Land Development Code for 2019.
7		X			Included in the planned rewrite of the Land Development Code to be completed in 2019.
8		X			This goal will be considered as a component of the new Land Development code expected to be completed in 2019.
9	X				The Development Authority has reviewed the use of these properties and continues to market these properties to potential industrial prospects.
10		X			This goal will be considered as a component of the new Land Development code expected to be completed in 2019.



# CITY OF WAYNESBORO: REPORT OF ACCOMPLISHMENTS

LAND USE	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
11				X	This activity is being combined with other activities to be included in the development of a new Land Development Code that is in progress and should be completed by early 2020.  See page 185, "Adopt new Land Development Code that incorporates new Zoning, Subdivision, and Sign Ordinances"
12				X	
13				X	
14				X	
15				X	The City will consider portions of this item in the development of its new Land Development Code.
16				X	The City has reviewed and distributed the approved design guidelines completed in 2006. The guidelines listed are still relevant and do not require update at this time. The Historic Preservation Commission will continue to use and monitor the existing guidelines.
17	X				The City has adopted an URP. The plan was updated in 2018.
18	X				The City completed this in early 2018. Those properties are being used to communicate with potential developers. The City will continue to refine the list each year.
19				X	Council has adopted a Regulatory Fees Permit Ordinance to restrict and limit such vendors. However, Council decided to allow such vendors.



# BURKE COUNTY: COMMUNITY WORK PROGRAM

<b>ECONOMIC DEVELOPMENT</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
GRAD (GA Ready for Accelerated Development) Certification at Raymond Tract	X					DABC	\$25,000	DABC
Site Balancing at Raymond Tract	X					DABC Coordinate/ County Execute Site work	\$60,000	DABC funds engineering/ County provides in-kind site work
Water, Sewer, Natural Gas -- Extension to Raymond Tract					X	City of Waynesboro	\$1,400,000	SPLOST/ General Fund
DABC Website Update			X			DABC	\$20,000	DABC
Develop Dynamic Existing Industry Program		X				DABC	\$10,000	Burke County
Continue to support and fund the Industrial Development Authority in efforts to attract new industry	X	X	X	X	X	Burke County	\$200,000 -\$250,000 annually	Burke County
Continue efforts to train and educate county work force by supporting the public schools and working with Augusta Tech	X	X	X	X	X	DABC	Staff Time	DABC
Prepare engineering plans for Raymond industrial park expansion		X				DABC	To Be Determined	DABC, Burke County



# BURKE COUNTY: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Airport: Conduct DBE Update in 2019 for FY20-23	X					Burke County	\$12,000	Federal \$10,800 State \$600 General Fund \$600
Airport: Construct 1000-foot RW 8 Extension, Turnarounds	X					Burke County	\$3.1 million	State \$2,325,000 General Fund \$775,000
Airport: Design Fuel Facility	X					Burke County	\$45,000	Federal \$40,500 State \$2,250 General Fund \$2,250
Airport: AWOS (onsite weather station) easement and Siting		X				Burke County	\$90,000	Federal \$81,000 State \$45,000 General Fund \$45,000
Airport: Construct Fuel Facility		X				Burke County	\$150,000	Federal \$135,000 State \$7,500 General Fund \$7,500
Airport: Design Security Fencing, Phase I		X				Burke County	\$24,000	Federal \$21,600 State \$1,200 General Fund \$1,200
Airport: EA (environmental assessment) for Apron Expansion, Fuel Facility Security Fencing, T-Hangar, Parallel Taxiway and Terminal Area		X				Burke County	\$60,000	Federal \$54,000 State \$3,000 General Fund \$3000
Airport: Land Acquisition for Approach		X				Burke County	\$150,000	Federal \$135,000 State \$7,500 General Fund \$7,500
Airport: Construction of Security Fencing, Phase I			X			Burke County	\$250,000	Federal \$225,000 State \$12,500 General Fund \$12,500
Airport: Design for Apron Expansion (750' x 250'), Vehicle Parking Area (145' x 65'), and Access Road and T-Hangar Site Prep			X			Burke County	\$90,000	Federal \$81,000 State \$45,000 General Fund \$45,000
Airport: Install AWOS (onsite weather station)			X			Burke County	\$100,000	Federal \$90,000 State \$5,000 General Fund \$5,000



# BURKE COUNTY: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Airport: Relocate Rotating Beacon			X			Burke County	\$80,000	Federal \$72,000 State \$4,000 General Fund \$4,000
Airport: Construct Apron Area Expansion (750' x 250'), Vehicle Parking Area (145' x 65'), and Access Road (500' x 30') and T-Hangar 1st Unit				X		Burke County	\$2.5 million	Federal \$2.25 million State \$125,000 General Fund \$125,000
Airport: Design Parallel Taxiway				X		Burke County	\$100,000	Federal \$90,000 State \$5,000 General Fund \$5,000
Airport: Design T-Hangar 1st Unit and Apron Area Expansion				X		Burke County	\$60,000	Federal \$54,000 State \$3,000 General Fund \$3000
Airport: Conduct DBE Plan Update for FY24-26					X	Burke County	\$12,000	Federal \$10,800 State \$600 General Fund \$600
Airport: Construct Parallel Taxiway					X	Burke County	\$2.5 million	Federal \$2.25 million State \$125,000 General Fund \$125,000
Airport: Design 2nd T-Hangar Unit and Paving					X	Burke County	\$60,000	Federal \$54,000 State \$3,000 General Fund \$3000
Airport: Design Security Fencing, Phase 2					X	Burke County	\$24,000	Federal \$21,600 State \$1,200 General Fund \$1,200
Animal Control Center: Under design for unincorporated Burke County	X	X				Burke County	\$750,000	SPLOST
Burke County Senior Center: Apply for 2019 CDBG funds to renovate and expand Center	X	X	X			Burke County	Federal \$750,000 Local \$75,000	CDBG grant, General Fund
Burke County Office Park: Install new roof	X					Burke County	\$315,000	General Fund



# BURKE COUNTY: COMMUNITY WORK PROGRAM

## COMMUNITY FACILITIES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Burke County Justice Center: Complete new construction (\$17 million over 1.5 years of construction. 6 years to plan). Will open in 2019.	X					Burke County	\$5 million	SPLOST, General Fund
Coroner: Construct morgue in new coroner's office building		X	X			Burke County	\$300,000	General Fund
County Extension Agent: Purchase new bus for transportation of 4-H students	X					Burke County	\$70,000	General Fund
Health Department Renovations: Complete 2017 CDBG		X				Burke County	\$1.79 million	General Fund
Burke County Hospital Authority: Support capital improvement building projects	X	X	X	X	X	Burke County	\$220,000 annually, \$1.1 million total	SPLOST IV
Burke County EOC/911 Center Project: Construct new building		X				Burke County	\$2.5 million	SPLOST IV
Upgrade EOC/911 dispatch equipment		X				Burke County	\$150,000	General Fund
Burke County Jail Expansion		X				Burke County	To Be Determined	SPLOST
EMA: Purchase three ambulances			X			Burke County	\$600,000	SPLOST IV
Burke County Fire Departments: Purchase two tanker pumpers			X			Burke County	\$520,000	Fire Department Fund
Burke County Fire Departments: Purchase two ambulances			X			Burke County	\$200,000	Fire Department Fund



