



Including the communities of Girard, Keysville, Midville, Sardis, Vidette, and Wavnesboro

**DRAFT**

**BURKE COUNTY**

Joint  
COMPREHENSIVE PLAN

2023-2028



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# BURKE COUNTY JOINT COMPREHENSIVE PLAN: 2018-2028

## PREPARED FOR:

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

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

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

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

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

The Mayor and City Council  
City of Sardis  
P.O. Box 398  
Sardis, Georgia 30816  
Adopted:

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

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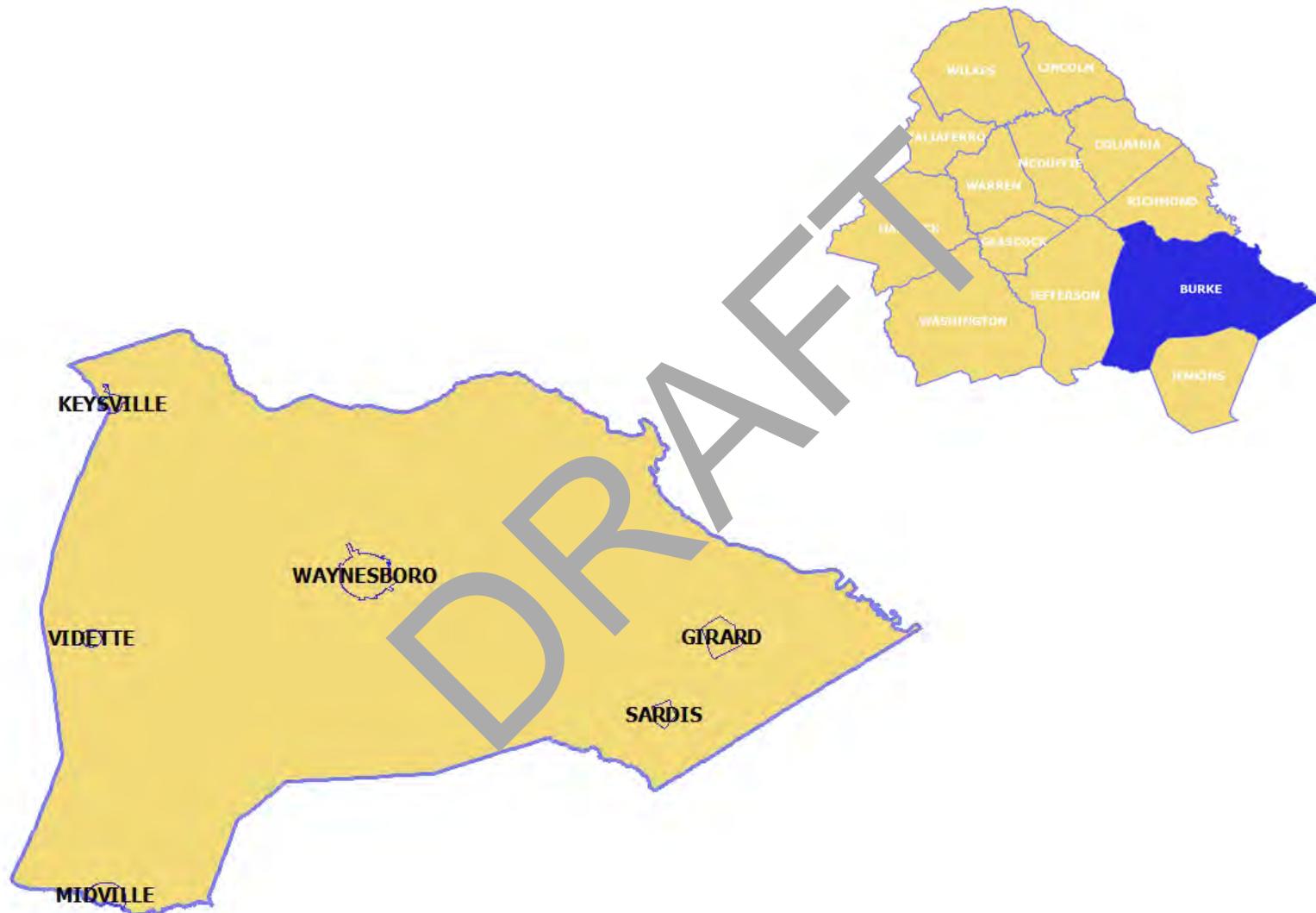


Prepared by the CSRA Regional Commission





## LOCATION MAP



# TABLE OF CONTENTS

SECTION AND TOPIC	PAGE #
Introduction	5
An Overview of Burke County History	8
Community Participation	11
Planning Process: Stakeholders	12
Planning Process: Community Meetings and Public Hearings	12
Planning Process: Past Planning Initiatives	13
Planning Process: Service Delivery Strategy	15
Planning Process: SWOT	16
Planning Process: Needs & Opportunities	20
Planning Process: Goals & Policies	23
Plan Components	27
General Demographics	28
Economic Development	32
Housing	41
Community Facilities	48
Natural & Cultural Resources	52
Land Use & Character Areas	58
Broadband	123
Community Work Program	129
Reports of Accomplishment/2013-2018	130
Community Work Programs/2019-2023	158
Appendix	186



## INTRODUCTION

The Burke County Joint Comprehensive Plan: 2023-2028 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.

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 migrants to the area.

In 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 Benson 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 Sylvan, 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.







## 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

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# 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: 2023-2028](#) 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, 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)  
Merv Waldrop, County Manager, Burke County  
Adam Flakes, Assistant County Manager, Burke County  
Scott Lee, Building Official, Burke County  
Lee Webster, Planning Commission Chair, Burke County

Ben Roberts, Planning Commission Member, Burke County  
Kim Reddick, Clerk, Town of Girard and City of Vidette  
Linda Wilkers-Davis, Mayor, City of Keysville  
Sherell Russ, City Manager, City of Keysville  
Wallace Lemons, Mayor, City of Midville  
Sara Kempffer, City Clerk, City of Midville  
Jack McLeandon, City Council, City of Midville  
Joan Hall, City Council, City of Midville  
Norma Thorne, City Council, City of Midville  
Cornelius Davis, City Council, City of Midville  
Roger Lane, Mayor, City of Sardis  
Jennie Johnson, City Clerk, City of Sardis  
Rolene Oliver, Citizen, City of Sardis  
William Lanley, Mayor, City of Waynesboro  
Valarie Kirkland, City Manager, City of Waynesboro  
Trintee Skinner, Assistant City Manager, City of Waynesboro  
Michael Lester, Burke Medical Center Administrator

The CSRA Regional Commission was selected to prepare the new [Burke County Joint Comprehensive Plan: 2023-2028](#).

