

# COMPREHENSIVE PLAN - 2018

## CITY OF BLYTHE



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## CITY OF BLYTHE

Prepared for

The City of Blythe  
294 Church Street  
Blythe, GA 30805  
Phone Number: (706) 592-6255

The Honorable Phillip Stewart, Mayor

Members of City Council:  
Daisy Price, Councilwoman  
Noel Cartagena, Councilman  
Judy Cordova, Councilwoman  
Jim Adkins, Councilman  
Loriann Chancey, City Clerk

Adopted: [Month] 2018

The City acknowledges the input and efforts of all individuals who contributed to the creation of this Comprehensive Plan document.

This document was prepared by  
Cranston Engineering Group, P.C.



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Clockwise, from left: Blythe has many land areas great for ranching and agricultural uses; small town charm can be seen in the unique businesses in the City; citizens turn out to see a parade and celebrate together; homes in the City are quaint and offer space for retirees and new residents.



“COMING TOGETHER IS A BEGINNING, STAYING TOGETHER IS PROGRESS, AND WORKING TOGETHER IS SUCCESS.”

-- HENRY FORD

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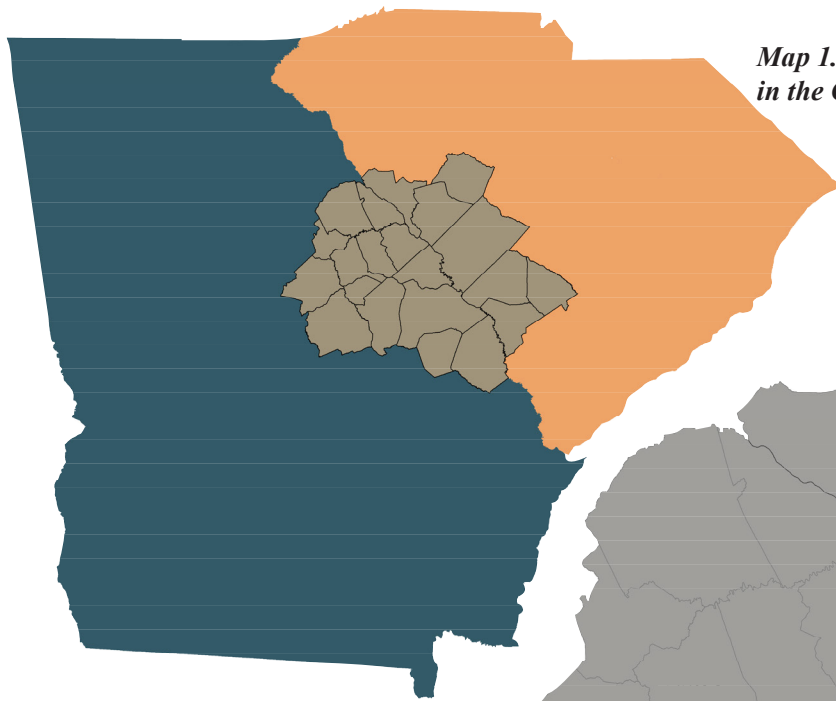
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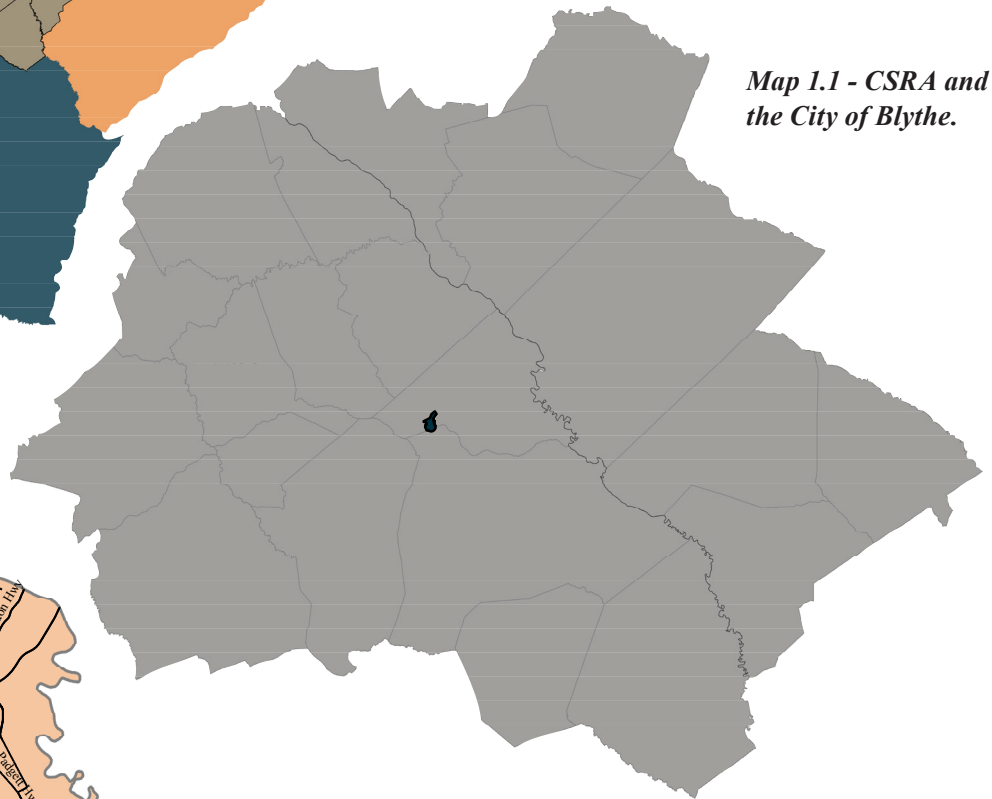
“TEAMWORK IS THE ABILITY TO WORK TOGETHER TOWARD A COMMON VISION. THE ABILITY TO DIRECT INDIVIDUAL ACCOMPLISHMENTS TOWARD ORGANIZATIONAL OBJECTIVES. IT IS THE FUEL THAT ALLOWS COMMON PEOPLE TO ATTAIN UNCOMMON RESULTS.”

-- ANDREW CARNEGIE

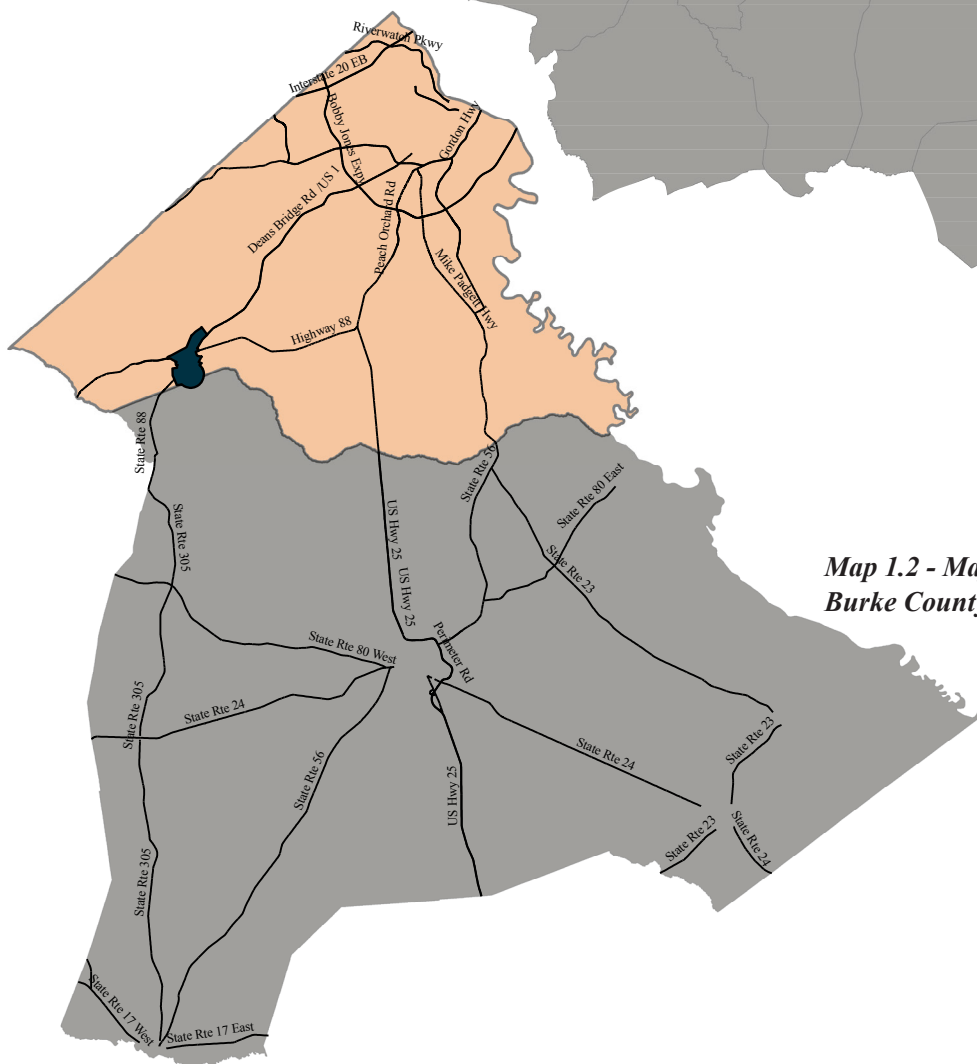




**Map 1.0 - Georgia, South Carolina, and Counties in the Central Savannah River Area (CSRA).**



**Map 1.1 - CSRA and the City of Blythe.**



**Map 1.2 - Major Roadways in Richmond County, Burke County, and the City of Blythe.**

## SECTION I. INTRODUCTION

## A. OVERVIEW

Blythe, Georgia, is setting its sights on the future. This Comprehensive Plan provides a snapshot of the city's current position, a summary of what it has accomplished, and an agenda of its ideas for the future.

Georgia cities and communities are continuously seeking ways to strengthen their support systems, reinforce their economy, provide sensible and timely growth, promote a sense of positive change, build on local assets, pay homage to their historic and cultural resources, and, ultimately, provide a better quality of life for their citizens. The concepts of momentum, progress, and achievement rejuvenate the energy of a city, and this Comprehensive Plan is the rudder of Blythe's forward-moving vessel.

Blythe is primarily seated in Richmond County and partly in Burke County.

As any part of a whole, the city remains an integral cog while facing typical challenges. This city works to support its autonomy and plays a part in backing the county as a destination. City systems support economic and educational ideals of the city, county and state, and create a sense of country living charm, while striving to react to ever changing social and budgetary progress.

The ability of a city to anticipate and accommodate changes over decades provides the ability to survive and potentially thrive over time. Change is an inevitable event in most communities through population variances, development or stagnant development that requires attention and improvement, and through ways in which land is used to serve the city residents' needs. Although many small communities face common struggles, it is invigorating and in a city's best interest to create, update, and maintain a unique plan for the future.

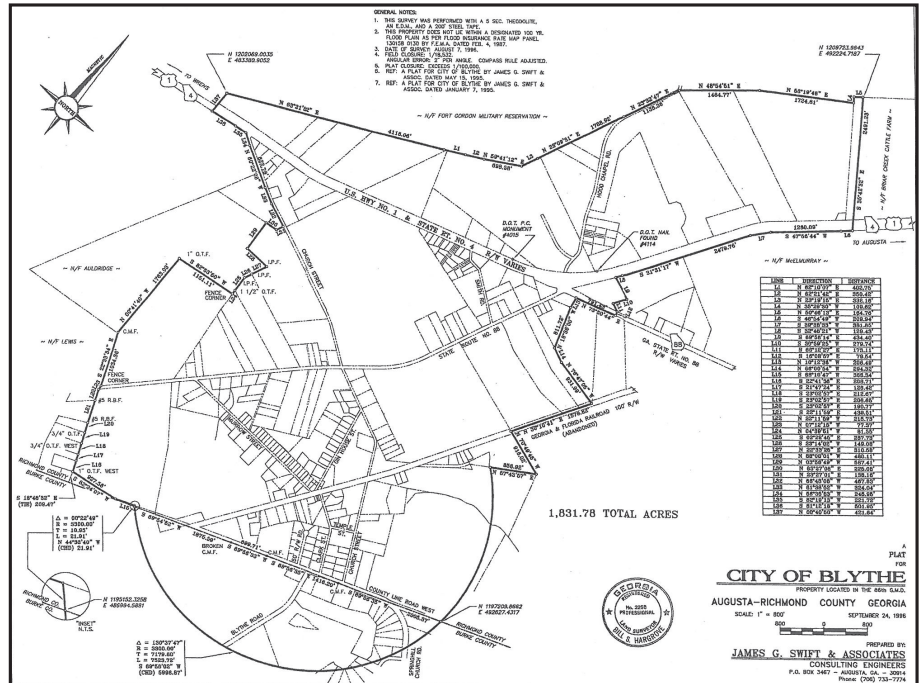
The Comprehensive Plan is composed to reflect the shared vision, goals and objectives for the City of Blythe. The Georgia Department of Community Affairs requires the planning process for a Comprehensive Plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the plan document as it is created.

The City of Blythe takes pride in its country-living atmosphere and strives to maintain that feel as it looks at forward steps for its citizens. The Comprehensive Plan is the official guiding document for the City and its residents. It will serve the following functions:

- *Set a guide for a desired future.*
- *Layout how that future can be achieved.*
- *Craft a coordinated long-term planning program.*

All state-required comprehensive planning components and additional elective materials listed below are distributed throughout this document in different sections, as noted.