# BURKE COUNTY: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Sheriff's Department: Purchase five fleet vehicles			X			Burke County	\$200,000 annually, total \$1 million	SPLOST IV
All Burke County public buildings: General Renovations				X		Burke County	\$300,000 annually, \$1.5 million	SPLOST IV
Libraries: Renovate Midville and Waynesboro library buildings				X		Burke County	Midville \$16,500, Waynesboro \$58,000	General Fund
Recreation Department: Construct Family Y				X		Burke County	\$333,333 annually, \$1.666 million	SPLOST IV
Recreation Department: Replace Concession Building at Jonathan Broxton Park					X	Burke County	\$250,000	SPLOST III
Roads and Bridges: Resurface projects (10 miles per year of resurfacing roads)					X	Burke County	\$1 million	TSPLOST
Roads and Bridges: Paving projects (2 miles per year of dirt roads paved)					X	Burke County	\$5 million	TSPLOST
Tax Assessor Office: Purchase two pick up trucks					X	Burke County	\$60,000, (\$30,000 each)	General Fund
Office Renovations: Move Tax Commission, Tax Assessor, and Planning Commission offices to historic cotton warehouses owned by County	X	X				Burke County	\$300,000	SPLOST
Prepare feasibility study for direct roadway connection between Waynesboro and the Plant Vogtle				X		Burke County	To Be Determined	General Fund, SPLOST



# BURKE COUNTY: COMMUNITY WORK PROGRAM

## COMMUNITY FACILITIES (CONTINUED)

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Update the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	X					Burke County, CSRA RC	\$15,000	GEMA, General Fund

## NATURAL AND CULTURAL RESOURCES

Conduct a countywide historic resources survey		X	X			Burke County	\$30,000	UGA, MAP-IT, General Fund
Designate historic districts and sites (local or National Register designation) and provide financial incentives to restore/enhance them			X	X	X	Burke County	\$30,000	General Fund, Grants

## BROADBAND

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					Town, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					Town, CSRA RC	Staff Time	Local Funds, DCA
Evaluate county buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			Town, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Burke County desires to be served by broadband capability through broadband deployment	X					Town, CSRA RC	Staff Time	Local Funds, DCA



# TOWN OF GIRARD: COMMUNITY WORK PROGRAM

## ECONOMIC DEVELOPMENT

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Burke County will widen and pave Brigham Avenue	X	X				Burke County, Girard	To Be Determined	LMIG, 10% local match
Burke County will repair Brigham Landing Road	X	X				Burke County, Girard	To Be Determined	LMIG, 10% local match
Girard will resurface Buxton Street	X					Girard	\$18,000	LMIG, 10% local match
Develop marketing strategy to attract new employees hired as part of Plant Vogtle's expansion to locate in Girard	X					DABC, Girard	Staff Time	General Fund

## HOUSING

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Burke County Health Department will inspect all household and commercial septic tanks in Girard. This is a new program.	X					County Health Department	Staff Time	Health Department

## NATURAL & CULTURAL RESOURCES

Existing .25 mile Girard Walking Track will be widened as concrete sidewalk			X			Girard	\$1,000	SPLOST, LMIG
Lighting, benches, landscaping will be added to the .25 mile Girard Walking Track				X	X	Girard	\$1,000	SPLOST, LMIG
New seasonal banners will be purchased for Girard streetlights		X				Girard	\$1,000	General Fund
Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria					X	Girard	Staff Time	General Fund
Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria					X	Girard	Staff Time	General Fund
Prepare and adopt Water Supply Watershed Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria					X	Girard	Staff Time	General Fund



# TOWN OF GIRARD: COMMUNITY WORK PROGRAM

<b>COMMUNITY FACILITIES</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
As SPLOST funds are collected, Girard will scrape and paint the interior and exterior of the historic Community Building, add blinds for windows throughout the building, repair and replace historic flooring where needed, and purchase new tables and chairs as support for public use events and rentals	X	X	X	X	X	Town of Girard	\$50,000	SPLOST

<b>BROADBAND</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					Town, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					Town, CSRA RC	Staff Time	Local Funds, DCA
Evaluate town buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			Town, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Girard desires to be fully served by broadband capability through broadband deployment	X					Town, CSRA RC	Staff Time	Local Funds, DCA



# CITY OF KEYSVILLE: COMMUNITY WORK PROGRAM

## ECONOMIC DEVELOPMENT

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Apply for a CDBG grant to construct new water lines throughout entire City for promotion of business, tourism, and residents quality of life.			X			Keyssville	\$750,000 federal, \$55,000 local	CDBG grant, SPLOST

## HOUSING

City will purchase dilapidated vacant housing for clearance	X	X	X	X	X	Keyssville	Up to \$20,000	SPLOST IV
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## COMMUNITY FACILITIES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Make storm water repairs to Cheatham Street and MLK Jr. Street		X	X			City	\$79,000	SPLOST IV
Purchase electronic sign board for Keyssville City Hall	X					City	To Be Determined	SPLOST IV
City Hall: Renovations to include painting and office area improvements, and possible expansion			X	X		City	To Be Determined	SPLOST IV
Charles Walker Multi-Purpose Building: Renovations to include kitchen and restrooms improvements, and paving the parking lot				X	X	City	To Be Determined	SPLOST IV
Develop a long-range sewer service master plan for Keyssville and evaluate engineering of existing water and sewer system. Seek funds for any improvements needed					X	City	To Be Determined	General Fund
Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates.	X					City, Burke County	\$15,000	GEMA Grant
Purchase overgrown land lots for citywide clean up	X	X	X	X	X	City	Up to \$20,000	SPLOST IV



# CITY OF KEYSVILLE: COMMUNITY WORK PROGRAM

## NATURAL & CULTURAL RESOURCES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Keysville Recreation Park: Install new basketball court	X					City	All Park Projects not to exceed \$75,500	SPLOST IV
Keysville Recreation Park: Renovate the Pavilion		X	X			City	All Park Projects not to exceed \$75,500	SPLOST IV
Keysville Recreation Park: Construct Walking Trail		X				City	All Park Projects not to exceed \$75,500	SPLOST IV
Keysville Recreation Park: Install lockable fencing surrounding Park					X	City	All Park Projects not to exceed \$75,500	SPLOST IV
Keysville Recreation Park: Purchase benches				X		City	All Park Projects not to exceed \$75,500	SPLOST IV
Prepare and adopt Water Supply Watershed Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria		X				City, CSRA RC	To Be Determined	Local Funds
Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria		X				City, CSRA RC	To Be Determined	Local Funds
Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria		X				City, CSRA RC	To Be Determined	Local Funds

## BROADBAND

Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					City, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					City, CSRA RC	Staff Time	Local Funds, DCA
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			City, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Keysville desires to be fully served by broadband capability through broadband deployment	X					City, CSRA RC	Staff Time	Local Funds, DCA



# CITY OF MIDVILLE: COMMUNITY WORK PROGRAM

<b>ECONOMIC DEVELOPMENT</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Install new roof on Midville High School building (part of the building is rented commercially)					X	City	\$150,000	Grant, SPLOST
Examine the need for brownfield assessment of properties within city		X				City	Staff Time	General Fund

<b>HOUSING</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Assess condition of residential housing in City			X			City	City, Volunteers	Volunteers

<b>NATURAL &amp; CULTURAL RESOURCES</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Install new roof on historic Community House			X			City	\$25,000	SPLOST
Conduct student summer program teaching education, ethics, manners, and life skills (Dr. Ruby Saxon) at Community House	X					Police Dept., City	\$560	Police Dept.