## STAKEHOLDER MEETINGS AND PUBLIC HEARINGS

Meetings with individual municipalities were held in April and May of 2023 to discuss their Report of Accomplishments and asked to indicate if a project was completed, ongoing, postponed, or not accomplished.

A Stakeholders Committee [kickoff meeting was held on July 10, 2023](#) with topics covering such items as why do you want to plan, the 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 July 24, 2023](#) and discussed the results of the public survey, needs and opportunities, and goals and policies. The municipalities also brought their projects for their Community Work Program.



# THE PROCESS OF COMPREHENSIVE PLANNING

For the [first public hearing](#), required for the seven local governments was held as a Joint Public Hearing to announce the Comprehensive Plan and receive citizen input. The public hearing was held [June 13, 2023](#) at the Burke County Courthouse. (See Appendix for Notices):

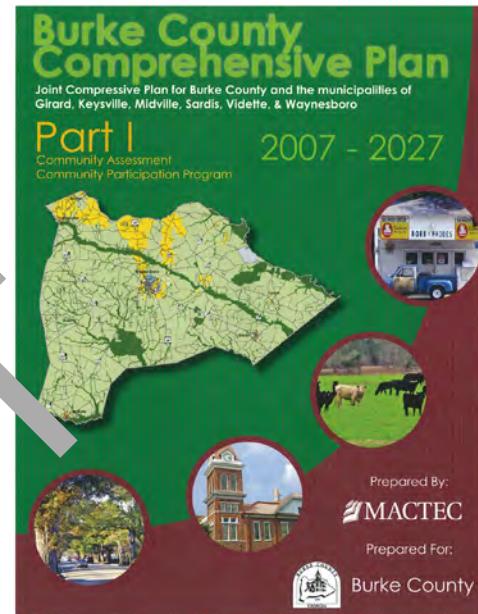
Stakeholder Committee representatives were given a Community Survey to distribute among citizens. Burke County, the City of Waynesboro, and the CSRA RC put a link to the Community Survey on their websites and Facebook page. 455 community surveys were collected with 80% completion rate. (See Appendix for complete Community Survey response).

The [second public hearing](#) required for the seven local governments was held as a Joint Public Hearing on [August 22, 2023](#), at the [Burke County Courthouse](#) 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. It contains the implementation of projects. The document should be amended as conditions change and the need arises for community modification on decisions.

The former Burke County Comprehensive Plan, 2018-2028, was prepared by the CSRA RC, was adopted in May 2019. The five-year Community Work Program, 2019-2023 was included in the Plan.

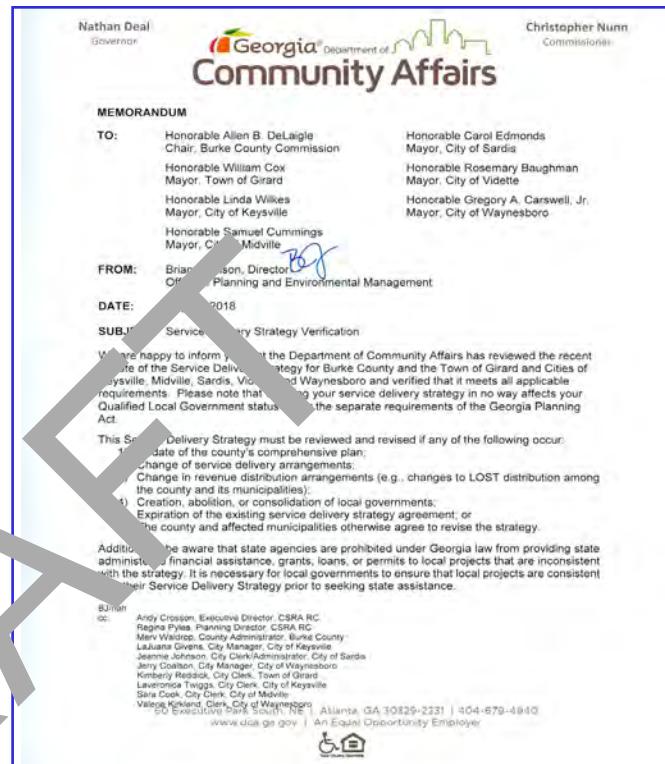


# THE PROCESS OF COMPREHENSIVE PLANNING

## SERVICE DELIVERY STRATEGY

The Burke County Service Delivery Strategy was updated in 2018, formally signed by chief elected officials, and 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.



# THE PROCESS OF COMPREHENSIVE PLANNING

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

This exercise with Stakeholders and Community Survey 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			
STRENGTH	School options	OPPORTUNITY	Land inventory
	Plant Vogtle		Highway 25/State Highways
	Proximity to Augusta		Burke Health (Hospital)
	Land Inventory		Tourism/Events
	Highway 25 and other state highways		Public Schools/Education
	Burke Health (hospital)		Rural Setting/small town/ community
	Small-town community		Affordable Real Estate
WEAKNESS	Lack of skilled labor	THREATS	Gang activity
	Lack of utilities/infrastructure		Poverty
	Broadband access		Mental illness
	Stagnant industrial development		Lack of education
	Citizen apathy/lack of involvement		Homelessness/lack of housing
	Lack of housing inventory (affordable)		Unwanted development
	Lack of family entertainment options (example - disc golf)		Solar Farms



# THE PROCESS OF COMPREHENSIVE PLANNING

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

BURKE COUNTY			
STRENGTH	Police/Fire/EMS	OPPORTUNITY	Cost of living
	Well-maintained roads		Employment Opportunities
	Quality of Life Options		Small/more Business expansion
	Community involvement & Community		Growing in a positive direction
	Amenities/Events		Strong tax base
	Leadership		
	Affordable/Cost of Living		
	Outdoor and rural amenities		
WEAKNESS	Citizen divisions	THREATS	Citizen Apathy
	Lack of public transportation		Land inventory
	Leadership		Crime/gangs/violence/drugs
	Lack of maintenance of public parks and lake		Politics/Leadership/Division
	Cell service issues		Businesses closing or leaving
	Lack of diversity for food options		Urban sprawl from Augusta
	Lack of government transparency		Employment/Unemployment

# THE PROCESS OF COMPREHENSIVE PLANNING

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

GIRARD			
STRENGTH	Small Town	OPPORTUNITY	Near Plant Vogtle
	Community Center		Walking Path
	Walking Path		Store
	Store		Churches
	Churches		Strong tax base
	Affordable/Cost of Living		
WEAKNESS	No broadband	THREATS	No broadband
	Limited room for growth		No employment opportunities
	No big businesses		Need improvements on water works
	Need improvement for park		Neglected properties
	Nothing for tourism		Lack of funds
	Drugs and crime		Influx of people moving in; growth