Map 1.3 - Layout of the City of Blythe.



"COMING TOGETHER IS A BEGINNING, STAYING TOGETHER IS PROGRESS, AND WORKING TOGETHER IS SUCCESS."

-- HENRY FORD



The state-required and elective components are the following:

- Community Participation
- Community Facilities
- Economic Development
- Land Use
- Housing
- Transportation
- Natural Resources
- Needs and Opportunities
- Alternatives and Strategies

Figure 1.0 illustrates the location of each component in the Comprehensive Plan in relation to the structure of this document.

**Figure 1.0 - Document Components and Location**

Required and Optional Components	Location within the Plan
Community Goals*	Vision Statement, Section II C. Character Areas, Section III D iii.
Needs and Opportunities*	Community Participation, Section II F.
Community Work Program*	Listed in each Plan Element along with the previous plan Report of Accomplishments. Summary in Section III G.
Community Participation*	Section II.
Capital Improvements Element	Within the Community Facilities Element, Section III A.
Community Facilities Element	Section III A.
Economic Development Element	Section III B.
Housing Element	Section III C.
Land Use Element*	Section III D.
Transportation Element*	Section III E.
Natural Resources Element	Section III F.

\*Required Plan Element for Blythe.

“WE SHOULD STRIVE TO WELCOME CHANGE AND CHALLENGES BECAUSE THEY ARE WHAT HELP US GROW.”

-- H.G. WELLS, *THE TIME MACHINE*



## B. SERVICE DELIVERY STRATEGY

The State of Georgia's "Service Delivery Strategy Act", adopted in 1997 by the Georgia General Assembly, requires that all counties and incorporated municipalities adopt a joint "Service Delivery Strategy" document. In formulating such a document, local governments examine public services, identify gaps or overlaps in the provision of those services, and develop a coordinated approach to allocating the delivery and funding of these services among the local governments and other authorities within each county. The City of Blythe participates in the Augusta-Richmond County "Summary of Service Delivery Arrangements," along with the City of Hephzibah. This joint strategy is currently being updated in parallel with this planning process.

## C. COMMUNITY SNAPSHOT

*Figure 1.1 - A Quick Look at the Community*

	City of Blythe	Burke County	Richmond County
Total Population (2016 American Community Survey [ACS] )	719	22,838	201,418
Median Age of Residents	37.4	37.1	33.5
Residents who are Military Veterans (2011-2016 ACS)	52 (7.2% of population)	1,338 (5.9% of population)	16,556 (8.2% of population)
Total Housing Units (2010 Census)	307	9,824	87,290
Median Property Value (2011-2016 ACS)	\$81,800	\$79,800	\$100,600
Median Household Income (2011-2016 ACS)	\$39,219	\$34,589	\$38,595
Number of Households (2011-2016 ACS)	255	8,082	72,470
Percentage of Homeownership	81.2%	70.7%	52.6%
Commute Travel Time (2011-2016 ACS) [Quick Commute to Fort Gordon (Gate 5)]	38.8 minutes [10 minutes]	26.1 minutes	20.1 minutes
Land Area	2.86 square miles (1,831.78 acres)	835 square miles (534,400 acres)	329 square miles (210,560 acres)





## SECTION II. COMMUNITY PARTICIPATION

This chapter of the City of Blythe Comprehensive Plan will provide the following components:

- Membership of the Steering Committee
- Planning Process (including Public Involvement)
- Vision Statement (Community Goals)
- Goals of the Plan
- Summary of the S.W.O.T. Analysis
- Needs and Opportunities
- Alternatives and Strategies

### A. STEERING COMMITTEE



Blythe citizens gather at a Public Open House to review information drafted by the Steering Committee.

A Steering Committee was created for the Plan, comprised of members of the City Council as stakeholders representing a cross section of the community. The purpose of this committee is to provide and to articulate the shared vision, goals, and objectives of the community. Members of the Steering Committee for this Comprehensive Plan included the following:

- Mayor Phillip Stewart
- Mayor Pro Tem Daisy Price
- Councilman Noel Cartagena
- Councilwoman Judy Cordova
- Councilman Jim Adkins
- City Clerk LoriAnn Chancey

The Steering Committee met three times during the comprehensive plan process to participate in group exercises to define the needs and establish a direction of the city, and to create a work program of activities. Some of the key elements that the committee was asked to develop were strengths, weaknesses, opportunities, and threats that were to be prominent influences in the future planning for the city. This S.W.O.T. analysis, along with other data elements, gave needed information used to build a greater concept of the Needs and Opportunities, long term goals, and probable improvements for the City. Meeting dates for the Steering Committee were held on the following days:

- August 20, 2018, 4:00pm
- September 10, 2018, 4:00pm
- October 8, 2018, 4:00pm
- October 22, 2018, 6:30pm (final presentation)

Consistent information and suggestions from the public were necessary components for creating and completing the Comprehensive Plan. Frank and open sharing of ideas and communication among the Steering Committee members and the public at large influenced the formulation of the direction of the Blythe Comprehensive Plan.

### B. PLANNING PROCESS

The Georgia Department of Community Affairs requires that the comprehensive planning process follow a set of minimum requirements and specific tasks, so that the citizens of the community have the opportunity to provide input into the plan and to any revisions of the document. This Comprehensive Plan has been prepared to meet the minimum requirements and procedures that became effective March 2014. The planning process occupied a four month schedule from beginning to end as outlined in Figure 1.2 - Planning Process.



A sign welcomes visitors.

“AFTER MUTUAL RESPECT AND UNDERSTANDING ARE ACHIEVED, IT IS POSSIBLE TO ESTABLISH REAL, SINCERE RELATIONSHIPS, WHICH IS THE FOUNDATION OF A SOLID LONG-TERM COLLABORATION.”

-- RON GARAN, *THE ORBITAL PERSPECTIVE: LESSONS IN SEEING THE BIG PICTURE FROM A JOURNEY OF 71 MILLION MILES*



**Figure 1.2 - Planning Process**

Month	Meeting	Purpose and Activities
1	Kickoff with City Council and City Clerk	<ul style="list-style-type: none"> <li>• Confirm Plan Elements to be included</li> <li>• Approve Planning Consultant Proposal</li> <li>• Goals for the Plan</li> <li>• Appoint Steering Committee Members</li> </ul>
1	Steering Committee Meeting #1 (Goals and S.W.O.T.)	<ul style="list-style-type: none"> <li>• Confirm Goals of the Plan</li> <li>• “S.W.O.T.” (Strengths, Weaknesses, Opportunities, Threats) Analyses</li> </ul>
1	Public Hearing #1	<ul style="list-style-type: none"> <li>• Initiation of Plan</li> <li>• Schedule of Meetings</li> <li>• How to Participate</li> <li>• Provide Voice Input</li> <li>• Written Community Survey</li> </ul>
2	Steering Committee Meeting #2 (Future Scenarios and Direction by Plan Element)	<ul style="list-style-type: none"> <li>• Review Existing Conditions</li> <li>• Accomplishments</li> <li>• Alternatives/Strategies</li> <li>• Community Work Program</li> </ul>
2	Open House for Public Comments	<ul style="list-style-type: none"> <li>• Drop-In</li> <li>• Review and Comments on the Plan Elements</li> <li>• Community Survey for Additional Comments</li> </ul>
3	Steering Committee Meeting #3 (Draft Plan Review)	<ul style="list-style-type: none"> <li>• Draft Vision Statement</li> <li>• Draft Plan Review</li> </ul>
3	Public Hearing #2	<ul style="list-style-type: none"> <li>• Briefing on Plan Contents</li> </ul>
3	Presentation to City Council	<ul style="list-style-type: none"> <li>• Comments from Council</li> </ul>
3	Submit Plan	<ul style="list-style-type: none"> <li>• Submittal of plan to Central Savannah River Area - Regional Commission (CSRA - RC)</li> <li>• Submittal of plan to The Georgia Department of Community Affairs (GA DCA)</li> <li>• Respond to CSRA - RC and GA DCA Comments</li> </ul>
5	Adoption of Plan	
5	Notification of Adoption	
5	Publicizing the Plan	

“NEIGHBOR TO NEIGHBOR. IT IS A MENTALITY THAT HAS BEEN FOSTERED OVER CENTURIES...”

-- JIM DEFEDÉ, *THE DAY THE WORLD CAME TO TOWN: 9/11 IN GANDER, NEWFOUNDLAND*



Public input is a necessary component for the creation and completion of a Comprehensive Plan document. Regular public meetings were held throughout the process, typically in the early evening hours immediately following the Steering Committee meetings. Three public meetings were conducted, including two public hearings and one public open house at the Blythe City Hall on the following dates:

- Monday, August 20, 2018
- Monday, September 10, 2018
- Monday, October 8, 2018



Cranston Engineering Group staff talk with a citizen at the Public Open House meeting while a group of citizens in the background discuss the Comprehensive Plan .

The first Public Hearing came at the beginning of the planning proceedings and served to inform the community about the formulation of the City's plan, provide a schedule of meetings, and explain how the residents could voice their input on the planning process. The second meeting, a Public Open House, gave citizens an additional opportunity to review suggestions made by others and by the Steering Committee and to contribute their ideas to the process. The final Public Hearing was held to share a draft of the plan for public comment and suggestions. The citizens were invited to review and comment on the plan. At the last meeting, the attendees were informed that the plan would be transmitted for final review and acceptance during the last weeks of October 2018.

Survey forms were offered at all meetings as a means of submitting comment and input to the plan, either during the meetings or at subsequent times. The information thus received was used to increase the communication from the public to the Steering Committee and thereby enhance the plan.

Along with suggestions and potential improvements noted by the public, the Steering Committee identified, organized, analyzed, and prioritized information related to the Comprehensive Plan.

### C. VISION STATEMENT

At the outset of the planning process the Steering Committee formulated a vision statement of how they would describe their city at the end of the ten year planning horizon. This step was useful in reaching consensus on what the end results of what the various components of the plan might be and forms a concise statement of community goals, as required by the Georgia Department of Community Affairs. The vision statement for the City of Blythe for this Comprehensive Plan is as follows:

***Blythe seeks to remain a welcoming, peaceful bedroom community where a country lifestyle is predominant and where free-willed citizens and newcomers alike cooperate to maintain it as the “Best Kept Secret in Georgia.”***

In this manner the Vision statement will become a guiding principle in reaching intermediate conclusions that, taken together, will shape the future toward making the vision a reality.

### D. GOALS OF THE PLAN

The goals of the planning process, simply stated, are to develop a new Comprehensive Plan, independent of Augusta-Richmond County, that meets the minimum standard procedures for local comprehensive planning, to complete strategy sessions that outline the vision of the city, to concentrate on land use and community facility elements of the plan, and to cover the other required plan elements, as needed, to comply with the Georgia Department of Community Affairs requirements.

“WE SHOULD ALL EXERCISE OUR GIFT TO BUILD COMMUNITY.”

-- JEAN VANIER, COMMUNITY AND GROWTH



## E. SWOT SUMMARY

The Steering Committee developed the following Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) analysis in a facilitated session. The results were shared with the citizens in the first Public Hearing and are listed on Figure 1.3 below.

*Figure 1.3 - S.W.O.T. Analysis*

## STRENGTHS

- Proximity to Fort Gordon (Gate 5).
- Active and engaged citizens.
- Safe community.
- City clerk who advocates for the City of Blythe.
- Strong City Council.
- Leadership that works well together.
- Decision-making by leadership is supportive of the majority.
- Competent and capable maintenance staff, up-to-date maintenance.
- Good rental facility options.
  - Library Commons meeting room.
  - Pavilion at the Veterans Park.
- Fire Department.
  - Shared with the City of Augusta.
- Police Department.
  - City-owned.
- Strong financial situation.
  - No city taxes.
  - Franchise fee.
    - \*Streetlights.
  - Special Purpose Local Option Sales Tax (SPLOST) funding.
- Veterans Park as part of the City appeal.
- Free wi-fi in centralized area.
- Good roads.
- Abundance of undeveloped land.
- Social media efforts, including the Blythe Police Department Facebook page.
- Dollar store.

## WEAKNESSES

- Lack of plan for 11 acres of City-owned property.
- Police Department does not function in a way to offer 24-hour coverage.
- Only employs 2 full-time officers.
  - (A third full-time officer was added by the City after the completion of the S.W.O.T. analysis.)
- Standard Operating Procedure (SOP) needed for officers & department.
- Limited excess water system capacity to handle growth.
- Limited communication with citizen.
- Majority of communication through social media happens through Police Department Facebook page.
  - Reaching approximately 40% of the residents.
- Potential for an improved or revamped website for residents.
- Help citizens be aware of city services, such as the Rural Richmond County Transit.
- Proximity to larger businesses, services, or amenities.
- Approximately 20 miles from larger-scale businesses/services.
- Causes higher prices at local facilities because of convenience / owner cost.
- Incomplete Library Commons meeting facility.
- Slow response time of emergency medical service.

## OPPORTUNITIES

- Update zoning ordinance.
- Re-write or consolidate amendments.
- Attract small businesses.
- Develop property of US 1 frontage area.
- New park could be created north of US 1 on Hoods Chapel Road.
- Increase use / rental opportunities of Veterans Park Pavilion and Library Commons meeting room.
- Complete the Library.
  - Operations funds necessary.
- Improve the City website to better serve the citizens.
- Create a new plan for the City-owned 11-acre property.
- Expand water system to meet future needs of the City.
- Create social media presence outside of the Police Department's Facebook page.
- Build duplexes or apartment complex for new families – starter living conditions.
- Establish 24-hour Police Department coverage.
- Expand emergency services to reduce slow response times of emergency medical services.