# CITY OF MIDVILLE: COMMUNITY WORK PROGRAM

## COMMUNITY FACILITIES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Purchase property for new well next to existing main well		X				City	\$40,000-\$60,000	SPLOST
Make repairs to main well (spent \$29,000 In 2017)	X					City	\$2,000	General Fund
Upgrade existing well with digging deeper and installing new pump	X					City	\$20,000	SPLOST
Purchase 10-15 new residential water meters per year to replace worn out existing ones per water conservation plan for compliance until all 262 meters are replaced	X	X	X	X	X	City	\$5,000 annually	General Fund
Purchase one used police vehicle	X					City	\$15,000	SPLOST
Apply for 2020 CDBG Water or Sewer Improvements grant		X				City, CSRA RC	\$750,000 federal, \$25,500 local	CDBG Grant Funds, General Fund
Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	X					City, Burke County	\$15,000	GEMA Grant



# CITY OF MIDVILLE: COMMUNITY WORK PROGRAM

## BROADBAND

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					City, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					City, CSRA RC	Staff Time	Local Funds, DCA
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			City, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Midville desires to be fully served by broadband capability through broadband deployment	X					City, CSRA RC	Staff Time	Local Funds, DCA



# CITY OF SARDIS: COMMUNITY WORK PROGRAM

<b>ECONOMIC DEVELOPMENT</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
Re-activate the Sardis Development Authority		X				City	Staff Time	General Fund
Downtown Sardis: Enhance downtown buildings with new awnings and paint facades	X	X	X	X	X	City, Merchants	\$20,000	Discretionary Funds
<b>NATURAL &amp; CULTURAL RESOURCES</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
Coal Chute Park: Construct park landscaping and interpretive kiosk/signage to display history of the extant railroad coal chute	X					City	\$75,000	SPLOST
<b>LAND USE</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
Adopt a Zoning/Land Use Regulation Ordinance		X	X			City	\$5,000	General Fund



# CITY OF SARDIS: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Sewerage System Improvements: Make modifications to existing waste water pollution plant	X					City, USDA	\$2.906 million	USDA Grant \$1,804,000, City Loan \$1,102,000 of Sewer Funds
Continue to improve existing sidewalks and construct new sidewalks from surrounding neighborhoods to Downtown Area	X	X	X	X	X	City	\$50,000	TE Grant, SPLOST
Continue to re-surface and improve roadways in the community. South Hill Street for .5 miles.	X	X	X			City, LMIG	\$48,500	LMIG, 10% Local Match General Fund
Purchase building for City Hall offices and Police Department. Renovate existing City Hall building.			X			City	\$200,000	SPLOST
Purchase new computers for City Hall	X					City	\$3,800	SPLOST
Purchase two new vehicles for Police Department		X			X	City, Police Dept.	\$40,000	SPLOST
Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	X					City, Burke County	\$15,000	GEMA Grant

## BROADBAND

Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					City, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					City, CSRA RC	Staff Time	Local Funds, DCA
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			City, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Sardis desires to be fully served by broadband capability through broadband deployment	X					City, CSRA RC	Staff Time	Local Funds, DCA



# CITY OF VIDETTE: COMMUNITY WORK PROGRAM

<b>ECONOMIC DEVELOPMENT (NONE) NATURAL &amp; CULTURAL RESOURCES</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Prepare nomination for historic homes to the National Register of Historic Places					X	City, Volunteers	Volunteer Time	Volunteer Time, Grant Funds
<b>COMMUNITY FACILITIES</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Drill a new backup well	X	X	X			City	\$50,000	SPLOST
Install new water lines throughout the city to replace galvanized lines				X	X	City	TBD	SPLOST
Install fire hydrant to increase fire protection				X	X	City	TBD	SPLOST
Repair roadways					X	City	\$6,500	GDOT, LMIG
Repair water system					X	City	\$4,300	Water Revenues
Add one piece of playground equipment annually for five years	X	X	X	X	X	City	To Be Determined	General Fund
Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates.	X					City	\$15,000	GEMA Grant
Create signs or other means of slowing trucks passing through Vidette			X			City	\$2,000	General Fund, TSPLOST



# CITY OF VIDETTE: COMMUNITY WORK PROGRAM

<b>BROADBAND</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					City, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					City, CSRA RC	Staff Time	Local Funds, DCA
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			City, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Vidette desires to be fully served by broadband capability through broadband deployment	X					City, CSRA RC	Staff Time	Local Funds, DCA



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## ECONOMIC DEVELOPMENT

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Develop and implement a façade grant program to encourage revitalization of downtown storefronts (\$15,000 per year offered)	X		X		X	City	\$45,000	General Fund, Georgia Power Grant
Expand Raymond Industrial Park, including coordination with Burke County regarding infrastructure needs and install utilities		X				City, Burke County, & DABC	\$4.2 million	SPLOST, EIP, Edge/Equity State Funds, General and Gas Funds
Develop a package of economic development incentives to attract new industry		X				City & DABC	Staff Time	General Fund
Apply for OneGeorgia Equity Grant for deceleration lanes along Waynesboro Bypass and SR 56 for truck center entrance safety	X					City, CSRA RC	\$293,000	OneGeorgia Grant
Develop a retail development plan for downtown Waynesboro as part of revitalization for underutilized shopping space. The City will participate in a study of analyzing cellphone activity for employees of industry and business -- where they go when off work	X	X				City, Chamber of Commerce	\$3,500	General Fund
Apply for GDOT Gateway or TE Streetscape grants to beautify downtown streetscape on Liberty or 6th Streets and at entranceways to the city					X	City	To Be Determined	SPLOST, TIA



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## HOUSING

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Create a package of incentives to offer developers for housing development in unannexed areas to encourage annexation		X				City	\$50,000	General Fund and Gas Fund
Develop a package of incentives for developers to encourage new MF/SF construction in the city by offering incentives for quality development and promoting the need			X			City	\$25,000	General Fund, Gas Fund
Develop a package to give real estate agents, new home owners, and potential home buyers to promote the benefits and helpful "how to's" of restoration of old homes in Waynesboro through the Historic Preservation Commission	X					City	\$1,000	General Fund
Implement the recommendations of the 2017 Housing Action Plan		X				City	\$15,000	General Fund
Demolish 10 houses from the dilapidated list -- one each year	X	X	X	X	X	City	\$50,000	General Fund
Apply for new and utilize existing CDBG and CHIP funds to rehabilitate owner-occupied sub-standard housing throughout the city. Prioritize Corker Row and Reynolds St.		X	X	X	X	City	\$450,000	CDBG/CHIP
Apply for new and utilize existing CDBG and CHIP funds to reconstruct owner-occupied dilapidated housing throughout the city. Prioritize Corker Row and Reynolds St.		X	X	X	X	City	\$450,000	CDBG/CHIP
Develop a new plan and process for disposal of demolition debris from dilapidated structures	X					City	Staff Time	General Fund
Perform a full update to the Housing Action Plan		X				City	\$10,000	General Fund
Update the Urban Redevelopment Plan and include limits to allow Council to control construction of future tax credit housing projects	X					City	\$500	General Fund
Adopt design standards with the Waynesboro Housing Authority to demolish and rebuild new all housing units in Waynesboro					X	City	Staff Time	General Fund