# THE PROCESS OF COMPREHENSIVE PLANNING

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

KEYSVILLE	
STRENGTH	Community/people
WEAKNESS	
OPPORTUNITY	
THREAT	Crime

MIDVILLE	
<b>STRENGTH</b>	Community/small town Safe, Quiet, Low Crime rate
<b>WEAKNESS</b>	Lack of entertainment Lack of food options
<b>OPPORTUNITY</b>	Small, rural area Employment opportunities
<b>THREAT</b>	Crime/violence Neglect of properties and pets

18

# THE PROCESS OF COMPREHENSIVE PLANNING

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

SARDIS			
STRENGTH	Small town	OPPORTUNITY	Vacant buildings
	Friendly town/Community		Recreation
	TE Park		Grant funding
	Coal Chute Park		Depot building
	Government Buildings		
	Community Facilities		
WEAKNESS	No broadband	THREATS	Vacant buildings
	Small town / No big business		No broadband
	Infrastructure		Employment opportunities
	No employment opportunities		Water supply- inadequate
	Lack of housing / No vacant land		Crime
	Downtown area		Lack of options for employment
	No zoning		Transportation
	Storm drain issues		Healthcare
	Salaries not competitive		



# THE PROCESS OF COMPREHENSIVE PLANNING

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

VIDETTE	
STRENGTH	Small town
WEAKNESS	Small country store
OPPORTUNITY	Churches
THREAT	No broadband
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STRENGTH	No businesses
WEAKNESS	Not much room for growth
OPPORTUNITY	No employment opportunities
THREAT	Nothing for tourists
STRENGTH	Neglected properties
WEAKNESS	Lack of communication from leadership
OPPORTUNITY	Lack of funding
THREAT	Small country store
STRENGTH	Churches
WEAKNESS	No broadband
OPPORTUNITY	No employment
THREAT	Need improvements on water works
STRENGTH	Neglected properties

# THE PROCESS OF COMPREHENSIVE PLANNING

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

WAYNESBORO			
STRENGTH	Utilities	OPPORTUNITY	Tourism
	School System		Agri Tourism
	Vibrant Downtown		St George Crossings
	Industries		Parkers
	Augusta Tech		Anthony Apartments
	Greenway trail		Grants (Expansion of 6th Street Park, Sewer, Water)
	Gateway entrance		Code enforcement
	Community Facility		Infill housing
	Medical District		Small Town
WEAKNESS	Employment Workforce	THREATS	Dropout Rate
	Aging Utilities		State & federal regulations
	Flood Issues		Unfit housing
	Dropout Rate		Increasing cost
	Sidewalks		Landlord neglect
	Lack of Housing (Workforce; All)		Politics/leadership/law enforcement
	Funding (Revenue w/o raising taxes)		Inflation/taxes rising
	Incentives for landlords		Violence/crime/gang activity/drugs



# THE PROCESS OF COMPREHENSIVE PLANNING

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

WAYNESBORO			
STRENGTH	Proximity to Augusta	OPPORTUNITY	Internet
	Community		Continuing development of downtown
	Low property Taxes		Education
	Leadership/Emergency Services		Job Opportunities
	Small town/proximity to everything/traffic		Housing market/land available
	Safety/low crime rate		
	Active Community/Events		
	Amenities/shopping options		
WEAKNESS	Poverty	THREAT	Lack of entertainment for youth
	Lack of entertainment/venues for shopping		Lack of internet access (keeps people from moving/staying there)
	Internet		Planning/usage of tax money
	Workforce/salaries/lack of jobs		Impact from surrounding areas
	Leadership		Other areas coming in for jobs
	Affordable housing for middle class		Growth from Augusta pushing out and ruining small town vibes
	Lack of transportation		Employment opportunities/growth

# NEEDS & OPPORTUNITIES

A list of "Needs and Opportunities" was generated using the results of the S.W.O.T. Analysis and Community Survey 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.

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# NEEDS & OPPORTUNITIES

The community "Needs" (in red) and "Opportunities" (in blue) have been assembled and reviewed as an index of issues regarding economic development, 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 V 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 in 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 YMCA 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 contained 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

# 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 buildings

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 and recognize 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 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 Analysis
- Broadband

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# GENERAL DEMOGRAPHICS

## POPULATION

Location	2010	2020	Change (2010 to 2020)	Percent Change (2000 to 2020)
Girard	156	184	28	15.2%
Keysville	332	300	-32	-10.6%
Midville	269	385	116	30.1%
Sardis	999	995	-4	-0.4%
Vidette	112	103	-9	-8.7%
Waynesboro	5,766	5,799	33	0.5%
Burke County	23,316	24,596	1,280	5.2%
Unincorporated Burke County	15,682	16,830	1,148	6.8%
Georgia	9,687,653	10,711,908	1,024,255	9.5%

Source: U.S. Census 2000, 2010, 2020

## BURKE COUNTY'S POPULATION

Historic trends in population show that Burke's population grew rapidly from 9,467 in 1790 to 30,165 individuals in 1900. The decades to follow were the subject of several devastating events from the US entering World War I in 1917, the arrival of the boll weevil in 1920-1921, the 1929 Great Depression, and the start of World War II in 1941. All events that led to shifts in population. From 1900 to 1950, Burke's population went through a step decline, decreasing from 30,165 to only 18,255 individuals. In 1950, post World War II, there was a steady increase in population until 1980. The population had grown from 18,255 to 22,243 individuals. There was a dip in population from 22,243 in 2000. From 1990 forward to 2020, the population has continued to grow. The 2020 Decennial Census population total was 24,596.

## GIRARD'S POPULATION

Girard's population declined steadily from 1930 to 1950, from 300 individuals to 195. By the 2000 Census, there was a significant increase of 16% in population to totaling 227. The 2010 Census showed that from 2000 to 2010 there was dramatic decrease of 31.4%, totaling the population to 156. The 2020 Census numbers reported an increase in population of 18%, totaling the population to 184 individuals.

## KEYSVILLE'S POPULATION

Keysville's earliest reported Census total was in 1930, with a total population of 378. The 1990 Census total shows that Keysville's population had decreased to 180 in 2000. The population did grow by 84% by the 2010 Census, to a total of 332 individuals. Keysville's population has declined by approximately 10% over the past 10 years. As of 2020 Keysville's reported population is 300.

# GENERAL DEMOGRAPHICS

## MIDVILLE'S POPULATION

Midville's demographic data also shows a steady decline in population from a reported 985 individuals in 1920 to only 269 individuals by the 2010 Census. In the last 10 years, Midville has grown in population by 43%, placing the total population at 385.