## THREATS

- Closure of facilities.
  - Post Office.
  - Elementary school.
  - Area stores.
- Vandalism of water system.
- Relocation of Fire Department.
- Weather or natural disasters.
- Active shooter event or community attack.





## F. NEEDS AND OPPORTUNITIES CHARTS BY PLAN ELEMENT

## i. COMMUNITY FACILITIES

Needs:	Opportunities:
Plan for Library opening & source of renewable funding for operations. Opening and furnishing Library.	Create a splash pad and/or children's playground near Veterans Park Pavilion.
Improve communication to citizens by creating an improved website; "Code Red" (or similar service) community contact for emergencies; newsletter - printed for specific population; Facebook page.	Create a new park north of US 1 on Hoods Chapel Road.
Increase use/rental opportunities at public spaces. Promote the Veterans Park Pavilion and Library Commons areas as rental options through better advertisement on website/newsletter.	Develop ongoing plan for City-owned 11-acre property.

## ii. ECONOMIC DEVELOPMENT

Needs:	Opportunities:
Attract small businesses, such as a hardware store, a parts store, and/or a restaurant.	Promote facility rental options - Veterans Park Pavilion & Library Commons meeting room.

## iii. HOUSING

Needs:	Opportunities:
Encourage entry-level homes for new families.	Encourage "Opportunity Zone" funding to attract new development.

## iv. LAND USE

Needs:	Opportunities:
Update zoning ordinances. Re-write or consolidate amendments.	

## v. TRANSPORTATION

Needs:	Opportunities:
	Install sidewalks along key streets, as warranted.

## vi. NATURAL RESOURCES

Needs:	Opportunities:
Continue to provide sustainable water system.	

## G. ALTERNATIVES AND STRATEGIES CHARTS BY PLAN ELEMENT

## i. COMMUNITY FACILITIES

Strategies:
Plan for Library opening & source of renewable funding for operations. Opening and furnishing Library.
Improve communication to citizens by creating an improved website; "Code Red" (or similar service) community contact for emergencies; newsletter - printed for specific population; Facebook page.
Increase use/rental opportunities at public spaces. Promote the Veterans Park Pavilion and Library Commons areas as rental options through better advertisement on website/newsletter.
Create a splash pad and/or children's playground near Veterans Park Pavilion.
Create a new park north of US 1 on Hoods Chapel Road.
Develop ongoing plan for City-owned 11-acre property.



## ii. ECONOMIC DEVELOPMENT

Strategies:
Attract small businesses, such as a hardware store, a parts store, and/or a restaurant.
Promote facility rental options - Veterans Park Pavilion & Library Commons meeting room.

## iii. HOUSING

Strategies:
Encourage entry-level homes for new families.
Encourage "Opportunity Zone" funding to attract new development.

## iv. LAND USE

Strategies:
Update zoning ordinances. Re-write or consolidate amendments.

## v. TRANSPORTATION

Strategies:
Install sidewalks along key streets, as warranted.

## vi. NATURAL RESOURCES

Strategies:
Continue to provide sustainable water system.

## SECTION III. PLAN ELEMENTS

## A. COMMUNITY FACILITIES



Veterans Park Pavilion.

Creating and maintaining sufficient community facilities is an important component to any Community Plan. The City of Blythe has put particular importance on community facilities in this Comprehensive Plan, and an assessment of the adequacy of Community Facilities has been made by the Steering Committee in the course of the planning process. This section covers public safety, fire, and emergency services; educational facilities; water supply; parks and recreation; and library.

## i. PARKS AND RECREATION

The City of Blythe has developed expanded recreation facilities that attract older children and adults. A particular success is the development of Veterans Park across the street from the City Hall and the Fire Station. This passive park contains monuments commemorating veterans' service and includes a picnic pavilion and an extensive walking track loop. This park has the potential to be an additional revenue producer for events like family reunions and offers the opportunity for adding playground equipment for younger children.

"MY TWO FAVOURITE THINGS IN LIFE ARE LIBRARIES AND BICYCLES. THEY BOTH MOVE PEOPLE FORWARD WITHOUT WASTING ANYTHING."  
-- PETER GOLKIN



Blythe Library: Adaptive use in Historic Village Center.

## ii. LIBRARY

The Blythe Library is another great success in the making. The City purchased the old Farmers Bank Building and adjoining store fronts in the village center, initially with the idea of renovating the buildings for city administration and the police department. However, they changed the program of use to house the City's library and rehabilitated the historic buildings in an attractive manner. The opportunity now exists to complete the furnishing of the library and the commons room in it, as a public facility that can be available for rental for special events.



Community playground in Historic Village Center area.

## iii. PUBLIC SAFETY, FIRE, AND EMERGENCY SERVICES

Public safety and emergency services are critical components to the infrastructure of the City. By keeping these systems working smoothly and prepared for a city's growth, the police, fire, and other services can better provide for the residents.

Augusta-Richmond County provides fire protection services in Blythe and surrounding areas, working from a building owned by the City of Blythe. The staff here are first-responders to area traffic emergencies. This Fire Department company has back-up from other Augusta companies for more extensive fires.

The Blythe Police Department currently has 3 full-time sworn officers, led by a Police Chief. Emergency medical services are provided by Gold Cross.



Blythe-owned fire station building.

"FEELING CONNECTED TO OTHERS GIVES MEANING AND PURPOSE TO OUR LIVES."

-- IBEN DISSING SANDAHL





#### iv. EDUCATIONAL FACILITIES

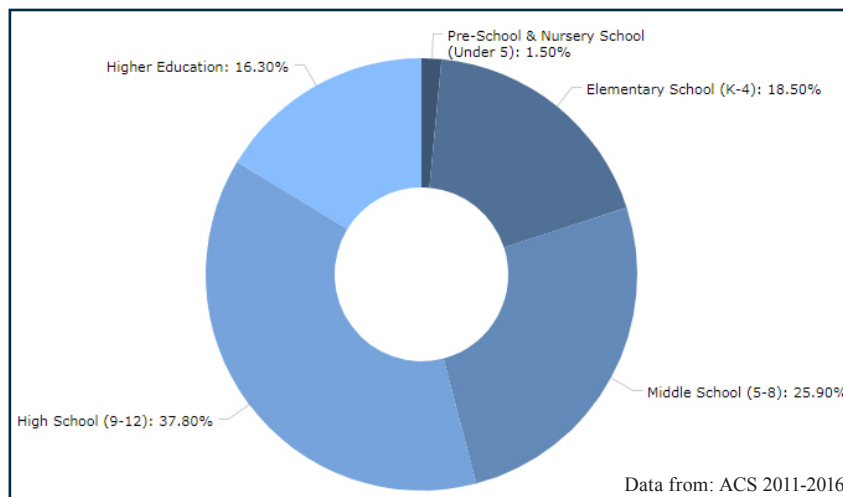
There is one school institution in Blythe consisting of an elementary school with traditional structure and curricula as part of the Richmond County Board of Education System.

The demographics of students in the city fall into several categories. As of 2016 there were 1.5% of students in education facilities or programs for those under the age of 5 years old. Elementary aged students made up 18.5% of the whole, middle school students were at 25.9%, high schoolers were the 37.8% portion of the Figure 2.0 below, and higher education came in at 16.3%.



School recess.

**Figure 2.0 - Student Demographics**



Playground and bus lineup at the Blythe Elementary School on Church Street.

#### v. WATER SUPPLY

Accessibility to a potable water supply is a fundamental need for communities to exist. Providing a surplus of such water allows for favorable factors toward city growth and sustainability. It can also attract new businesses and industries who will rely on these systems. The Blythe water system currently serves 398 customers who utilize its deep well supplies and elevated storage.

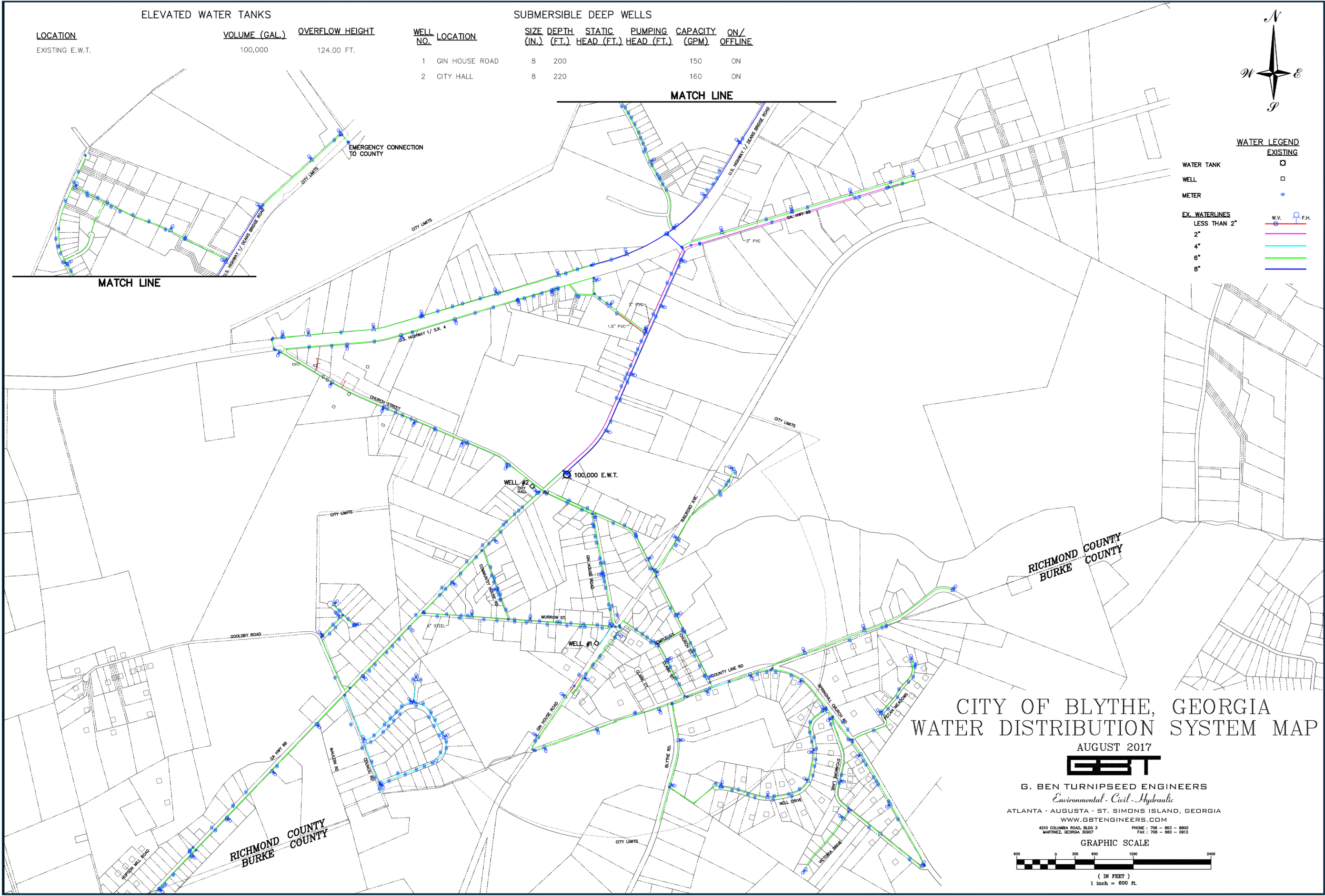
See Map 2.0 below for the Blythe water system.

“AS PEOPLE THINK AND WORK TOGETHER, A FABRIC OF SHARED MEANING COMES INTO BEING.”

-- HARRISON OWEN, *THE POWER OF SPIRIT: HOW ORGANIZATIONS TRANSFORM*



Map 2.0 - Blythe Water System



## vi. COMMUNITY FACILITIES REPORT OF ACCOMPLISHMENTS

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Implement solid waste management plan.	X				
Expand current Library.		X			Original plan from 1992 indicated a different building.
Expand recreational facilities; include those that attract older children and adults.	X				
Purchase Farmers Bank building and renovate for City Administration and Police Department.	X				Building bought and renovated for Library and Library Commons, which is a different purpose than previous plan.
Require new development to pay for itself in terms of roads and infrastructure.	X				
Expand Police Department to full-time staff.				X	Full-time staff is established, but 24-hr. coverage is not.
Obtain full-time emergency medical service.				X	Still needs to be done, seeking County assistance with project

## vii. COMMUNITY FACILITIES COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Create a plan for the Library opening and a source of renewable funding for operations.	X					Library Board. City Council.	Board and Staff time.	Grants / Library Board.
Open and furnish the Library.		X				Library Board. City Council.	\$100,000	SPLOST VII.
Improve communication with citizens by making an improved website; using a "Code Red" contact system; digital and printed newsletters; Facebook page.		X	X			City Council.	\$5,000	City funds.
Create a splash pad and/or children's playground area near Veterans Park Pavilion.			X			City Council.	\$20,000	SPLOST.
Create a new park north of U.S. 1 on Hood Chapel Road.					X	City Council.	\$50,000	SPLOST VII.
Develop an ongoing plan for the City-owned, 11-acre property.		X				City Council.	\$6,000	City funds.