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## HOUSING

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Participate and re-certify designation as member of the Georgia Initiative for Community Housing (GICH).	X	X	X	X	X	City	\$5,000	General Fund
Work with private developers to provide affordable housing for the elderly by making tax credit housing for seniors a goal of the Housing Action Plan and URP.	X					City	\$1,000	General Fund
Develop and promote an infill Housing Incentives Program to encourage new home construction on existing vacant lots or to replace dilapidated structures	X					City	\$10,000	General Fund

## BROADBAND

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	X					City, County	Staff Time	Local Funds
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	X					City, CSRA RC	Staff Time	Local Funds, DCA
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	X	X	X			City, CSRA RC	Staff Time	Local Funds, DCA
Adopt a resolution stating that Waynesboro desires to be fully served by broadband capability through broadband deployment	X					City, CSRA RC	Staff Time	Local Funds, DCA



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## COMMUNITY FACILITIES (FORMERLY TRANSPORTATION)

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Develop a citywide bike/pedestrian/greenways master plan including study of potential rails-to-trails	X	X	X			City	\$8,000	TSPLOST
Install sidewalks from W. 13th Street to Wal-Mart property			X			City	\$50,000	TSPLOST
Develop a Sidewalk Improvement Plan to prioritize and drive annual decisions for executing projects.	X	X				City	\$3,000	TSPLOST, SPLOST
Develop a plan to utilize existing opportunities or develop additional methods to provide in-town transportation for the elderly	X	X				City	Staff Time	General Fund
Adopt a Right of Way Protection Ordinance	X					City	\$3,000	General Fund
Work with GDOT to develop a better program for controlling traffic signals in Waynesboro	X					City & GDOT	Staff Time	General Fund
Continue to utilize LMIG & TIA funds to resurface several streets each year to maintain quality roads	X	X	X	X	X	City & GDOT	\$1.25 million	TSPLOST, SPLOST, GDOT LMIG



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

<b>COMMUNITY FACILITIES</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
Apply for CDBG grants and use SPLOST funds to improve flood/drainage facilities in areas of need in Waynesboro		X	X	X	X	City	\$1,000,000	SPLOST, General Fund
Apply for CDBG grants and use various funding sources for street resurfacing/paving		X	X	X	X	City & GDOT	\$1,000,000	TSPLOST, SPLOST, CDBG, General Fund, LMIG
Apply for CDBG grants and use various funding sources to update and expand water, sewer, curb, gutter and sidewalks in deficient areas		X	X	X	X	City	\$3,500,000	SPLOST, General Fund
Add playground equipment to city parks	X	X	X			City	\$100,000	General Fund
Purchase law enforcement equipment -- body cameras, vests, and firearms	X	X	X	X	X	City	\$50,000	General Fund & DOJ LLEBG
Participate in a feasibility study of the consolidation of county water systems into a potential Burke County Water Authority, including analysis of service provision and cost	X	X				City and County	\$5,000	General Fund
Develop a citywide parks and greenspace master plan that focuses on opportunities for neighborhood parks, greenspace, recreation areas with some programming		X	X	X		City	\$15,000	SPLOST, General Fund
Prepare a Streetscape Master Plan to guide enhancements in downtown Waynesboro and along corridors		X	X	X		City	\$15,000	SPLOST, General Fund
Apply for CDBG grants and expand water services to include newly annexed area of city		X	X	X	X	City	\$200,000	SPLOST, CDBG
Contribute one time towards construction of city/countywide new Family Y complex due to open in 2019	X					City/County	Total Contribution \$100,000	General Fund
Create a community Splash Pad at the new Family Y	X					City/County	Total Contribution \$100,000	General Fund



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## COMMUNITY FACILITIES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Install radio read metering system to reduce unaccounted for water loss	X					City	\$5,000	Water/Sewer Fund SPLOST
Install radio read metering system to reduce unaccounted for gas loss	X					City	\$5,000	Gas Fund
Renovate 615 Liberty Street Building as a New City Hall	X					City	\$900,000	SPLOST General Fund
Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	X					City	\$3,000	General Fund
Add new entrance signs coming into the city on south side of Highway 25			X			City	\$50,000	General Fund GDOT Gateway Grant
Construct restrooms in the City Park				X		City	\$75,000	General Fund
Develop another community park(s) in Ward II with playground equipment	X					City	\$25,000	General Fund
Develop another community park(s) in Ward III with playground equipment	X					City	\$25,000	General Fund
Construct new natural gas regulator station	X					City	\$45,000	Gas Fund
Evaluate the need to install a second natural gas main from tap station into the system		X				City	\$200,000	Gas Fund
Evaluate the conditions of older water mains and develop a replacement plan to prioritize replacement activity	X					City	\$30,000	Water/Sewer Fund SPLOST
Evaluate the conditions of older sewer mains and develop a replacement plan to prioritize replacement activity. Plan should include an Inflow and Infiltration Study		X	X	X		City	\$30,000	Water/Sewer Fund SPLOST



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## COMMUNITY FACILITIES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Evaluate necessary upgrades at the Water Pollution Control Plan and develop an implementation plan to prioritize improvements		X	X			City	\$4,000	Water/Sewer Fund SPLOST
Replace air lines from the blowers to clarifier basins at the WPCP	X					City	\$30,000	SPLOST
Replace Primary clarifier components and equipment at the WPCP	X					City	\$40,000	SPLOST
Install a new well to replace the Hwy 56 Filtration Plant and upgrade those treatment facilities	X					City	\$1,000,000	SPLOST
Upgrade all components and equipment at the Fire Booster Pump Station	X					City	\$35,000	SPLOST
Pave all remaining dirt roads--Reynolds, 4th Street Ext., Rail Road Avenue			X			City	\$200,000	T SPLOST
Pave roads in the Cemetery	X					City	\$150,000	General Fund/Cooley Trust Proceeds
Refurbish existing playground equipment at 6th Street Park	X					City	\$5,000	General Fund
Perform fire hydrant evaluation to upgrade all hydrants to the current standards for outlet sizes, installation, and coverage area		X				City	\$40,000	SPLOST Water/Sewer Fund
Update City's website	X					City	\$6,000	General Fund
Develop cost estimate and construction plans to install water line and elevated water tower & tank to supply north section of city on US25	X					City	\$20,000	SPLOST
Acquire a building in downtown area to renovate and use as a theater for plays, small concerts, and movies			X			City, DDA	\$400,000	SPLOST , CDBG



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## NATURAL & CULTURAL RESOURCES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Purchase 10 streetlamps for corners of 6th and Myrick Streets to place in front of new Justice Center for city beautification. These will match those in downtown Waynesboro on Liberty Street.	X	X				City	\$50,000	General Fund
Restore Old Jail building – Calaboose				X		City	\$25,000	General Fund
Re-evaluate the Stormwater Management Ordinance and consider as a potential future tool the Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate storm water treatment in site planning and design				X		City	\$5,000	General Fund
Adopt policies that require setting aside land for greenways as part of subdivision development	X					City	Staff Time	General Fund
Explore the feasibility and prepare a master plan for a new park/civic space; work primarily at existing parks and upgrade opportunities, areas underserved			X	X		City	\$1,000	General Fund
Redevelop downtown streetscape to include corner bump-outs at intersections, new sidewalks, crosswalks, areas for trees, shrubs, and annuals, upgraded parking layout, benches and trash receptacles. Streets will include Liberty, 6th, 7th, 8th, Myrick, and Shadrack.					X	City	\$25,000	General Fund