## SARDIS' POPULATION

Sardis' population continued to grow from 580 reported individuals in the 1930 Census to 829 by 1960. In 1970, there was a dramatic decrease in population of 22%, totaling the population to 643. In 1980 The population grew by 83.5%, placing the total population at 1,180. The population declined from 1980 to 1990. In 2000 the Census reported total was 1,171, as the population had grown by 5%. Since 2000, the population has gone through another decline. The 2020 Decennial Census reported population was 995.

## VIDETTE'S POPULATION

Vidette's had a significant population increase of 75 individuals reported in 1910 to 569 in 1920. By the 1930 Census, the population had declined by 64%, totaling 202 individuals. The population has continued to decline over the years. By the 2020 Census, the population was reported at 103 individuals.

## WAYNESBORO'S POPULATION

Waynesboro's population trend contrasts the population trends in Burke County. Waynesboro's population historically has remained steady. Except for a 3.3% decrease in population in 1970 and a minute decrease of 1% and 0.8% in 1990 and 2010, Waynesboro's population has continued to grow. The 2020 Decennial Census results reports Waynesboro's total population at 5,799.



# GENERAL DEMOGRAPHICS

## TOTAL NUMBER OF OCCUPIED HOUSEHOLDS

The total number of occupied households in Burke County increased by 1,971 or 25 percent to 9,905 households in 2020, according to the US Census. Unincorporated Burke County increased by 1,034 households or 20 percent to 6,322 households.

The local municipalities of Girard, Midville, Sardis, Vidette and Waynesboro have also seen an increase in housing according to the 2020 Decennial Census from 2010. The local municipalities of Girard, Keysville, Midville, Sardis, and Waynesboro have also seen an increase in housing according to the 2020 Decennial Census from 2000.

## TOTAL NUMBER OF OCCUPIED HOUSEHOLDS

Location	2000	2010	2020	Change (2000 to 2020)	Percent Change (2000 to 2020)
Girard	67	73	87	20	22.9%
Keysville	81	100	91	10	10.9%
Midville	125	103	161	36	22.3%
Sardis	353	371	405	52	12.8%
Vidette	47	41	41	-6	-14.6%
Waynesboro	1,973	2,085	2,384	411	17.2%
Burke County	7,934	8,533	9,905	1,971	19.8%
Unincorporated Burke County	5,288	5,761	6,322	1,034	16.3%
Georgia	3,005,269	3,355,584	4,020,808	1,014,439	25.2%

Source: U.S. Census 2000, 2010, 2020

## RACE

Location	White	Black or African American	Asian	Some other race	Percent Change (2000 to 2020)
Girard	54.0%	46.0%	0.0%	0.0%	22.9%
Keysville	27.7%	51.9%	0.0%	19.5%	10.9%
Midville	35.8%	56.2%	0.3%	5.0%	22.3%
Sardis	43.6%	55.2%	0.4%	0.0%	12.8%
Vidette	56.9%	43.1%	0.0%	0.0%	-14.6%
Waynesboro	26.5%	69.8%	0.0%	0.0%	17.2%
Burke County	49.4%	47.3%	0.5%	1.2%	19.8%

Source: U.S. Census 2000, 2010, 2020

## RACE

The 2020 ACS 5-Year Estimates showed that throughout Burke County as a whole, most people identify as either Black (47.3 percent) or White (49.4 percent), a small percentage identify as Asian (.5 percent) and Other Races (1.2 percent). Using this data, the majority of the population in Girard and Vidette identify as White, while the majority in Keysville, Midville, Sardis, and Waynesboro identify as Black. Midville and Sardis are the only jurisdictions that had any residents identify as Asian, which were .3 and .4 percents respectively. Keysville additionally had 19.5 percent of their residents identify as Some Other Race, while Midville had only 5 percent, and all other jurisdictions had 0 percent.



# GENERAL DEMOGRAPHICS

## MEDIAN HOUSEHOLD INCOME

Location	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	\$16,250.00	\$27,500.00	\$11,250.00	40.9%
Keysville	\$9,091.00	\$47,500.00	\$38,409.00	80.9%
Midville	\$23,403.00	\$45,978.00	\$22,575.00	49.1%
Sardis	\$20,625.00	\$35,441.00	\$14,816.00	41.8%
Vidette	\$28,333.00	-	-	-
Waynesboro	\$28,219.00	\$40,268.00	\$12,049.00	29.9%
Burke County	\$33,155.00	\$45,699.00	\$12,544.00	27.4%
Georgia	\$66,620.00	\$61,224.00	\$(5,396.00)	-8.8%

## 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. The Poverty Rates chart illustrates the residents living in poverty for Burke county and its jurisdictions between 2000, 2010, and 2020 based on the American Community Survey 5-Year Estimates provided by the U.S. Census Bureau.

Burke County's rate of residents living in poverty decreased between 2000-2020 by 4.8 percent from 23.8 to 19 percent. In 2020, the percentage of residents living in poverty increased in the jurisdictions of Keysville and Waynesboro. The jurisdictions of Girard, Midville, Sardis, and Vidette had reduced poverty rates in the ten-year period.

## MEDIAN HOUSEHOLD INCOME

While the state of Georgia has seen an overall decrease in median household income by 9 percent over the last ten years, Burke County and the cities encompassed within have all seen an increase. This is true of each city except for Vidette, whose American Community Survey 2020 5-Year Estimate data was inconclusive. Burke County median household income increased by 27.4 percent. The largest increase in median household income was seen in Keysville, who saw a spike of 80.9 percent.

## POVERTY RATES

Location	2000	2010	2020	Change (2010 to 2020)
Girard	24.6%	57.9%	10.1%	-47.8%
Keysville	45.2%	11.4%	24.8%	13.4%
Midville	18.9%	25.2%	21.2%	-4.0%
Sardis	29.2%	44.7%	28.0%	-16.7%
Vidette	36.1%	12.9%	10.9%	-2.0%
Waynesboro	35.3%	29.3%	32.4%	3.1%
Burke County	23.8%	20.0%	19.0%	-1.0%
Georgia	9.9%	11.9%	14.3%	2.4%