Veterans Park walking track.



Blythe City Hall.



Supporting Emergency Services.

## B. ECONOMIC DEVELOPMENT

Blythe's economy is steady and is mostly agricultural in nature, with a few establishments that provide daily needs. Many residents work outside the City. There are several businesses within Blythe concentrated in the northern area of the City, mostly along the U.S. Highway 1 frontage.

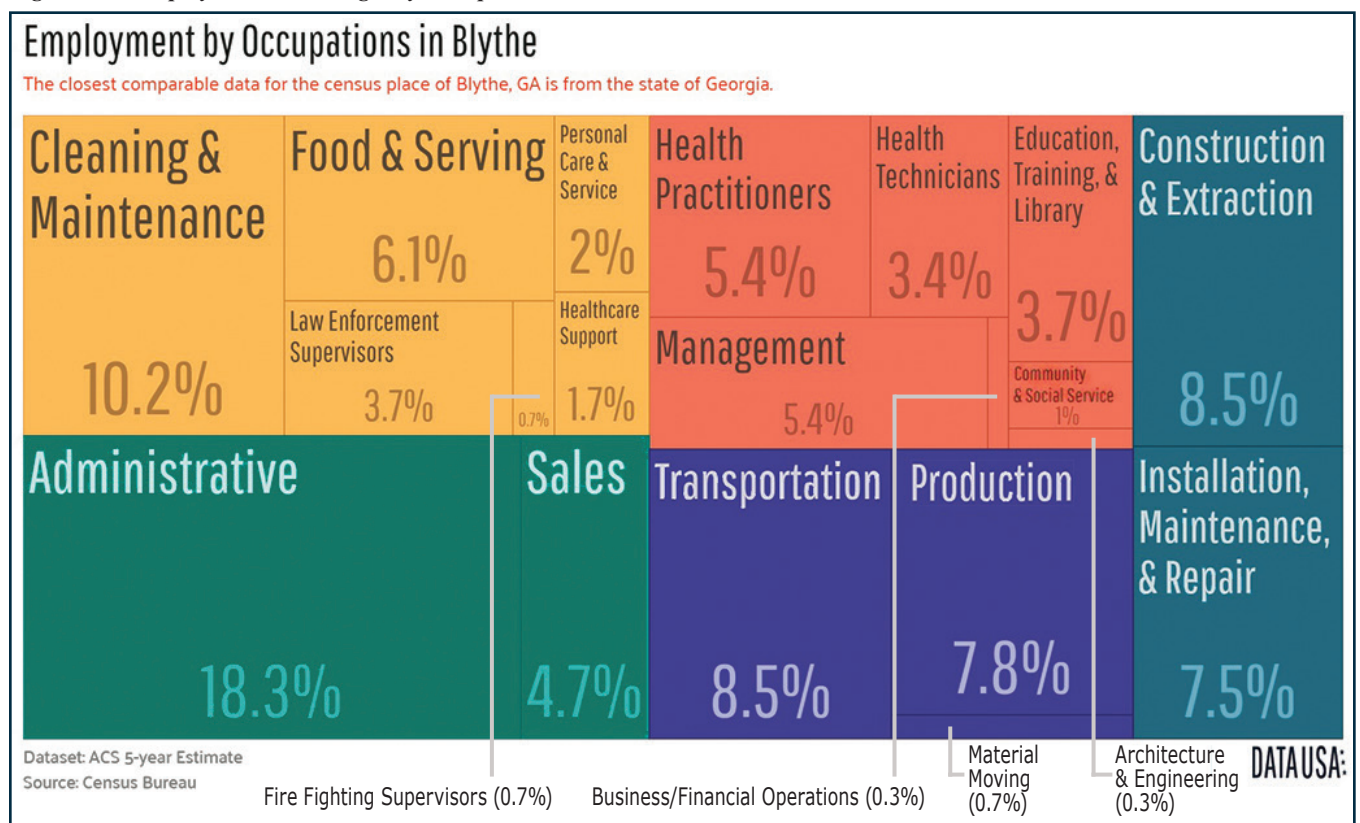
Mack's Country Store and Dollar General carry many local needs for residents. These stores also provide services to persons passing through, such as gas and other necessities. Lek's Unique offers consigned goods to both the local and traveling public. There is also a post office, police station, and an emerging library. In addition, some citizens have their own home-based businesses, such as family farms and home crafts.

The limited business diversity in the City makes it necessary to consider Augusta Richmond County's business establishments and resources in order to develop a true understanding of the region's economy.

### i. EMPLOYMENT STATUS

According to data from the DATAUSA website, the business types in Blythe and percentage of residents in each type are shown in Figure 2.1:

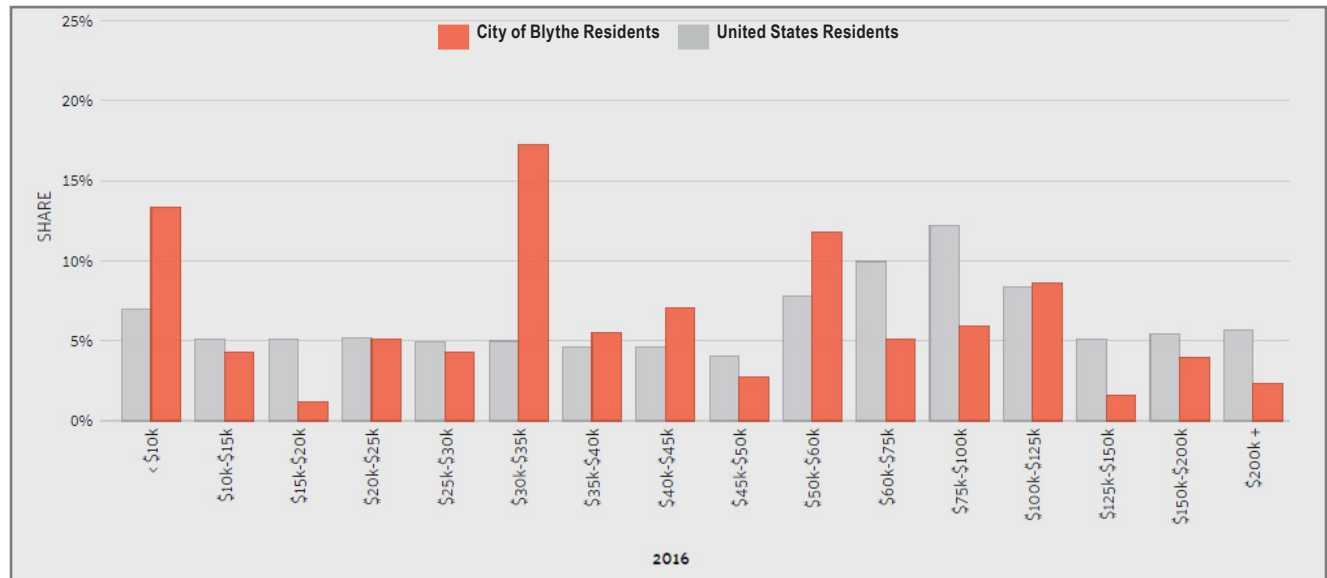
**Figure 2.1 - Employment Percentages by Occupation**



## ii. ANNUAL INCOME

With data from the U.S. Census Bureau and the ACS 5-year estimate from the site DATAUSA, below is shown on Figure 2.2 the annual household income for Blythe residents in 2016 as compared to the United States as a whole. The site noted that the median household income was \$39,219. This was a decline from the previous year's (2015) median income level of \$42,604, which is nearly an 8% decline. The largest cohort of income is in the \$30-\$35k range, but it is notable that the second largest income pool is below \$10k annually.

Figure 2.2 - Annual Income for 2016



## iii. ECONOMIC DEVELOPMENT REPORT OF ACCOMPLISHMENTS

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Encourage business formation in downtown for current population and expected growth.		X			Dollar General is a new business in the City.

## iv. ECONOMIC DEVELOPMENT COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Attract small businesses, such as a hardware store, a parts store, and/or a restaurant.	X	X	X	X	X	City Council and Citizens.	N/A	City funds.
Increase use/rental opportunities. Promote Veterans Park Pavilion and Library Commons as rental options through ads, website, or newsletter.		X	X			Library Board. City Council.	Staff time.	City funds.



## C. HOUSING

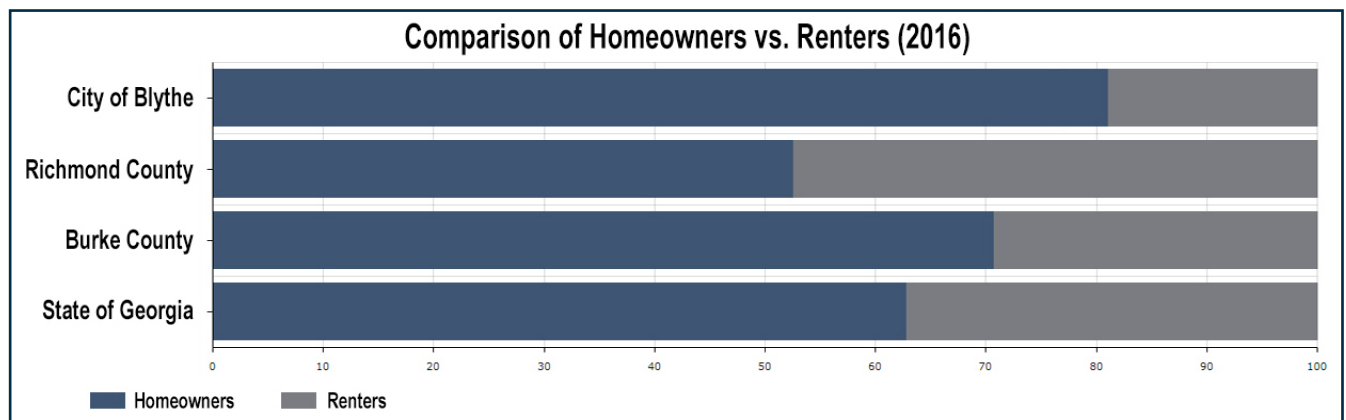
Residential properties are the second major land use in Blythe. The ability for a community to ensure existing and potential residents have adequate housing is a general goal. However, behind agriculture/forestry, the desire is to provide a variety of housing choices which enhances the lives of residents. Housing affordability is based on income, the existing the real estate market, housing trends (as to vacancies and housing types available), and the general economy. Nevertheless, the housing within the City is mostly single family homes.

### i. HOUSING MIX

Home ownership may be affected by rent-to-own options, but primarily there is a specific divide between home owners and renters. Shown in Figure 2.3 below, the City of Blythe has 81.2% of homeowners and 18.8% of renters as of 2016 data from the U.S. Census Bureau and the ACS 5-year plan data.

In comparison to Richmond County, (homeowners to renters split of 52.6% to 47.4%), Burke County (homeowners to renters split of 70.7% to 29.3%), and the State of Georgia (homeowners to renters split of 62.8% to 37.2%), it can be seen that the homeownership proportion in Blythe is above average.

**Figure 2.3 - Housing Mix**



### ii. HOUSING OCCUPANCY

Housing occupancy in juxtaposition to vacant homes is a prime element to review and focus attention for future improvements. Diversity in housing types may play a role in vacancies as could the age of housing stock, which will be discussed in later sections.

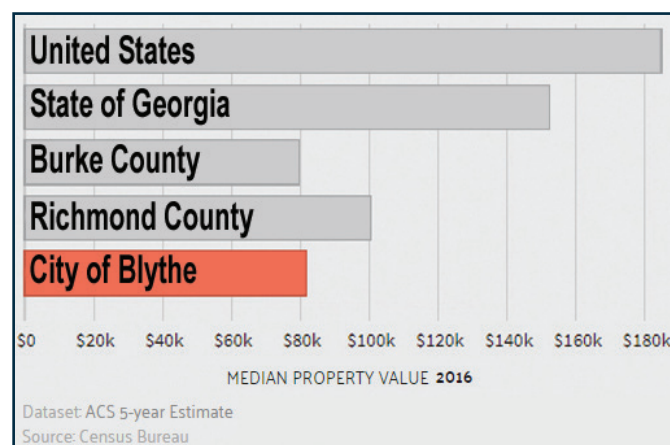
In 2016 of the total 307 homes in Blythe, 255 were noted as being occupied with 54.5% of them being mobile homes or categorized as “other” types of dwellings.

This number is followed by units that are listed as detached at 44.3% and attached making up the rest at 1.2%.

### iii. MEDIAN VALUE

The value of housing and cost of rent provides an indicator regarding the potential cost of housing for residents and future citizens. According to U.S. Census data, (shown in Figure 2.4) property value in Blythe is about 20% below that of Richmond County with the City’s median value for 2016 at \$81,800 and the County’s median value for 2016 at \$100,800.

**Figure 2.4 - Median Property Value**





## iv. AGE OF HOUSING STOCK

Housing constructed in specific time periods are shown on the figures below. The percentage of homes based on age in Blythe are evenly mixed, with each segment being about one third. The mix for Burke County is similar in nature, however, there are approximately 10-11% more homes represented built prior to 1979 in the County.