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## NATURAL & CULTURAL RESOURCES

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Acquire property at 9th and Herman Lodge Blvd. Develop a park for public use with a pavilion, charcoal grills, walking track, playground equipment, basketball goals, and grassed playing field		X				City	\$10,000	General Fund
Examine opportunities to offer a senior citizens registry that will establish a program where existing staff will contact registered senior citizens for a welfare check	X					City	Staff Time	General Fund
Review available information to determine methods of providing improved health for all citizens, especially seniors		X				City	Staff Time	General Fund
Work with Waynesboro Betterment Council, DNR, Army Corp of Engineers to improve drainage and flooding problems in creek from McIntosh Drive to Jones Lake	X	X				City	\$10,000	SPLOST
Develop cost estimate to dredge Jones Lake and re-dig channels		X				City	\$10,000	General Fund
Assist in creation of Boys & Girls Club			X			City	Staff Time	General Fund
Adopt new Tree Ordinance that includes updates for the Tree City USA Standards.	X					City	\$1,000	General Fund



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

## INTERGOVERNMENTAL COORDINATION

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Create and implement inter-jurisdictional Water Authority (see page 149 #2, for explanation of Waynesboro as lead municipality on this issue. Also in Community Facilities Policy, page 24)		X	X			City	Staff Time	General Fund
Develop a Waynesboro Emergency Management Plan in conjunction with the Burke County Management Plan			X			City	Staff Time	General Fund



# CITY OF WAYNESBORO: COMMUNITY WORK PROGRAM

<b>LAND USE</b>	<i>Timeframe</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Fund Source</i>
	2019	2020	2021	2022	2023			
Review Sign Ordinance for inconsistencies with the desired development pattern and amend accordingly	X	X				City	Staff Time	General Fund
Amend development regulations to require interparcel access, limit curb cuts, and require sidewalks with new development	X	X				City	Staff Time	General Fund
Evaluate the feasibility and outline the potential opportunities and constraints of a Landscape and Buffer Ordinance that would address landscaping in buffer yards, parking lots, and streetscape	X	X				City	Staff Time	General Fund
Amend zoning ordinance to adjust setback and buffer requirements between lots zoned or used for professional purposes and lots zoned or used for low-intensity residential purposes	X	X				City	\$1,000	SPLOST
Amend zoning ordinance off-street parking requirements to include a minimum number of parking spaces for downtown and nearby neighborhoods for uses in this district as well as preserve the residential front-yard character of offices that surround the hospital	X	X				City	\$1,000	General Fund
Adopt new Land Development Code that incorporates new Zoning, Subdivision, and Sign Ordinances	X	X				City	\$15,000	General Fund
Incorporate modern standards into Local Development Code to allow for smaller homes and lots	X	X				City	Staff Time	General Fund





# APPENDIX

## **Identification of Stakeholders**

A Stakeholder Committee was appointed to lead and participate in the development of the *Burke County Joint Comprehensive Plan* during all parts of the Plan process with community involvement. Burke County and Waynesboro used their websites to post the announcement of the planning process with a link to the Community Survey. Mayor Carol Edmonds went door to door getting surveys and Girard/Vidette got surveys at their public hearings. The following representatives were appointed by their jurisdictions as Stakeholders and will most likely see the plan through and implement the community work program in the next five years.

Terri Kelly, Commissioner, Burke County  
Carlton Wesley Holmes, Burke County  
Merv Waldrop, Administrator, Burke County

Jessica Hood, Executive Director, Development Authority of  
Burke County

Kim Keddick, Clerk, Town of Girard

Meschery Pollard, Administrator, City of Keysville

Mayor Samuel Cummings, Midville  
Seth Brinson, City Council, City of Midville  
Sara Cook, Clerk, City of Midville

Mayor Carol Edmonds, City of Sardis  
Jennie Johnson, Clerk, City of Sardis

Mayor Rosemary Baughman, City of Vidette

Mayor Gregory Carswell, City of Waynesboro  
Ben Roberts, City of Waynesboro, Zoning Board of Appeals  
Jerry Coalson, City Manager, City of Waynesboro

Kiah Weddon, Burke Medical Center



## Notice to the public

Burke County and the jurisdictions of the Town of Girard, City of Keysville, City of Sardis, City of Midville, City of Vidette, and City of Waynesboro will each hold a public hearing to announce the start of the creation of the new Burke County Joint Comprehensive Plan. Although the plan will be a joint plan, each jurisdiction will have their own Community Work Program, therefore separate public hearings will invite public input. A Community Survey will be available for public input.

Further information about the plan process and meeting schedule will be available. Residents wishing to comment or make suggestions should be in attendance. Following are the places and times set for each Public Hearing:

Burke County, June 4, 2018, at 6:00 p.m.  
Burke County Courthouse, 602 Liberty Street, Waynesboro, GA. Contact: Merv Waldrop, Manager, Phone: 706-554-2324

Town of Girard, June 7, 2018, at 6:00 p.m.  
Girard City Hall, 150B Brigham Landing Road, Girard, GA  
Contact: Kim Reddick, Clerk, Phone: 478-569-4624

City of Keysville, June 11, 2018, at 6:30 p.m.  
Keysville City Hall, 120 Old Waynesboro Road, Keysville, GA.  
Contact: Meschery Pollard, Administrator, Phone: 706-547-3000

City of Midville, June 12, 2018, at 6:00 p.m.  
Midville City Hall, 132 South Jones Street, Midville, GA  
Contact: Seth Brinson, Phone: 478-589-7557

City of Sardis, May 25, 2018, at 9:00 a.m.  
Sardis City Hall, 1209 Ellison Bridge Road, Sardis, GA  
Contact: Jennie Johnson, Clerk, Phone: 478-569-4315

City of Vidette, June 5, 2018, at 7:00 p.m.  
Vidette City Hall, 7052 Highway 24 West, Vidette, GA  
Contact: Mayor Rosemary Baughman, Phone: 706-554-0645

City of Waynesboro, June 4, 2018, at 6:30 p.m.  
Waynesboro City Hall, 628 Myrick Street, Waynesboro, GA  
Contact: Jerry Coalson, Manager, Phone: 706-554-8000

All Burke County local government jurisdictions are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please call the contact person listed for the Public Hearing at least two business days prior to the Public Hearing during following hours: 8:00 a.m. – 5:00 p.m. Monday-Friday, except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

## Public Hearing Notices

### City of Waynesboro Public Hearing Notice

Burke County and the jurisdictions of the City of Waynesboro, Town of Girard, City of Keysville, City of Midville, City of Sardis, and City of Vidette will hold a joint public hearing on Friday, January 25, 2018 at 11:00 a.m. at the Waynesboro City Hall, Council Chambers, 628 Myrick Street, Waynesboro, GA.

The purpose of the hearing will be to brief the community on the contents of the *Burke County Joint Comprehensive Plan* and notify the community of when the Plan will be submitted to the CSRA Regional Commission for review. Residents wishing to comment or make suggestions or revisions should be in attendance. Citizens can access the draft plan in advance of the public hearing at the City of Waynesboro's website, <https://www.waynesboro.ga.com>

All Burke County local government jurisdictions are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please contact Jerry Coalson, City Manager, City of Waynesboro, at least two business days prior to the public hearing during following hours: 8:00 a.m. – 5:00 p.m. Monday-Friday. Persons with hearing disabilities can contact the Georgia Relay Service, at (TTY) 1-800-255-0056, (Voice) 1-800-255-0135, or 7-1-1.