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





# 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.

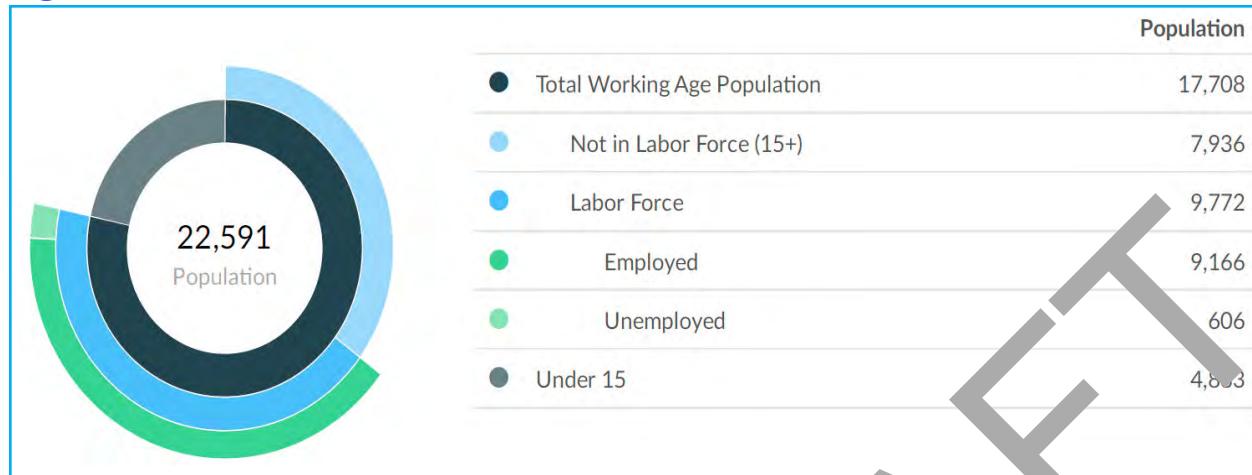


# ECONOMIC DEVELOPMENT

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# ECONOMIC DEVELOPMENT

**Figure 5: 2017 Labor Force Breakdown**



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

## JOB TRENDS

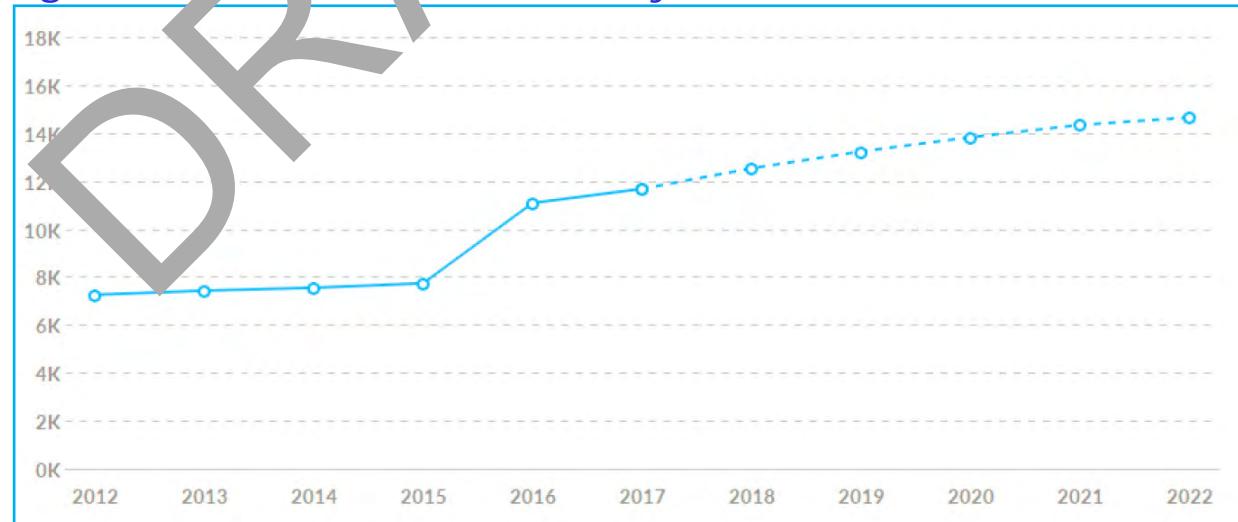
The Job Trends Figure 6 indicates that from 2012 to 2017, jobs increased by 60.9 percent in Burke County from 7,252 to 11,670. According to the Emsi Q2 2018 Data Set, this change outpaced the national growth rate of 7.9 percent by 53 percent. This extreme job growth trend can certainly be attributed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

## 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.

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



# ECONOMIC DEVELOPMENT

## Enrollment in Area Schools 2017 - 2023

School	2017	2023	Percent Change
Burke County High School	1191	1,104	-7.8%
Burke County Middle School	989	884	-11.8%
Blakeney Elementary School	779	720	-8.1%
SGA Elementary School	264	262	-0.1%
Waynesboro Primary School	983	997	1.4%
Public Schools Total Enrollment	4206	3,967	-0.6%
Edmund Burke Academy	458	439	-0.4
Waynesboro Mennonite School	40	56	2.8
Faith Christian Academy	154	144	-0.6

Source: Burke County Public Schools and Private Schools data



## BURKE COUNTY SCHOOLS

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.

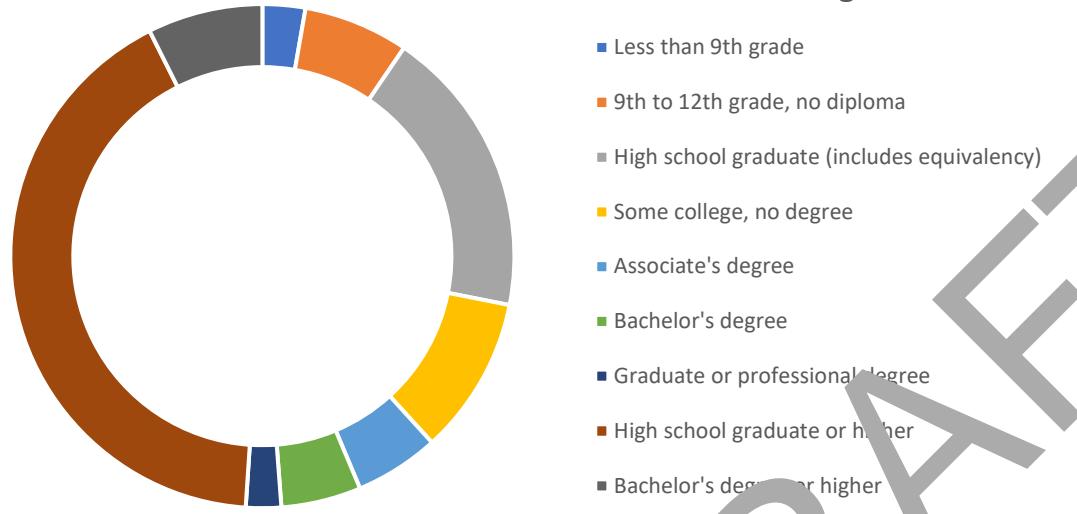
Diplomas are offered in 11 areas including those listed and in automotive technology, cosmetology, industrial mechanical systems, medical assisting, practical nursing, and welding and joining, and technology. There are technical certificates offered in 14 areas.