Figure 2.5a shows the housing stock age for Blythe in 2016:

30.5% built prior to 1939-1979

39.7% built in 1980-1999

29.8% built in 2000-2014

Figure 2.5b shows the housing stock age for Burke County in 2016:

41.2% built prior to 1939-1979

37.5% built in 1980-1999

21.3% built in 2000-2014

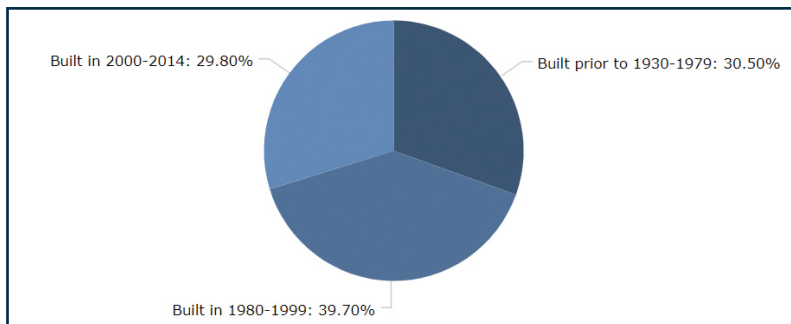
Figure 2.5c shows the housing stock age for Richmond County in 2016:

54.1% built prior to 1939-1979

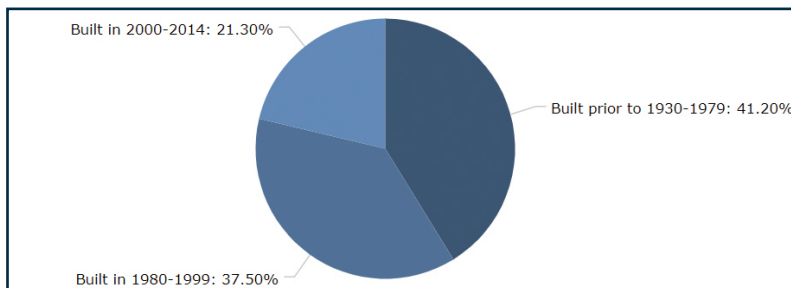
30.7% built in 1980-1999

15.2% built in 2000-2014

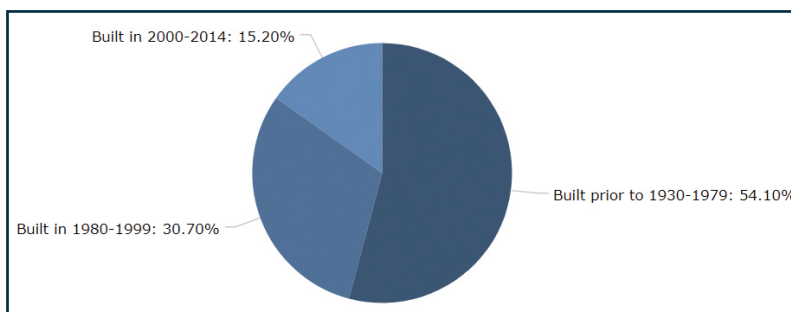
**Figure 2.5a - Age of Housing Stock in Blythe**



**Figure 2.5b - Age of Housing Stock in Burke County**



**Figure 2.5c - Age of Housing Stock in Richmond County**



“THERE IS IMMENSE POWER WHEN A GROUP OF PEOPLE WITH SIMILAR INTERESTS GETS TOGETHER TO WORK TOWARD THE SAME GOALS.”  
 -- IDOWU KOYENIKAN, *WEALTH FOR ALL: LIVING A LIFE OF SUCCESS AT THE EDGE OF YOUR ABILITY*



## v. HOUSING REPORT OF ACCOMPLISHMENTS

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Maintain supply of sound housing to meet the needs of expected population.		X			
Improve existing housing.		X			Housing based on strict code enforcement.
Remove buildings which present safety hazards to the public.		X			Code enforcement, removal will not be the responsibility of the City.

## vi. HOUSING COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Encourage entry-level homes for new families.	X	X	X	X	X	City Council and private sector.	N/A	City funds.
Encourage “Opportunity Zones” funding to attract new development.	X	X	X	X	X	City Council.	N/A	City funds.

## D. LAND USE

When prospective businesses and industries from a variety of sectors are looking to invest in a community there are many factors placed under consideration by site selectors. Two critical factors that weigh very heavily on such decisions are the amount of available real estate and whether or not said real estate is publicly owned and properly zoned for the intended use. The analysis of land use can ensure that land is distributed to meet the future needs of the city.



Statuesque pines give shade to the walking track across from Blythe's City Hall and Fire Department.

Zoning designations are what one may legally do with a parcel today; the Character Area designation, in conjunction with development guidelines, provides guidance as to how one may be able to use a parcel in the future. The achievement of the City of Blythe's vision to remain a bedroom community where country lifestyle is predominant is influenced by the need to accommodate changing demographic trends, economic circumstances, and social attitudes. Through the Comprehensive Plan, the local government designates areas of the city having particular desired character traits and land uses. These uses ensure that land area is sufficiently distributed so as to provide enough area for each particular and necessary use, and to have those designated uses positioned so that the function of one does not unduly disturb those of other surrounding land uses.

## i. LAND USE CATEGORIES

The City of Blythe has three basic land use designations:

- Agricultural – Land for farming (including but not limited to pastures, farmsteads, specialty farms, livestock production, forestry, dairy, ranching, or other similar uses), other agricultural pursuits and land designated for timbering or other similar rural uses.
- Business/Professional – Land designated primarily for non-industrial businesses including, office, sales, service, and entertainment facilities, positioned away from residential areas.
- Residential – Land designated primarily for single-family and multi-family housing dwelling units. Areas are

organized based on residential density and types of dwelling units. The area includes churches, schools, parks, and public facilities.

Land use within the City of Blythe is comprised of a loose concentration of populated parcels of land situated within an agricultural surrounding. Agricultural land use represents the largest area within the city, as approximately 65 percent of Blythe is categorized for that use. Residential land uses represent the second largest use at approximately 33 percent. The remaining balance of the land is categorized as business.

## ii. EXISTING ZONING

The City of Blythe adopted its zoning ordinance in 2000 and has updated it multiple times since then. The stated purpose of the ordinance is “promoting the health, safety, order, convenience, prosperity, and general welfare of the people of the City of Blythe, Georgia, considering, among other things, present conditions and anticipated future growth and development...”

The Planning and Zoning Ordinance provides for additional uses for certain specialized activities such as animal kennels, personal care homes, cemeteries, junk yards, liquor stores, and adult entertainment uses (subject to certain restrictions). The ordinance also provides for a Special Overlay District covering the Groundwater Recharge Area Protection shown on Map 2.4.

A map of the current zoning classifications in Blythe is presented as Map 2.1, which shows the distributions of the five zoning classifications established by the ordinance.

These classifications are presented below:

### AGRICULTURAL DISTRICTS (AG)

The Agricultural Districts (AG) will maintain the quality of life and aesthetic character for the rural areas of the City of Blythe, and will protect the character and suitability for such uses.

These districts will promote open spaces and protect these areas from congestion and heavy traffic. (Blythe Planning and Zoning Ordinance, Article V)



Livestock are an important part of the agriculture in the area.

### NEIGHBORHOOD BUSINESS/PROFESSIONAL DISTRICT (BP)

The Neighborhood Business/Professional zones should protect and promote the health, safety, and general welfare of the citizens of the City of Blythe by providing sufficient space for commercial and retail uses and related activities, and by keeping such activities a sufficient distance away from residential areas of the City of Blythe in order to protect residential areas against traffic, noise, and other hazards created by such commercial and retail uses. (Blythe Planning and Zoning Ordinance, Article VI)

### RESIDENTIAL DISTRICTS



New home being constructed.

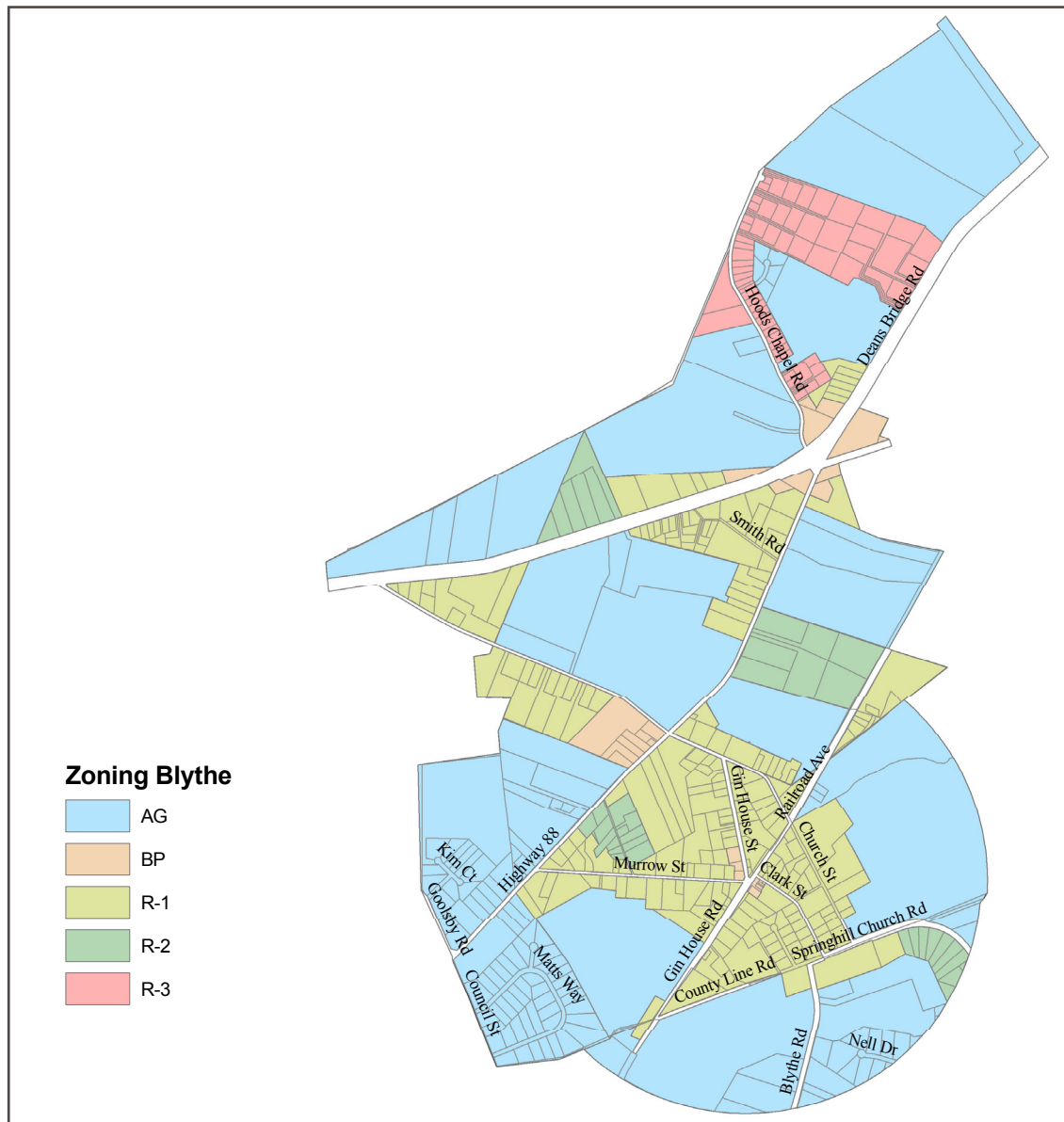
The Residential Districts will maintain the quality of life and aesthetic character of the areas of the City of Blythe in which citizens live. The residential districts are divided into three classifications as follow:

- R1 – Residential District. Lots in the R1 Residential district have a minimum area of one (1) acre for conventionally-built single family dwellings. Other allowed uses are schools, accessory buildings, churches, parks, open spaces, and public uses.
- R2 – Residential District. Lots in the R2 Residential district have a minimum area of one (1) acre for conventionally-built single family dwellings and manufactured homes on masonry foundations. Other allowed uses are schools, accessory buildings, churches, parks, open spaces, and public uses.
- R3 – Residential District. Lots in the R3 Residential district have a minimum area of one (1) acre for conventionally-built single family dwellings, manufactured homes, including single wide manufactured homes. Other allowed uses are schools, accessory buildings, churches, parks, open spaces, and public uses.





Map 2.1 - Blythe Current Zoning Districts



### iii. CHARACTER AREAS

The Comprehensive Plan has developed character areas for the city of Blythe to serve as the general foundation for future land use decisions and to be a visual representation of community goals, as required by the Georgia Department of Community Affairs.

These character areas have been described to account for potential changes in land use and to highlight those areas that are preferred locations for future growth. The Character Area Map is presented as Map 2.2. Each of the character areas shown on the map is described in further detail in the following pages. In interpreting how best to use the Character Area Map and the supporting narratives, the reader should be cognizant of the following principles:

- **Character Area Boundaries.** Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent “approximate” character area locations. 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



This building is in the proposed Historic Village Character Area.

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 decides 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. The Character Area Map may be amended in the future, if the City intends to promote a development pattern in an area that is contrary to the adopted map.