**Burke County Joint Comprehensive Plan: 2018-2028**  
**City of Sardis**  
**Public Hearing, May 25, 2018**  
**Sardis City Hall, 9:30 a.m.**  
**Sign-In Sheet**

Name	Email/Phone
<i>Austin Galt</i>	
<i>Johnnie</i>	

SIGN-IN SHEET			
NAME	EMAIL	JURISDICTION REPRESENTED	PHONE
1. Merv Waldrop	merv.waldrop@burkecountyga.gov	Burke County	(706) 554-2324
2. Terri L. Kelly	terri.lodge.kelly@concast.net	Burke County	(706) 554-2651
3.			( )

**Burke County Joint Comprehensive Plan: 2018-2028**  
**City of Keyville**  
**Public Hearing, June 11, 2018, 6:30 p.m.**  
**Keyville City Hall, 120 Old Waynesboro Road, Keyville, GA**  
**Sign-In Sheet**

Name	Email/Phone
<i>Merv Waldrop</i>	<i>merv.waldrop@burkecounty-ga.gov</i>
<i>Kathy Watts</i>	<i>kathywatts60@yahoo.com</i>
<i>Gerrit</i>	
<i>Johnnie</i>	<i>johnnie.williams@yahoo.com</i>
<i>Johnnie</i>	
<i>Johnnie</i>	
<i>Johnnie</i>	
<i>Johnnie</i>	<i>garnett@augustaoffice.com</i>
<i>Johnnie</i>	

**City of Vidette / Minutes**  
**Public Hearing – Joint Comprehensive Plan**

The City of Vidette held a public hearing in preparation for an update to the City's Joint Comprehensive Plan on June 5, 2018 at 7:00 PM at City Hall in Vidette. There were a number of interested citizens as well as members of the City Council and Mayor Baughman.

County Administrator, Merv Waldrop, explained the purpose of the Comprehensive Plan and the requirements to update it every 10 years. He noted that public hearings are required at the beginning of this process. It was pointed out that there are survey questionnaires that can be filled out to give input on what the City and County should look like in 10 years. It was also noted that any projects that the City plans on doing should be listed in their short term work program especially if they will be seeking funding from State agencies.

The forum was opened up for public comment.

It was suggested that the City install nice looking welcome signs at the entrances to Vidette. The County Administrator added that there was funding for gateway projects from the DOT that might help their money go further.

Rob Peel discussed the need for updated playground equipment in the City Park.

Mike Williams went over the needs for the City's water system. He noted that they need a second well. The City needs to replace a number of water meters each year. The group also discussed putting in a line with a fire hydrant to provide better fire protection in the City. The Administrator noted that the County might be able to help with the hydrant as it would enhance fire protection in this area of the County.

Being no further business the hearing was closed about 7:45 PM.



Burke County Joint Comprehensive Plan  
1st Stakeholder Committee Meeting, May 2, 2018  
Waynesboro Ice Plant, 260 Barron Street, 2:00-4:00 p.m.

SIGN-IN SHEET

NAME	EMAIL	JURISDICTION REPRESENTED	PHONE
1. Rosemary Baughman	DHB DHB3610@gmail.com	Vidette	(706) 551-0645
2. Terri Lofe Kelly	TKelly@sardisga.com	Burke	(706) 551-2687
3. Seth Binson	Seth.Binson.1@gmail.com	Milledgeville	(706) 227-1217
4. Carol Edmund			

Burke County Joint Comprehensive Plan  
2nd Stakeholder Committee Meeting, May 30, 2018, 2:00-4:00 p.m.  
Burke County Library, 130 GA Highway 24, Waynesboro

SIGN-IN SHEET

NAME	EMAIL	JURISDICTION REPRESENTED	PHONE
1. Kim Reddick			
2. Kian Rowland	Krowland@burkemedical.net		(706) 554-4435
3. Merv Waldrop		Waynesboro	(706) 554-8000
4. Jerry Coalson	jcoalson@waynesboroga.com	Waynesboro	(912) 531-2188
5. Jessica Hood	jhood@statburke.com	Burke	

Burke County Joint Comprehensive Plan  
3rd Stakeholder Committee Meeting, July 9, 2018, 10:00 a.m.-12:00 p.m.  
Burke County Library, 130 GA Highway 24, Waynesboro

SIGN-IN SHEET

NAME	EMAIL	JURISDICTION REPRESENTED	PHONE
1. Rosemary Baughman	dhb dhb3610@gmail.com	Vidette	(706) 551-0645
2. Kim Reddick	kreddick.townofgirard@gmail.com	Girard	(478) 569-4624
3. Kian Weddon	Krowland@burkemedical.net		(706) 554-4435
4. Meachyn Pallard	mpallard@laywell.com		(706) 547-3007

Burke County Joint Comprehensive Plan  
4th Stakeholder Committee Meeting, February 6, 2019, 10:00 a.m.  
Waynesboro Ice Plant, 260 Barron Street, Waynesboro

SIGN-IN SHEET

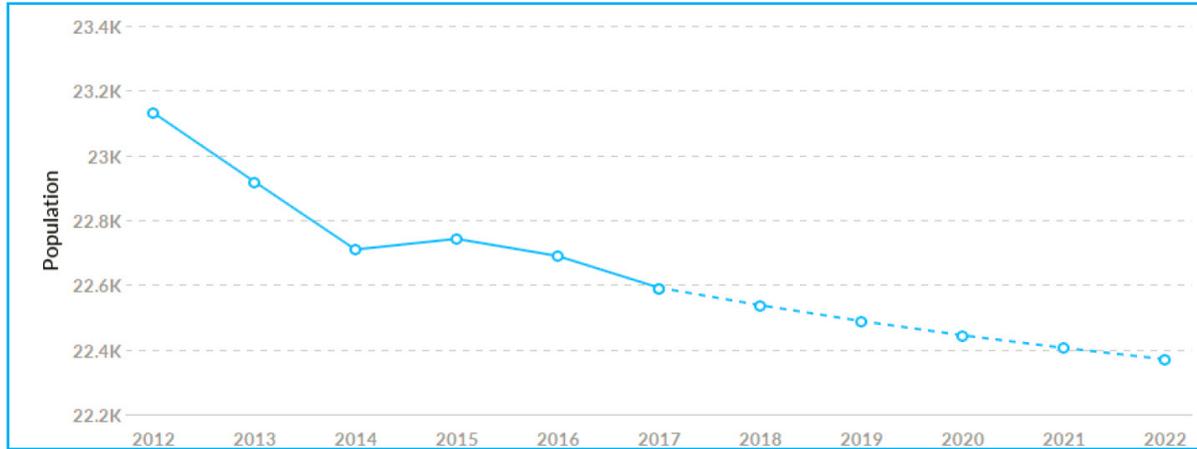
NAME	EMAIL	JURISDICTION REPRESENTED	PHONE
1. Merv Waldrop	merv.waldrop@burkecounty-ga.gov	Burke County	(706) 554-8000
2. Rose W Baughman	dhb dhb 3610@gmail.com	Mayor of Vidette	(706) 551-0645
3. Carlton W Holmes	Carltonholmes.cw@gmail.com	B.C.	(706) 554-8000
4. Jerry Coalson	jcoalson@waynesboroga.com	Waynesboro	(706) 554-8000
5. Carol Edmunds		Mayor of Sardis	(706) 554-8000
6. Jennie Schuster	cityofsardisga@gmail.com	Sardis	(706) 554-8000
7. Trinetta Skinner	tskinner@waynesboroga.com	Waynesboro	(706) 554-8000