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.

# ECONOMIC DEVELOPMENT

## EDUCATIONAL ATTAINMENT

Educational Attainment for Residents over the age of 25



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

## EDUCATIONAL ATTAINMENT

In Burke County, the majority of residents over the age of 25 are a high school graduate or higher (41.6 percent), are a high school graduate or have an equivalency (18.6 percent) or have completed some college but have no degree (10.1 percent). This is according to the 2020 ACS 5-Year Estimates, which considered the educational attainment of 28,458 residents over the age of 25. The number of citizens who completed less than 9th grade or completed a graduate or professional degree are the lowest, respectively 2.7 and 2.3 percent.

# ECONOMIC DEVELOPMENT

Location	2000	2010	2020	Change (2010 to 2020)
Girard	9.4%	2.3%	11.6%	9.3%
Keysville	18.4%	2.4%	3.4%	1.0%
Midville	10.7%	3.6%	0.0%	-3.6%
Sardis	13.0%	20.4%	4.3%	-16.1%
Vidette	0.0%	4.5%	2.4%	-2.1%
Waynesboro	12.8%	8.6%	1.5%	-7.1%
Burke County	9.3%	8.9%	2.5%	-6.4%
Georgia	5.5%	8.8%	3.5%	-5.3%
USA	5.8%	7.9%	3.4%	-4.5%

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

## PLACE OF WORK VS. PLACE OF RESIDENCE

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 2020 ACS 5-Year Estimates, 54.7 percent of Burke County residents are employed within the county, while 43.2 percent are employed outside of the county. When looking at the jurisdictions within Burke County, 33.8 percent live within one of the places or jurisdictions while 66.2 percent of residents do not live within a specified place or jurisdiction. Of the 33.8 percent of Burke County residents that live within a jurisdiction, 11 percent work within their jurisdiction and 22.8 percent work outside of their home jurisdiction.

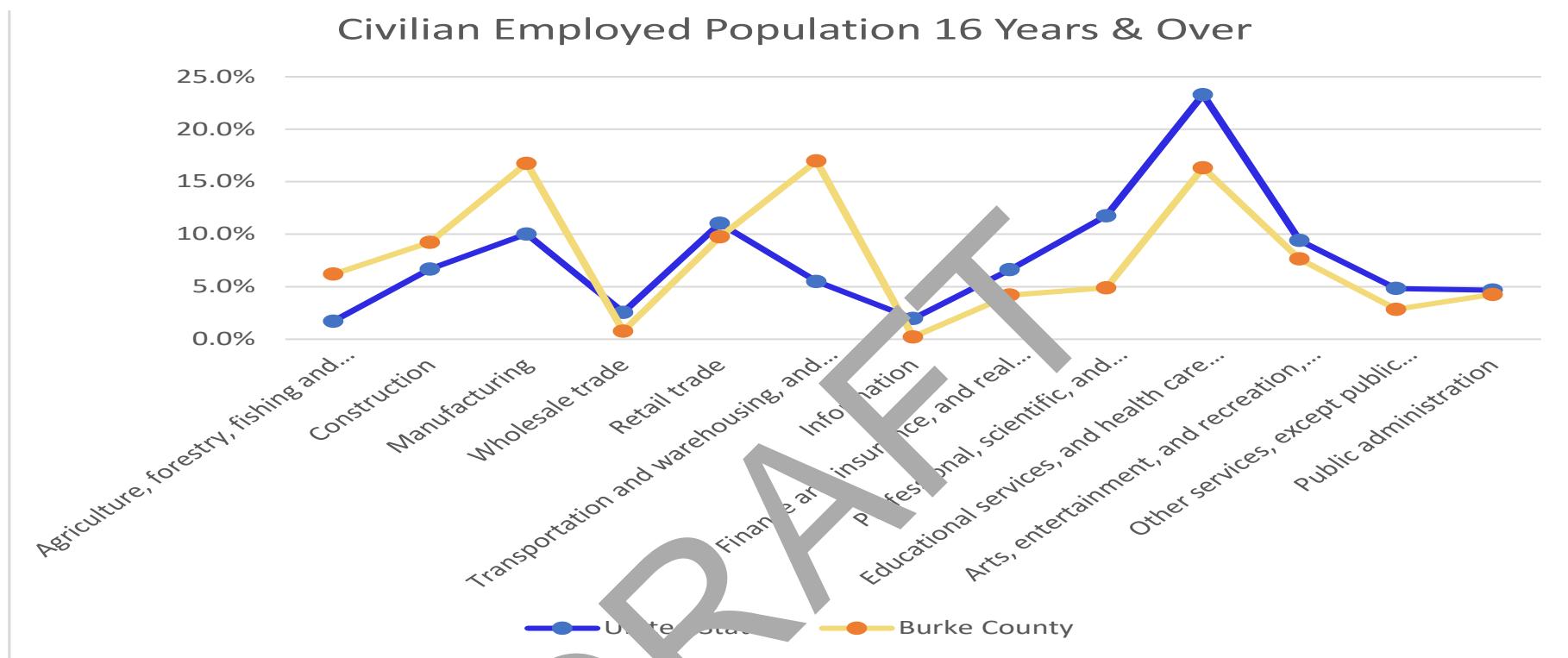
## UNEMPLOYMENT RATE TRENDS

According to American Community Survey data for 2000, 2010, and 2020, the unemployment rate for Burke County has decreased over the past two decades from 9.3 percent in 2000 to 2.5 percent in 2020. This trend has been consistent through most of the cities within Burke County, as Midville, Sardis, Vidette, and Waynesboro have all also seen a decrease in unemployment rate. Girard and Keysville are the only cities that the unemployment rate increased in. Girard increased from 2.3 percent in 2010 to 11.6 percent in 2020, and Keysville increased from 2.4 percent in 2010 to 3.4 percent in 2020.

BURKE COUNTY RESIDENCE VS PLACE OF WORK	
Worked in county of residence	54.7%
Worked outside county of residence	43.2%
BURKE COUNTY PLACES' RESIDENCE VS PLACE OF WORK	
Living in a place	33.8%
Worked in place of residence	11.0%
Worked outside place of residence	22.8%
Not living in a place	66.2%

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

# ECONOMIC DEVELOPMENT



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

## INDUSTRY CHARACTERISTICS

In 2020, the largest employers in Burke County include Transportation and Warehousing, Manufacturing, and Educational Services and Health Care and Social Assistance, which total employed 50 percent of the civilian workforce 16 years and older in Burke County. The industries with the smallest amount of employees in Burke County include Information and Wholesale Trade, which total employed 1 percent of the Burke County workforce.