- **Character Area Narratives.** The narratives which correspond to the Character Area maps should be viewed as general policy statements – as statements of intent. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

The City of Blythe Comprehensive Plan incorporates a Character Area Map as a principal means to guide the long-term land use goals and policies of the City. The four character areas that have been developed by the City are as follows:

## AGRICULTURAL

### GENERAL DESCRIPTION

The Agricultural Character Area comprises the majority of incorporated Blythe. It is largely defined by agricultural and forestry uses – with low-density residential uses scattered throughout. The emphasis of this character area will be to preserve the pastoral nature of existing open space, encouraging the productive use of naturally regenerative resources (e.g. crops, pasture, silviculture), as opposed to building and other hardscape development. Residential development should occur at low densities – either existing parcels or large lots that preserve open space. Commercial enterprise should be largely limited to agrarian and recreational enterprises in order to leverage the economic value of open space retention.

### LAND USE AND ZONING CATEGORIES

Agricultural. (AG)

### IMPLEMENTATION MEASURES

Policy adoption limiting major development for the protection of rural context.  
Enforcement of limited residential development.

## RURAL RESIDENTIAL

### GENERAL DESCRIPTION

The Rural Residential Character Area is the area with potential for low-density residential development to occur. This area is located primarily near the center of the City and has potential for added recreational amenities and minor service establishments within it.

### LAND USE AND ZONING CATEGORIES

Residential (R-1, R-2, R-3)

### IMPLEMENTATION MEASURES

Limit location of new residential development to areas where appropriate.

“A PROPER COMMUNITY, WE SHOULD REMEMBER ALSO, ANSWERS THE NEEDS OF ITS MEMBERS - AMONG THEM THE NEED TO NEED ONE ANOTHER.”

-- WENDELL BERRY, *THE ART OF THE COMMONPLACE: THE AGRARIAN ESSAYS*



## PERIPHERAL CORRIDOR DEVELOPMENT

### GENERAL DESCRIPTION

The Peripheral Corridor Development Character Area contains a mix of commercial developments along and near the intersection of U.S. Highway 1 and Georgia Highway 88.

This area is ripe for further commercial development, and that would provide services aimed at the traveling public and the daily needs of the local citizens.

### LAND USE AND ZONING CATEGORIES

Business/Professional (BP)

### IMPLEMENTATION MEASURES

Policy adoption limiting major commercial development to this area.

Provide additional infrastructure as needed to facilitate increased development.

## HISTORIC VILLAGE CENTER

### GENERAL DESCRIPTION

The Historic Village Center Character Area is the traditional heart of the City of Blythe. It contains several historic buildings that front the streets, including storefront commercial and institutional buildings and nearby historic homes, all in a walkable setting. This area has the capability to become a more charming neighborhood that can give a renewed vitality and historic feeling to this part of the City of Blythe.

The Historic Village Center includes small lots and commercial storefronts that predate the zoning ordinance and whose character can be maintained by “grandfathering” special exceptions and conditional uses.

### LAND USE AND ZONING CATEGORIES

Business/Professional (BP), Residential (R-1, R-2, R-3), Existing non-conforming and historic uses.

### IMPLEMENTATION MEASURES

Create incentives for businesses to locate to this area.

Construct infrastructure improvements to enhance the attractiveness of the area.

Complete outfitting the Library as a community resource and as a public gathering venue.

Encouraging protection of historic properties.



Citizens enjoy the National Day of Prayer (above).

City's maintenance equipment storage area (right).



City of Blythe elevated water tank (above).



Map 2.2 - Blythe Character Areas



“WHEN WE WORK TOGETHER, WE ACHIEVE MORE. CHARACTER IS NOT A CONCEPT THAT IS SIMPLY SPOKEN ABOUT, BUT ACTUALLY MANIFESTS ITSELF THROUGH OUR ACTIONS.”

-- JOSE A. AVILES, *PEER MENTORSHIP IN HIGH SCHOOL: A COMPREHENSIVE GUIDE TO IMPLEMENTING A SUCCESSFUL PEER MENTORSHIP PROGRAM IN YOUR SCHOOL*



## iv. LAND USE REPORT OF ACCOMPLISHMENTS

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Discourage development on land mapped with severe environmental limitations.	X				One designated wetland, one area on private property & one area on undeveloped land - all regulated by the Corps of Engineers.
Identify and protect structures and sites which are historically significant to the City.		X			Structures have been identified but not protected. List was in previous plan.
Provide orderly, balanced, and quality development of all land use categories.		X			This is an ongoing process through the zoning ordinance.

## v. LAND USE COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Update zoning ordinances. Re-write or consolidate amendments.		X	X			City Council and RDC.	\$5,000	City funds.

## E. TRANSPORTATION

The City of Blythe is located within the Augusta Regional Transportation Study (ARTS) as the official Metropolitan Planning Organization.

The road system within the city consists of one federal highway (U.S. Highway 1, Deans Bridge Road, also called the Fall Line Freeway), one Georgia highway (State Route 88), and a network of local roads. Most streets within the city are rural in character with drainage ditches along the sides and mostly without sidewalks. An opportunity exists to add sidewalks along key streets in the future, as needed.

## i. TRANSPORTATION REPORT OF ACCOMPLISHMENTS

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Install sidewalks on heavily traveled streets.				X	GA-Hwy 88 easement issue, secondary streets possible.

## ii. TRANSPORTATION COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Install sidewalks along key streets, as warranted.					X	City Council.	\$100,000	City funds. SPLOST VII. TSPLOST.



## F. NATURAL RESOURCES

The natural and cultural resources provide the city with a wealth of potential attractions and economic opportunities based on innovation, historic relevance, and regional beauty. The importance of these areas to the citizens of the City should not be understated as they contribute to the vitality and sustainability of the community. A deep-running foundation of historic presence and conservation are a source of pride for the inhabitants of the area. Blythe can move forward to be a retreat from the larger, more cramped city happenings that take place throughout larger areas of Richmond County. Agricultural land, open land for future use, scenic roadways, historic buildings, and a charming city center provide many resources for the City to build upon.

### i. WATER RESOURCES

The City of Blythe is located at the geophysical Fall Line of Georgia. It processes a variety of natural and cultural resources, from the farms and wetland areas to the historic village center, that are vital to the community and serve a variety of purposes. These accents contribute to the attractiveness and suitability of the City and have the potential to attract newcomers interested in the quiet natural beauty of the area.

Watersheds (shown in Map 2.3) and groundwater recharge areas (shown in Map 2.4) are important components for public water supply and ground water replenishment. Because of its nearly level topography on a plateau, there are a few flowing streams within the City of Blythe. Part of the southern area of the city is designated as a groundwater recharge area where water passes through the ground to replenish underground water sources. These areas are continually protected, so that the contamination of this water supply is avoided.

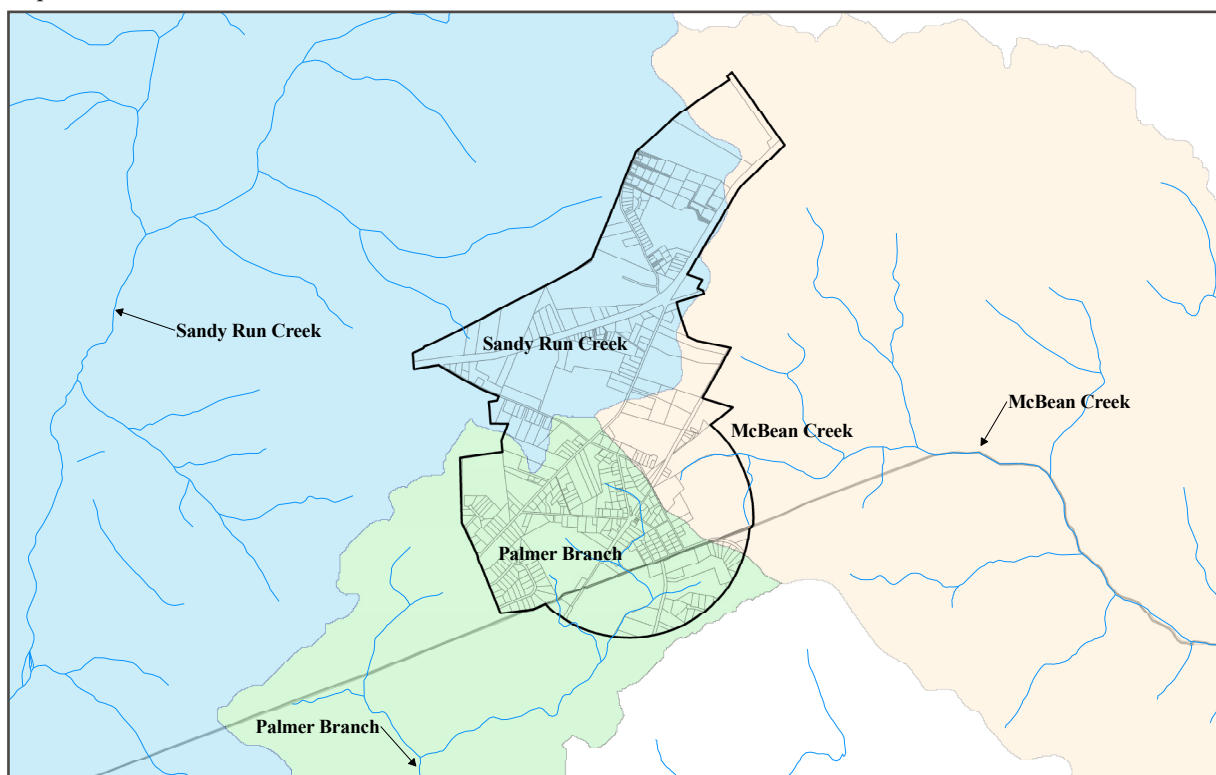
These geologic circumstances combine to provide the City of Blythe an abundant supply of ground water to supply its potable water system through deep wells.

**Wetlands:** Wetlands are defined as lands that are saturated, either seasonally or permanently, creating an ecosystem that contains characteristic vegetation adapted to growing in the unique hydric soil conditions. Wetlands serve as a particular habitat for fish and wildlife and homes for unique plant and animal species that have become adapted to these special conditions. Land uses in wetland areas should be limited to low or no impact usages which includes harvesting lumber and timber, and wildlife and fishery management. Wetland areas are under the jurisdiction of the United States Environmental Protection Agency, and alteration of them is allowed only upon obtaining a permit from the US Army Corps of Engineers, Savannah District. There are a few wetland areas within the City of Blythe as depicted on Map 2.5.

**Flood Plains:** There are no designated 100 year flood plans within the city limits of Blythe, although several flood zones lie just outside the city limits.