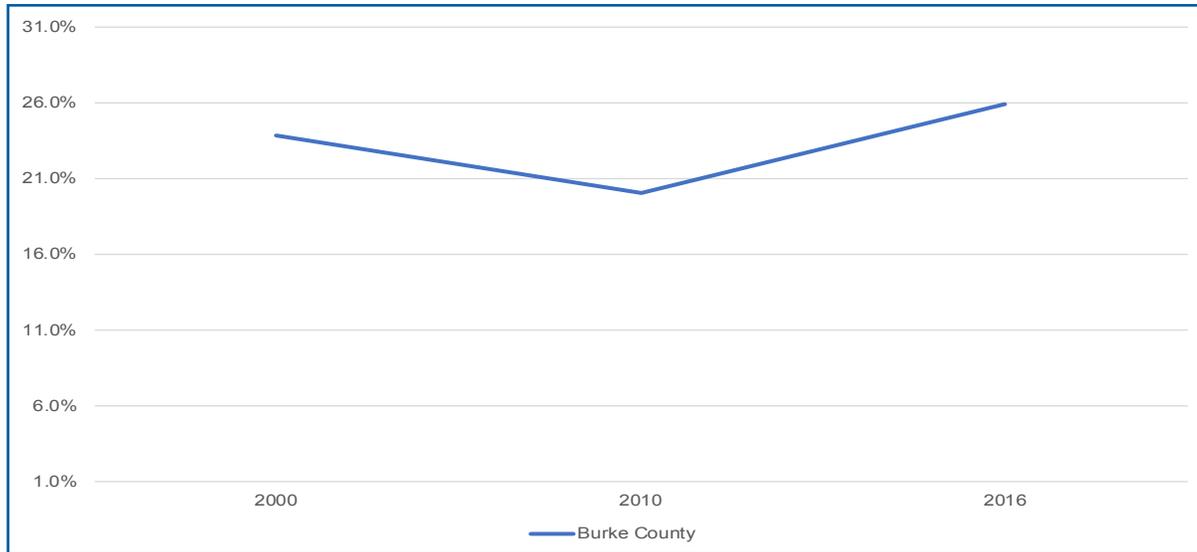


Data included here was gathered but not put into the Plan and may be relevant to future planning efforts.