Previously, a large amount of employment in Burke County was attributed to Plant Vogtle, but since 2020 that number has been steadily decreasing as the Plant has been completed and is fully functioning. It remains to be seen how this will impact employment and industries in Burke County.



# ECONOMIC DEVELOPMENT

## MEDIAN HOUSEHOLD INCOME

While the state of Georgia has seen an overall decrease in median household income by 9 percent over the last ten years, Burke County and the cities encompassed within have all seen an increase. This is true of each city except for Vidette, whose American Community Survey 2020 5-Year Estimate data was inconclusive. Burke County median household income increased by 27.4 percent. The largest increase in median household income was seen in Keysville, who saw a spike of 80.9 percent.

## 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

## MEDIAN HOUSEHOLD INCOME

Location	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	\$16,250.00	\$27,500.00	\$11,250.00	40.9%
Keysville	\$9,091.00	\$47,500.00	\$38,409.00	40.9%
Midville	\$23,403.00	\$45,978.00	\$22,575.00	49.1%
Sardis	\$20,625.00	\$35,441.00	\$14,816.00	41.8%
Vidette	\$28,333.00	-	-	-
Waynesboro	\$28,219.00	\$40,268.00	\$12,049.00	29.9%
Burke County	\$33,155.00	\$45,699.00	\$12,544.00	27.4%
Georgia	\$66,620.00	\$61,224.00	(\$5,396.00)	-8.8%

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

## 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. The Poverty Rates chart illustrates the residents living in poverty for Burke county and its jurisdictions between 2000, 2010, and 2020 based on the American Community Survey 5-Year Estimates provided by the U.S. Census Bureau.

Burke County's rate of residents living in poverty decreased between 2000-2020 by 4.8 percent from 23.8 to 19 percent. In 2020, the percentage of residents living in poverty increased in the jurisdictions of Keysville and Waynesboro. The jurisdictions of Girard, Midville, Sardis, and Vidette had reduced poverty rates in the ten-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

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# HOUSING

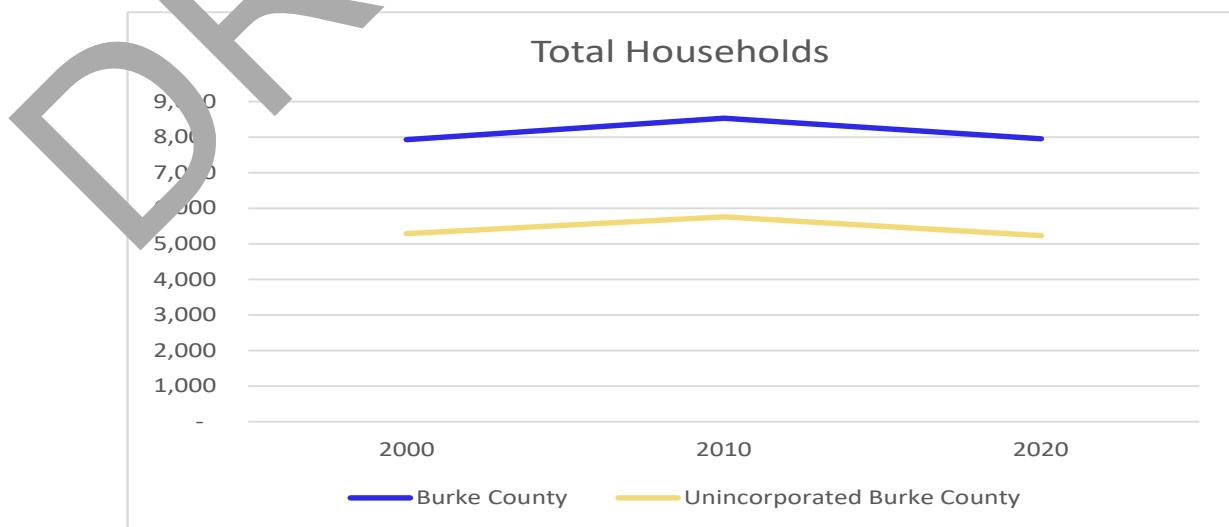
## TOTAL HOUSEHOLDS

The total number of households in Burke County decreased by 580 or 7.3 percent to 7,953 households in 2020, according to the 2020 American Community Survey 5-Year Estimates. Unincorporated Burke County decreased by 524 households or 10 percent to 5,237 households. Vidette and Midville, respectively, had the greatest percent change in household increase of 51.2 percent for Vidette and 25.4 percent for Midville. Sardis increased by 23 percent, and Keysville increased by only 2 percent. Girard and Waynesboro both saw decreases, with Girard decreasing by 14.1 percent and Waynesboro decreasing by 12.8 percent.

## TOTAL HOUSEHOLDS

Location	2000	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	67	73	64	-9	-14.1%
Keysville	81	80	102	2	2.0%
Midville	125	103	138	35	25.4%
Sardis	353	374	482	111	23.0%
Vidette	47	40	82	42	51.2%
Waynesboro	1,73	2,085	1,848	-237	-12.8%
Burke County	7,953	8,533	7,953	-580	-7.3%
Unincorporated Burke County	5,288	5,761	5,237	-524	-10.0%
Georgia	3,096,38	3,585,584	3,830,264	244,680	6.4%

Sources: U.S. Census Bureau; American Community Survey



# HOUSING

## MEDIAN HOME VALUES

Location	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	\$37,113.00	\$60,500.00	\$23,387.00	38.7%
Keysville	\$19,984.00	\$-	\$-	-
Midville	\$29,834.00	\$53,200.00	\$23,366.00	43.9%
Sardis	\$54,528.00	\$59,600.00	\$5,072.00	8.5%
Vidette	\$48,248.00	\$-	\$-	-
Waynesboro	\$82,934.00	\$112,700.00	\$29,766.00	26.4%
Burke County	\$73,941.00	\$89,900.00	\$15,959.00	17.4%
Georgia	\$143,601.00	\$190,200.00	\$46,599.00	24.5%

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

## MEDIAN HOME VALUE

While the state of Georgia has seen an overall decrease in median household income by 9 percent over the last ten years, Burke County and the cities encompassed within have all seen an increase. This is true of each city except for Vidette, whose American Community Survey 2020 5-Year Estimate data was inconclusive. Burke County median household income increased by 27.4 percent. The largest increase in median household income was seen in Keysville, who saw a spike of 80.9 percent.