### • DRAINAGE BASINS/WATERSHED AREAS

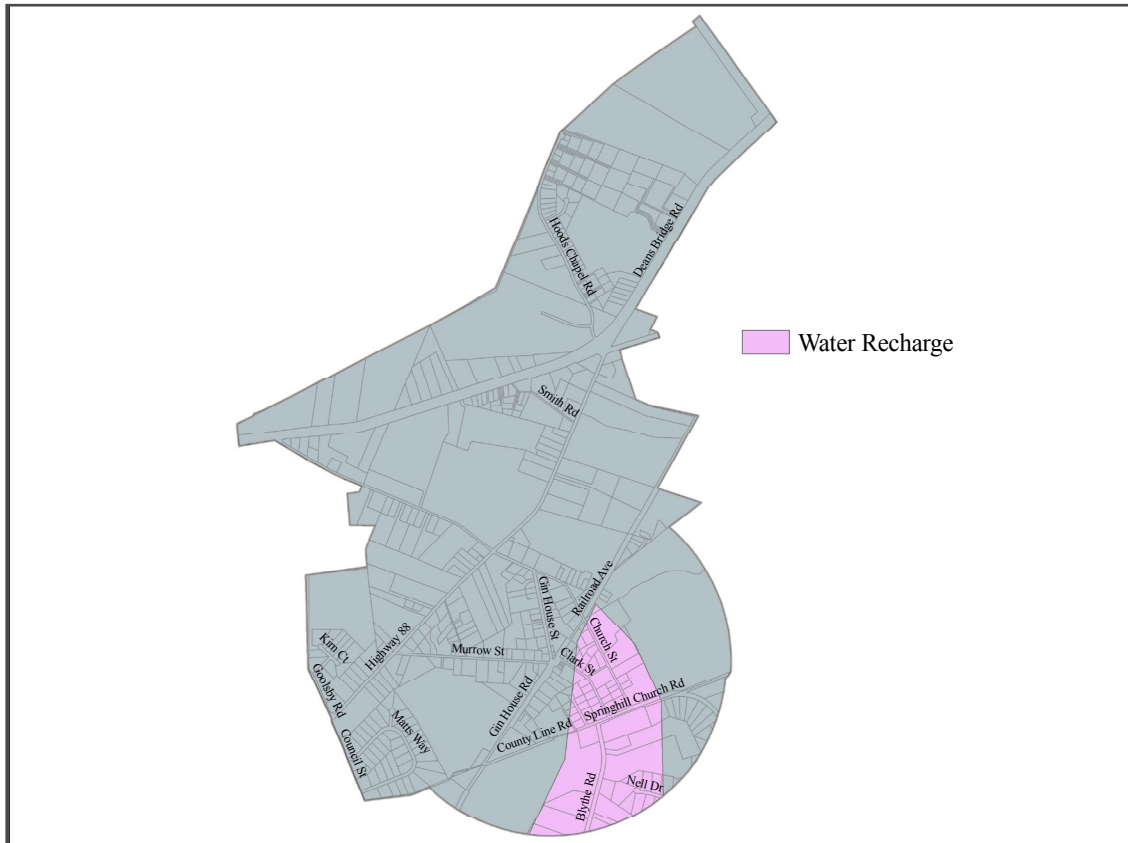
Map 2.3





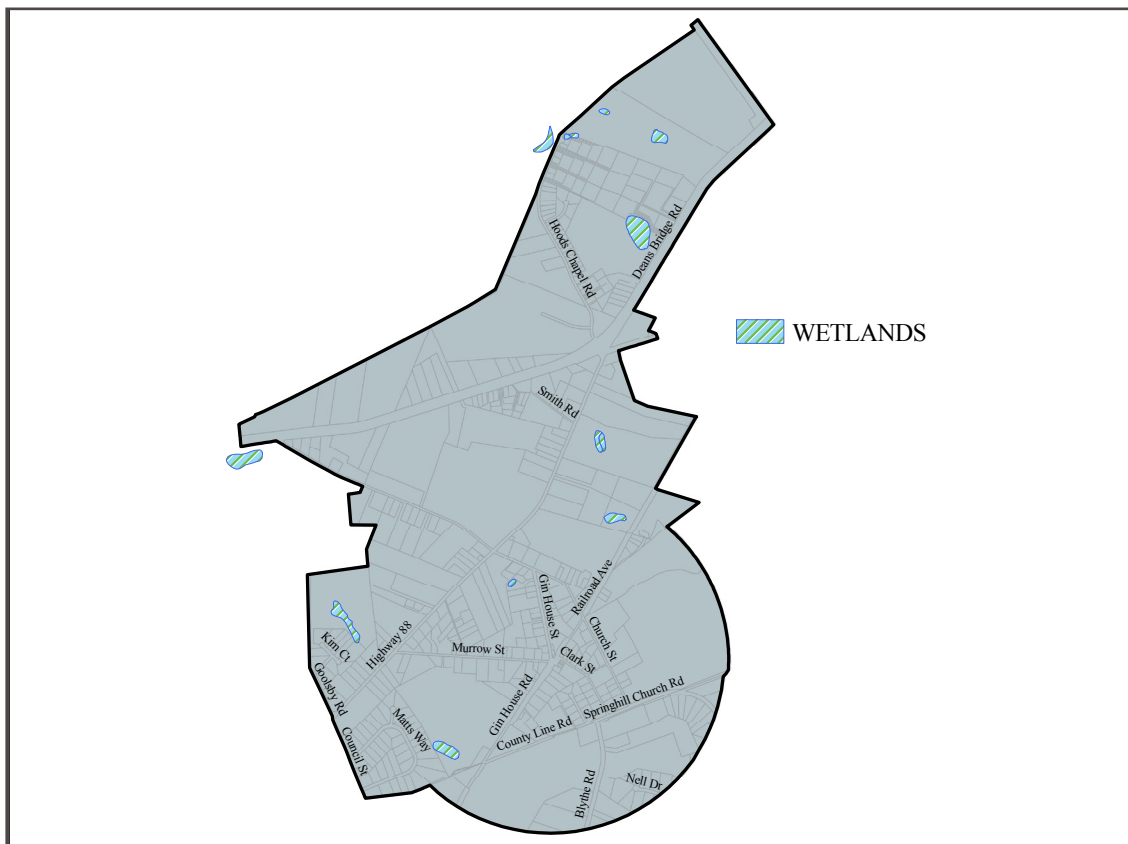
• GROUNDWATER RECHARGE AREAS

Map 2.4



• WETLANDS

Map 2.5



## ii. HISTORIC RESOURCES

The City of Blythe is home to a number of historic buildings and sites, although none of them is listed on the National Register of Historic Places.

The city has recently undertaken the active reuse and rehabilitation of a group of commercial buildings in the village center as a public library. This attractive former bank building and store front project is a good catalyst for further reinvestment in the Historic Village Center.

The City of Blythe has made a preliminary inventory of buildings that are considered historic as shown on the table below:

3497 Hwy 88 - Residence	111 Clark St. - Residence	152 Murrow St.+
3577 Hwy 88 - Residence	113 Clark St. - Residence	162 Murrow St.+
303 Church St. - Residence	114 Clark St. - Residence	534 Railroad Ave.+
325 Church St. - Residence	133 Murrow St. - Residence	294 Church St. - Blythe Community Center and City Hall*
336 Church St. - Residence	136 Murrow St. - Residence	171 Murrow St. - Hayes Grocery*
377 Church St. - Residence	137 Murrow St. - Residence	526 Railroad Ave. - Palmer Reese Building*
388 Church St. - Residence	157 Murrow St. - Residence	528 Railroad Ave. - Railroad Fertilizer Shed*
390 Church St. - Residence	158 Murrow St. - Residence	2002 W. County Line Rd. - Blythe Baptist Church*
397 Church St. - Residence	163 Murrow St. - Residence	307 Church St. - Blythe United Methodist Church*
103 Carpenter Ln. - Residence	166 Murrow St. - Residence	+indicates buildings that are to be added to the list based on date structure was built.
105 Temple St. - Residence	167 Murrow St. - Residence	
106 Temple St. - Residence	172 Murrow St. - Residence	

\*indicates a public building.

## iii. NATURAL RESOURCES COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Continue to provide a sustainable water system.	X	X	X	X	X	City Council.	Ongoing budget.	City Water Enterprise Fund. SPLOST.

“WE CAN ONLY REACH THE HIGHEST HEIGHT IF WE ENCOURAGE EACH OTHER.”

-- LAILAH GIFTY AKITA, *PEARLS OF WISDOM: GREAT MIND*



## G. COMMUNITY WORK PROGRAM SUMMARY

## COMMUNITY FACILITIES WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Create a plan for the Library opening and a source of renewable funding for operations.	X					Library Board. City Council.	Board and Staff time.	Grants / Library Board.
Open and furnish the Library.		X				Library Board. City Council.	\$100,000	SPLOST VII.
Improve communication with citizens by making an improved website; using a "Code Red" contact system; digital and printed newsletters; Facebook page.		X	X			City Council.	\$5,000	City funds.
Create a splash pad and/or children's playground area near Veterans Park Pavilion			X			City Council.	\$20,000	SPLOST.
Create a new park north of U.S. 1 on Hood Chapel Road.					X	City Council.	\$50,000	SPLOST VII.
Develop an ongoing plan for the City-owned, 11-acre property.		X				City Council.	\$6,000	City funds.

## ECONOMIC DEVELOPMENT WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Attract small businesses, such as a hardware store, a parts store, and/or a restaurant.	X	X	X	X	X	City Council and Citizens.	N/A	City funds.
Increase use/rental opportunities. Promote Veterans Park Pavilion and Library Commons as rental options through ads, website, or newsletter.		X	X			Library Board. City Council.	Staff time.	City funds.

## HOUSING WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Encourage entry-level homes for new families.	X	X	X	X	X	City Council and private sector.	N/A	City funds.
Encourage "Opportunity Zones" funding to attract new development.	X	X	X	X	X	City Council.	N/A	City funds.





## LAND USE WORK PROGRAM

	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT								
Update zoning ordinances. Re-write or consolidate amendments.		X	X			City Council and RDC.	\$5,000	City funds.

## TRANSPORTATION WORK PROGRAM

	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT								
Install sidewalks along key streets, as warranted.					X	City Council.	\$100,000	City funds. SPLOST VII. TSPLOST.

## NATURAL RESOURCES WORK PROGRAM

	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT								
Continue to provide a sustainable water system.	X	X	X	X	X	City Council.	Ongoing budget.	City Water Enterprise Fund. SPLOST.

“THE STRENGTH OF EVERY INDIVIDUAL IS THE GRACE FOR GREAT WORK.”

-- LAILAH GIFTY AKITA, *THINK GREAT: BE GREAT!*



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# APPENDICES



## SECTION IV. APPENDICES

## APPENDIX A. PUBLIC NOTICES, ADVERTISEMENTS

## AFFIDAVIT OF PUBLICATION

ATTORNEY  
OR AGENCY:CITY OF BLYTHE  
294 CHURCH ST  
BLYTHE, GA 30805ACCOUNT NUMBER: 22345  
AD NUMBER: 0003078468  
PO NUMBER:

STATE OF GEORGIA

COUNTY OF RICHMOND

## PUBLIC HEARING NOTICE

A public hearing for the City of Blythe, GA, will take place Monday, August 20, 2018 (from 6pm - 7pm) at Blythe City Hall located at 294 Church Street.

The purpose of this public meeting will be to present, inform, and discuss proposed updates to the City's Comprehensive Plan. Residents wishing to learn more, comment, or make suggestions should be in attendance. The Comprehensive Plan is a guide for how the City will grow and develop in the future.

City of Blythe staff will be in attendance to discuss the plan process, inform the public of other upcoming public hearing dates on this plan, and answer questions.

For details, contact the Blythe City Clerk, Loriann Chancey, at [cityofblythe@comcast.net](mailto:cityofblythe@comcast.net) or call (706) 592-6255.

City Of  
Blythe, GA

AG-0003078468.01

Personally appeared before me, **James Holmes**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of Gatehouse Media Georgia Holdings, Inc., doing business in said County under the trade name of **The Augusta Chronicle**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **The Augusta Chronicle**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:

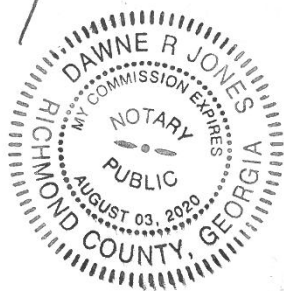
08/16/2018, 08/17/2018

and finds that the following advertisement appeared in each of said editions, to-wit:

\_\_\_\_\_  
Sworn to and subscribed before me (deponent)

This 17th day of August, 2018

Dawne R Jones  
Notary Public Richmond County, Georgia.



## AFFIDAVIT OF PUBLICATION

ATTORNEY CITY OF BLYTHE  
OR AGENCY: 294 CHURCH STREET  
BLYTHE, GA 30805

ACCOUNT NUMBER: 22345  
AD NUMBER: 0003082359-01  
PO NUMBER:

STATE OF GEORGIA

COUNTY OF RICHMOND

Personally appeared before me, **James Holmes**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media Georgia Holdings, Inc, doing business in said County under the trade name of **The Augusta Chronicle**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **The Augusta Chronicle**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:

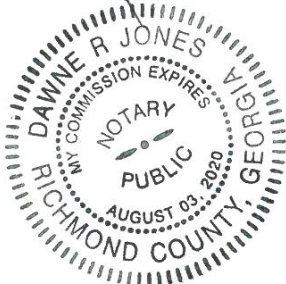
09/07/2018, 08/31/2018

and finds that the following advertisement appeared in each of said editions, to-wit:

Sworn to and subscribed before me

This 14th day of September, 2018

Notary Public Richmond County, Georgia.



## PUBLIC OPEN HOUSE NOTICE

A public open house for the City of Blythe, GA, will take place Monday, September 10, 2018 (from 6pm - 7pm) at Blythe City Hall / Community Center Room located at 294 Church Street.

The purpose of this public open house will be to present, inform, and discuss proposed updates to the City's Comprehensive Plan. Residents wishing to learn more, comment, or make suggestions should be in attendance. The Comprehensive Plan is a guide for how the City will grow and develop in the future.

City of Blythe staff will be in attendance to discuss the plan process, inform the public of other upcoming public hearing dates on this plan, and answer questions.

For details, contact the Blythe City Clerk, Lorianne Chancey, at [cityofblythe@comcast.net](mailto:cityofblythe@comcast.net) or call (706) 592-6255.



RECEIVED  
City of Blythe, GA

SEP 12 2018

By: [Signature]  
via us mail

**AFFIDAVIT OF PUBLICATION**RECEIVED  
City of Blythe, GA

OCT 10 2018

By: JHE

ATTORNEY  
OR AGENCY: CITY OF BLYTHE  
294 CHURCH STREET  
BLYTHE, GA 30805

ACCOUNT NUMBER: 22345  
AD NUMBER: 0003093758-01  
PO NUMBER:

STATE OF GEORGIA

COUNTY OF RICHMOND

Personally appeared before me, **James Holmes**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media Georgia Holdings, Inc, doing business in said County under the trade name of **The Augusta Chronicle**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **The Augusta Chronicle**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:

09/30/2018, 09/28/2018

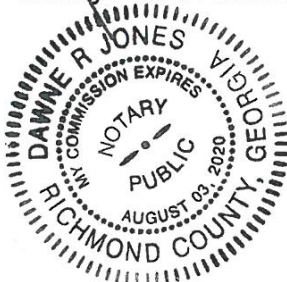
and finds that the following advertisement appeared in each of said editions, to-wit:

Sworn to and subscribed before me

(deponent)

This 1st day of October, 2018

Notary Public Richmond County, Georgia.



**PUBLIC HEARING NOTICE**  
A public hearing for the City of Blythe, GA, will take place Monday, October 8, 2018 (from 5pm - 6pm) at Blythe City Hall / Community Center Room located at 294 Church Street.  
The purpose of this public open house will be to present, inform, and discuss proposed updates to the City's Comprehensive Plan. Residents wishing to learn more, comment, or make suggestions should be in attendance. The Comprehensive Plan is a guide for how the City will grow and develop in the future.  
City of Blythe staff will be in attendance to discuss the plan process, inform the public of other upcoming public hearing dates on this plan, and answer questions.  
For details, contact the Blythe City Clerk, LoriAnn Chancey, at cityofblythe@comcast.net or call (706) 692-6255  
Sept. 28, 30, 2018  
Ad: 3093758







**Blythe Residents...**

**SPEAK UP!**  
**We're Listening.**

**We want your comments on proposed updates to  
the Comprehensive Plan for the City.**

Help us keep Blythe your quaint city with big city amenities.  
Join us for a public hearing to review the plan and provide your comments.