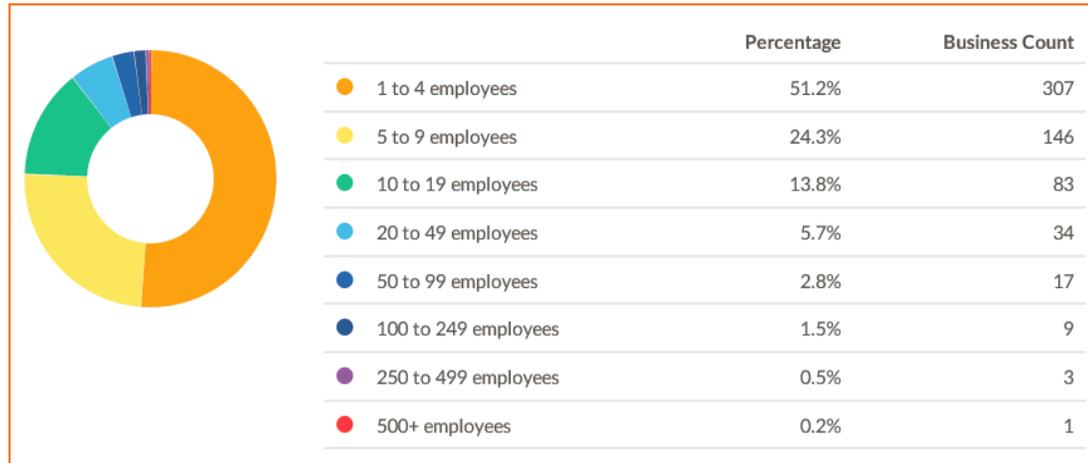
### POPULATION TRENDS



### UNEMPLOYMENT RATES

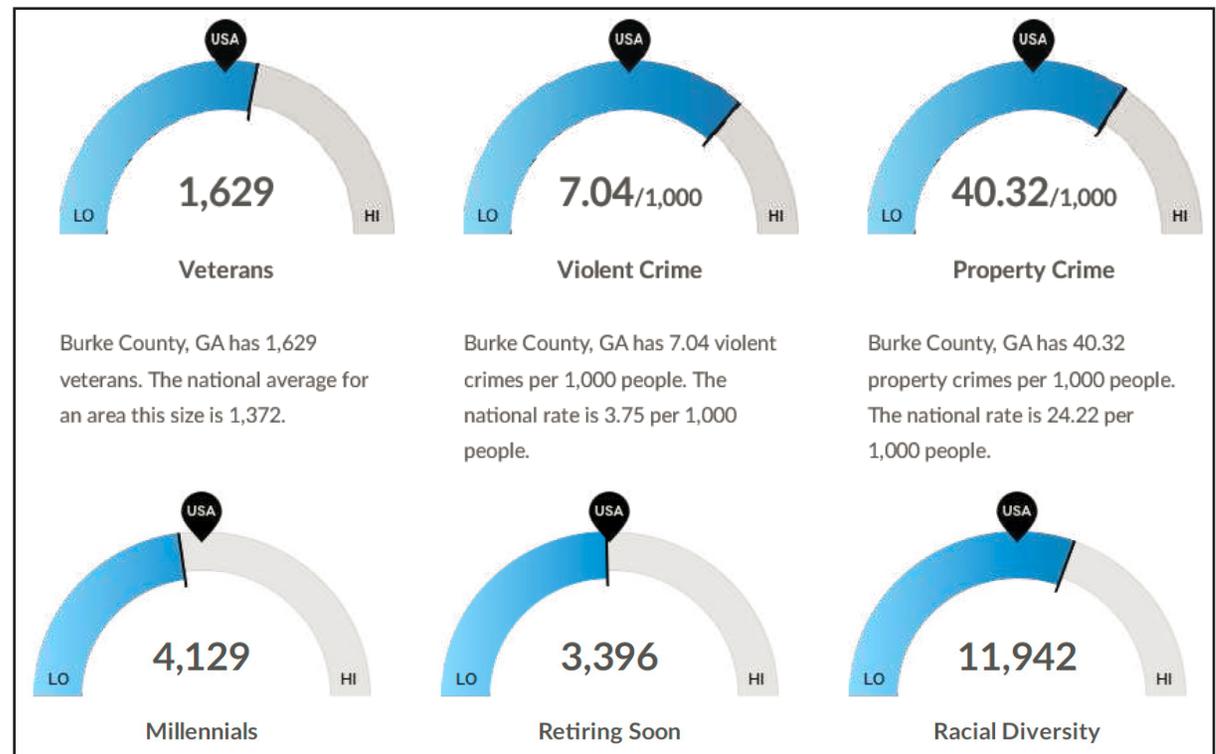


## BUSINESS CHARACTERISTICS



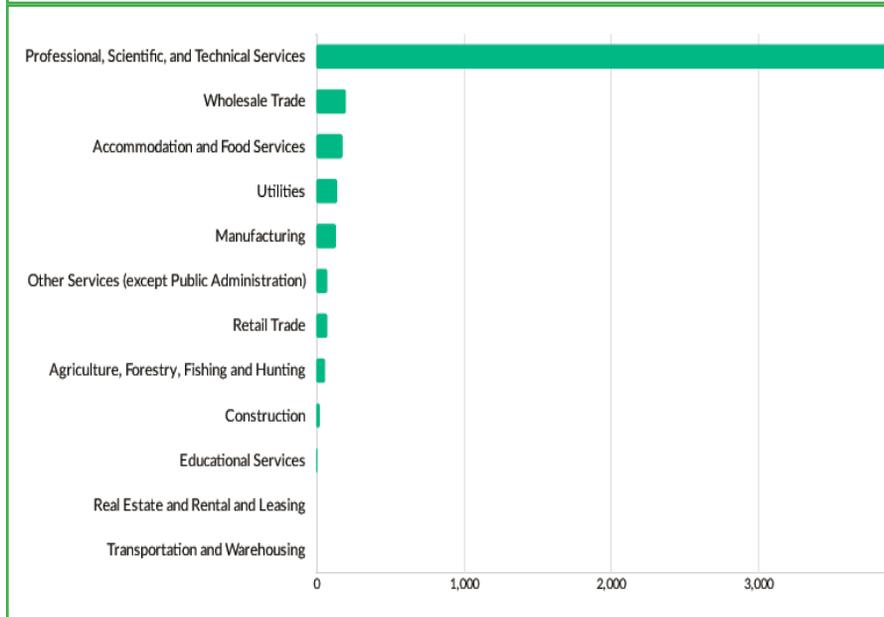
Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

## POPULATION CHARACTERISTICS



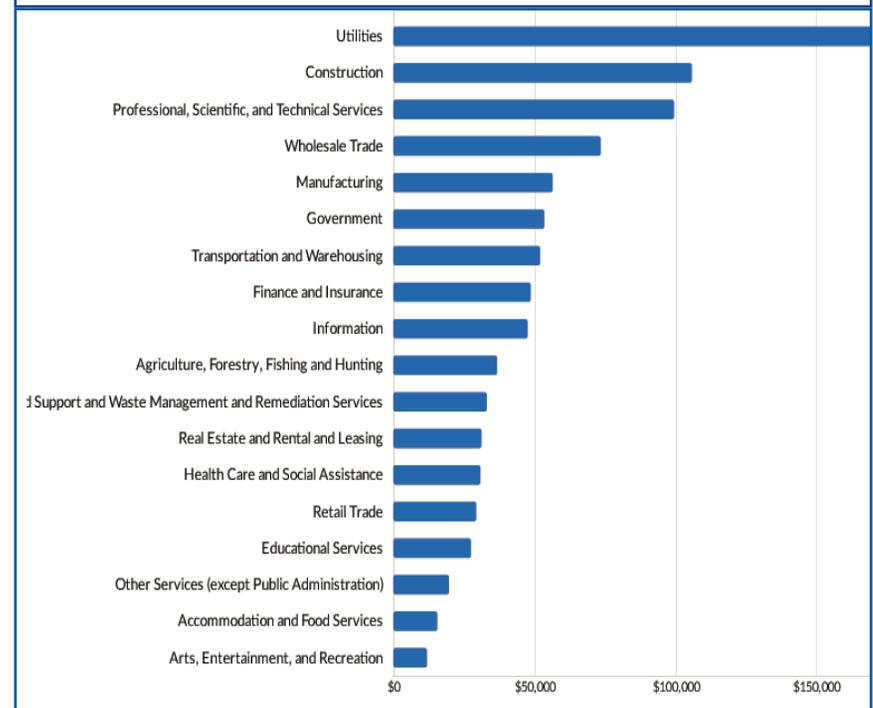
Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

## TOP GROWING INDUSTRIES



Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)

## TOP INDUSTRY EARNINGS



Source: Emsi Q2 2018 Data Set, [www.economicmodeling.com](http://www.economicmodeling.com)







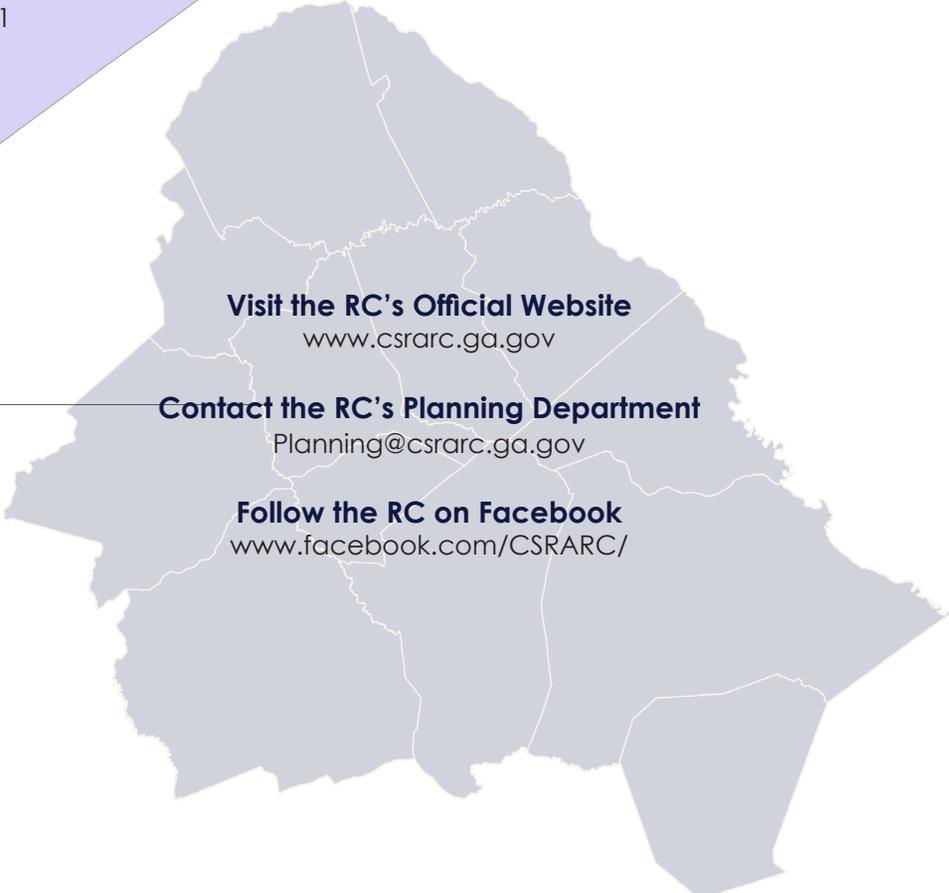
**Visit the Official Jurisdiction Websites**

[www.burkecounty-ga.gov/](http://www.burkecounty-ga.gov/)

[www.waynesboroga.com/](http://www.waynesboroga.com/)

[www.keysvillega.org/government.html](http://www.keysvillega.org/government.html)

[www.facebook.com/pages/City-of-Sardis-123/152957981413371](https://www.facebook.com/pages/City-of-Sardis-123/152957981413371)



**Visit the RC's Official Website**

[www.csrarc.ga.gov](http://www.csrarc.ga.gov)

**Contact the RC's Planning Department**

[Planning@csrarc.ga.gov](mailto:Planning@csrarc.ga.gov)

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