**Public Hearing #1:**

Monday, August 20, 2018 • 6pm - 7pm  
at Blythe City Hall  
294 Church Street, Blythe, GA 30805



*City Of*  
**Blythe, GA**

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



**Blythe Residents...**

**SPEAK UP!**  
**We're Listening.**

**We want your comments on proposed updates to  
the Comprehensive Plan for the City.**

Help us keep Blythe your quaint city with country charm.  
Join us for a public open house to review the plan and provide your comments.

**Public Open House #1:**

Monday, September 10, 2018 • 6pm - 7pm  
Blythe City Hall / Community Center Room  
294 Church Street, Blythe, GA 30805



*City Of*  
**Blythe, GA**

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





**Blythe Residents...**

**SPEAK UP!**  
**We're Listening.**

**We want your comments on proposed updates to  
the Comprehensive Plan for the City.**

Help us keep Blythe your quaint city with country charm.  
Join us for a public hearing to review the plan and provide your comments.

**Public Hearing #2:**

Monday, October 08, 2018 • 5pm  
Blythe City Hall / Community Center Room  
294 Church Street, Blythe, GA 30805



*City Of*  
**Blythe, GA**

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

## APPENDIX B. COMMUNITY PARTICIPATION SIGN-IN SHEETS

<b>Sign In Sheet</b> <b>STEERING COMMITTEE MEETING #1 - BLYTHE COMPREHENSIVE PLAN</b> <b>August 20, 2018 (4:00 pm)</b>		
NAME	EMAIL	ORGANIZATION
Judy Cordova	Judyacordova@gmail.com	City Council
Daisy Price	richardoprice08@comcast.net	City Council
Phill Stewart	PhillpStewart1979@gmail.com	Mayor
Donna	donnastewart@blythe.org	Council
Loriann Chancey	cityofblythe@comcast.net	Blythe, Clerk





<b>Sign In Sheet</b> <b>PUBLIC HEARING #1 - BLYTHE COMPREHENSIVE PLAN</b> <b>August 20, 2018 (6:00 pm)</b>		
NAME	PHONE*	EMAIL*
<i>Sami Welch</i>	7063600709	<i>HWG3386@G-mail</i>
<i>MONTE WELCH</i>	7063600826	
<i>Johnny Parham</i>	706 833 <sup>3162</sup> <del>2163</del>	<i>WCS Johnny@hotmail.com</i>
<i>Cindy Parham</i>	706 833 2063	<i>cparham2010@hotmail.com</i>
<i>Robert CARUSO</i>	7063996912	<i>BOSSMARS2006@Gmail.com</i>
<i>Diana CARUSO</i>	706 3996913	<i>BobC3460@GMAIL.com</i>
<i>Shirley Wallace</i>	706592-2508	
<i>Jimmy Cole</i>	706-592-4391	<i>cole5220@comcast.net</i>
<i>Jodi Pope</i>	706-564-6736	<i>pope.jodi@gmail.com</i>
<i>John Gaylor</i>	706-592-7020	<i>N/A</i>
<i>Patricia Cooke</i>	706 592 4587	<i>PATRICIASCooke@comcast.net</i>
<i>Michelle Johnson</i>	7068250211	
<i>SONNY ARTHUR</i>	706-833-0927	
<i>Jodi Dixon</i>	706-814-3188	
<i>Patti / Buddy Tucker</i>	706 231 03668	
<i>Lynnda Bragg</i>	706-825-6834	



**CRANSTON**  
ENGINEERING

\*Providing this information is optional, and it will not be expressly given to any third-party entities. This information will be part of the final published Comprehensive Plan document, which will be made public later this year.

<b>Sign In Sheet</b> <b>PUBLIC HEARING #1 - BLYTHE COMPREHENSIVE PLAN</b> <b>August 20, 2018 (6:00 pm)</b>		
NAME	PHONE*	EMAIL*
Daniel Kaufman	706-825-9644	
Renee Kaufman	706-564-8424	Renee.Kaufman.RK@gmail.com
Valerie Welch	706-244-3135	valeriejane223@gmail.com
Eddie Herring	706-834-9707	et.herring@outlook.com
Tammie Herring	"	"
Nancy Lee	706-830-0667	
Debbie Faulk JOE W. FAULK	706-251-0030	debbiecfaulk@gmail.com
VERNON BROOME	706-592-6271	
Betty Broome	" / "	
Elizabeth Smith	706-631-1695	esmith0524@icloud.com
Irina Jochen	706-825-1863	irinajochen@hotmail.com
Daisy Price	706-592-6554	
Judy Cordova	706-513-0752	
Phil Stewart	706-833-8052	



\*Providing this information is optional, and it will not be expressly given to any third-party entities. This information will be part of the final published Comprehensive Plan document, which will be made public later this year.



<b>Sign In Sheet</b> <b>STEERING COMMITTEE MEETING #2 - BLYTHE COMPREHENSIVE PLAN</b> <b>September 10, 2018 (4:00 pm)</b>		
NAME	EMAIL	ORGANIZATION
Judy Cordova	JCordovaenn@gmail.com	City Council
Noel Cartagena		City Council
Phillip Stewart		mayor
Daisy Price	richard.price08@comcast.net	City Council
Briann Chancey		City Clerk
Scott Williams	CRANSTON	
Tom Robertson	Cranston	
Amanda Adams	Cranston	



<b>Sign In Sheet</b> <b>PUBLIC OPEN HOUSE - BLYTHE COMPREHENSIVE PLAN</b> <b>September 10, 2018 (6:00 pm)</b>		
NAME	PHONE*	EMAIL*
Shirley Wallace	706-592-2508	rwall29005@aol.com
Tom G. Cole	762-333-4263	TCC5185@aol.com
MELODY CARTER	706-799-0123	<del>readright</del> 2003@yahoo.com
CEZAR PAGAN JR.	760-885-4930	cez.pagancez69@yahoo.com
Daniel E. Kaufman	706-825-9644	Renee.Kaufman.RK@gmail.com
Jodi Pope	706-564-6736	pope.jodi@gmail.com
Barbara Cooper	706 936 3086	Bcooper1998@yahoo.com
JOE FAULK	706-751-0030	JOE1970@gmail.com
Debbie Faulk	"	



\*Providing this information is optional, and it will not be expressly given to any third-party entities. This information will be part of the final published Comprehensive Plan document, which will be made public later this year.





<b>Sign In Sheet</b> <b>STEERING COMMITTEE MEETING #3 - BLYTHE COMPREHENSIVE PLAN</b> <b>October 08, 2018 (4:00 pm)</b>		
NAME	EMAIL	ORGANIZATION
Loriann Chancey	cityofblythe@comcast.net	Blythe
Wael Castagna		Blythe
Tom Robertson		Cranston
Judy Cordova		City Council
Phil Stevens		Mayor
Scott Williams		CRANSTON



**CRANSTON**  
ENGINEERING

<b>Sign In Sheet</b> <b>PUBLIC HEARING #2 - BLYTHE COMPREHENSIVE PLAN</b> <b>October 08, 2018 (6:00 pm)</b>		
NAME	PHONE*	EMAIL*
JERRY JAMES	706-294-5706	j.p.james57@yahoo.com
George Ealey	706-399-3790	gealey20@gmail.com
HAROLD FLETCHER	323 868-2772	-
Debbi Faulk		
JOE W. FAULK	706-441-4868	
CEZAR PAGIAN	760-885-4430	
Jerry Cole	706-392-4391	
Jodi Pope	706-564-6736	pope.jodi@gmail.com
Daniel Rahman	706-825-9644	
MELODY CARTER		readright2008@yahoo.com
Janet Rod & Avelis	509-649-8989	jane3246@yahoo.com



\*Providing this information is optional, and it will not be expressly given to any third-party entities. This information will be part of the final published Comprehensive Plan document, which will be made public later this year.



## APPENDIX C. COMMUNITY SURVEY RESPONSE REPORTS

## **SURVEY RESPONSES**

### **Comprehensive Plan for City of Blythe**

#### **Community Survey Form Responses**

Monday, September 10, 2018

(4 survey responses to date)

- How did you hear about these meetings?
  - 1 heard through word of mouth
  - 3 heard through social media
    - 1 mentioned the Blythe Police Department Facebook page
- Were the meetings easy to find / was the location comfortable and accessible?
  - 4 said yes to both questions
- Did you find the presentations, displays, & materials to be easy to understand?
  - 3 responded Yes
  - 1 responded Somewhat
    - Comment: “Should have been presented, not put in our faces.”
- Were the presentations, displays, & materials visually appealing?
  - 2 responded Yes
  - 2 responded No
    - Comment “Presented too much.”
- Were your questions answered by the staff at the meeting?
  - 1 responded Somewhat
  - 3 responded Yes
    - Comment: “I think that the plan’s purpose should have been clearly explained at the beginning of the meeting for those who have not attended City Council mtg (when it was discussed).”
- Average Rating
  - 2 gave 3 stars
  - 1 gave 1 star
  - 1 gave 5 stars

- Comments

- “Blythe needs: amenities for families (splash pad, tennis courts, membership to swimming pool / fitness center – like subdivisions offer); speed limits reduced in neighborhoods; more family friendly activities like block parties, golf cart parades. We also need to look at zoning ordinances. Lots should be at least one acre, but with restrictions on the upkeep to continue to have nice neighborhoods. There are some ordinances that should be relooked at: no chickens (let it be an issue if the owner is disturbing neighbors, not just deny everyone of chickens).

“Encourage” owners of these houses (tied up in Estates) to do something with the house/land.

Full-time police coverage!! Emergency call out system to all Blythe residents (for water issues, police concerns, announce meetings, etc.).

Have City pursue request Blythe Elementary become a K-8 school as Hephzibah Middle reputation may prevent some families from moving to Blythe.

- Keep Blythe agriculture small town country living.
- Businesses I would support: Farm Supply, Auto Repair, Feed Store, Child Care, Hardware Store, Vet / Dr. Office – only one, competitive priced, Senior Living.
- Vision. The future vision and growth of Blythe should be that of the residents with the support of the steering committee. Prior to Public Open House scheduled for Sept 10, the web site where the Blythe Comprehensive Plan can be found should be provided to the residents (via Blythe FB pages or Water Bill).

Growth. The growth of any city is inevitable, including Blythe. Blythe residents are not against growth we just want to preserve Blythe's quiet, quaint, country atmosphere that has. made it the "Best Kept Secret in Georgia."

Residents of Blythe do not see Blythe as a "city," they see Blythe for what is actually is• a quiet, quaint, small rural town. Blythe's agriculture (farming, livestock, orchards) is what represents its rural heritage. The future growth of Blythe needs to focus on preserving its rural heritage by maintaining the city's decree of land lots consisting of a minimum of 5 acres with a minimum of a 1,500 sf home.

Young Families. Most young families are not seeking a rural environment; they prefer to be close to where they work, shop, and go to a variety of entertainment venues. Most young families cannot afford to purchase land and build a home. Most young families have children and Richmond County schools are not widely sought. Unfortunately, this is sad, but it is the truth and the SOLE reason why Columbia County cities continue to grow in leaps and bounds. Lastly, young families are often transit (especially in the military).





Mature families {age 40+}. Mature families (age 40+) can greatly benefit the growth of Blythe. This type of family can afford to purchase land and build a home. They are often an empty nest; their children have all grown and moved on. Mature families, who have lived in Columbia County cities for 20-25+ years, are now selling and relocating because of Columbia County's massive population and infrastructure growth. They are seeking what they once had in Columbia County a quiet, country environment and are relocating to Thomson, Washington, and even as far as Lincolnton. THESE ARE THE FAMILIES Blythe needs to attract for growth.

Another attraction military retirees. Blythe can easily accommodate military retirees seeking a quiet, country town where everyone knows everyone; a town very close to Fort Gordon without having to battle the traffic hassles and road improvements well known in Columbia County cities. Mature families (age 40+) and military retirees will bring a successful growth to Blythe.”

## APPENDIX D. COMMUNITY SURVEY FORM EXAMPLE

# Thank You for your Feedback!

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

How did you hear about these meetings?

☐

Flyer

☐

Newspaper

☐

Word of Mouth

☐

Social Media

☐

Other

Were the meetings easy to find?

☐ YES☐ NO

Was the location comfortable and accessible?

☐ YES☐ NO

Did you find the presentations, displays, &amp; materials easy to understand?

☐ YES☐ SOMEWHAT☐ NO

Ways we can improve...

Were the presentations, displays, &amp; materials visually appealing?

☐ YES☐ SOMEWHAT☐ NO

Ways we can improve...

Were your questions answered by the staff at the meeting?

☐ YES☐ SOMEWHAT☐ NO

Ways we can improve...

Rate our meeting:

circle, shade or check the stars



Comments about the Comprehensive Plan:

☐

Check here &amp; give us your e-mail address to join our e-mail list

Email: \_\_\_\_\_

Comments about the Comprehensive Plan can be mailed to LoriAnn Chancey, Blythe City Clerk, at the Blythe City Hall,  
294 Church Street, Blythe, GA 30805, Phone: 706-592-6255, or comments can be emailed to [CityOfBlythe@comcast.net](mailto:CityOfBlythe@comcast.net).