# HOUSING

## MEDIAN RENTAL RATES

Burke County's median rental rate increased by \$84 or 12.2 percent from 2010 to 2020. Waynesboro's median rental rate increased by \$263 or 37.1 percent from 2010 to 2020. While the percentage growth from 2010 to 2020 is higher in Waynesboro and Burke County, the median rental rates are substantially lower than Georgia's median rate of \$1,042 per month in 2020.

## MEDIAN RENTAL RATES

Location	2000	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Waynesboro	\$344	\$445	\$708	\$263	37.1%
Burke County	\$450	\$607	\$691	\$84	12.2%
Georgia	\$875	\$1,007	\$1,042	\$35	3.4%

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

# HOUSING

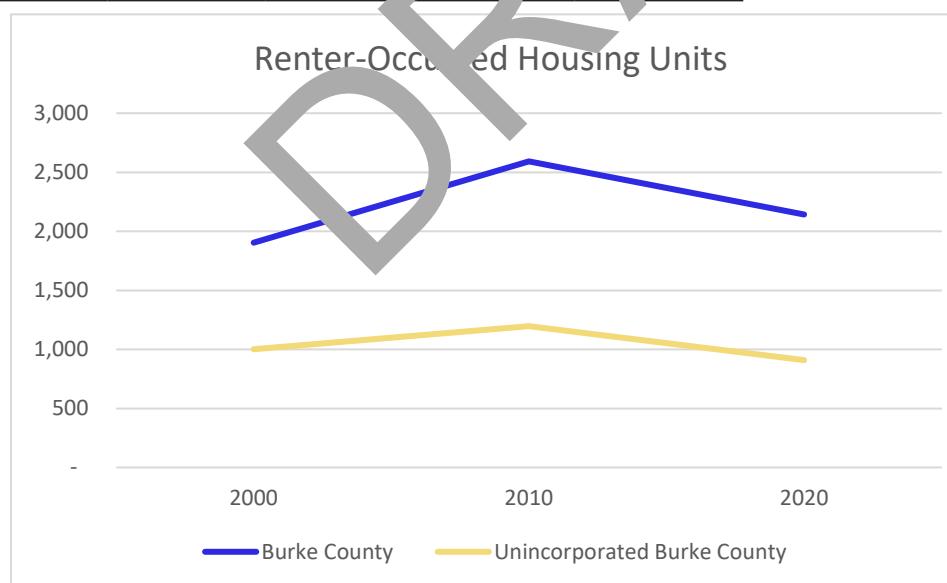
## RENTER- OCCUPIED HOUSING UNITS

Location	2000	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	7	29	21	-8	-38.1%
Keysville	13	33	48	15	31.3%
Midville	29	29	32	3	9.4%
Sardis	63	122	105	-17	-16.1%
Vidette	8	4	3	-1	-31.2%
Waynesboro	783	1,180	1,024	-156	-15.3%
Burke County	1,904	2,593	2,143	-450	-21.0%
Unincorporated Burke County	1,001	1,196	910	-286	-24.1%
Georgia	977,215	1,231,182	1,378,891	147,709	11.07%

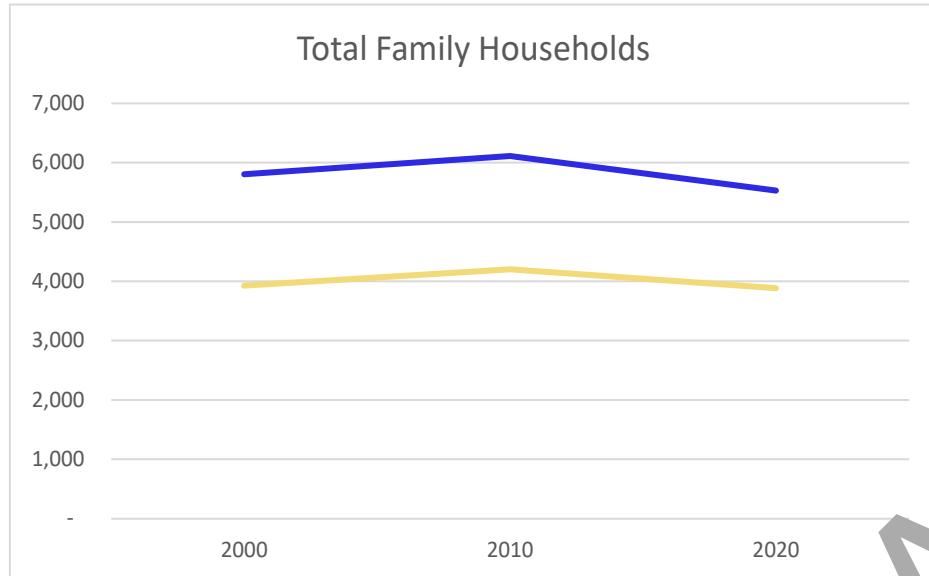
Source: U.S. Census Bureau; American Community Survey; GRI, 2019

## Renter-Occupied Housing Units

According to the 2020 ACS 5-Year Estimates, Burke County has decreased its rental housing units by 21 percent or 450 units from 2010 to 2020, leaving 2,143 rental units. In unincorporated Burke County, the percentage decrease of renter-occupied housing units is 31.4 percent or by 286 units from 2010 to 2020, leaving 910 rental units. Girard, which is the jurisdiction located closest to Plant Vogtle, has seen a decrease in renter-occupied units by 38.1 percent, or 8 units. Keysville, impacted by the growth from Augusta-Richmond County, saw their rental-occupied housing units increase by 31.3 percent or 15 units from 2010-2020. Sardis, located close to Plant Vogtle and to Waynesboro, had their rental housing units decrease by 16.1 percent or 17 units in 2020. Waynesboro had a 15.3 percent decrease in occupied rental housing units, losing 156 rental units with 1,024 remaining. Vidette had a slight decrease of 1 percent in rental units and Midville had a slight increase by 3 percent.



# HOUSING



## TOTAL FAMILY HOUSEHOLD

Location	2000	2010	2020	Change (2000 to 2020)	Percent Change (2010 to 2020)
Girard	7	29	21	-8	-38.1%
Keysville	13	33	48	15	31.3%
Midville	29	29	32	3	9.4%
Sardis	63	122	105	-17	-16.1%
Vidette	8	4	3	-1	-31.8%
Waynesboro	783	1,180	1,024	-156	-15.3%
Burke County	1,904	2,593	2,143	-450	-21.0%
Unincorporated Burke County	1,001	1,196	910	-286	-31.4%
Georgia	977,215	1,231,182	1,378,891	147,709	10.7%

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

### TOTAL FAMILY HOUSEHOLD

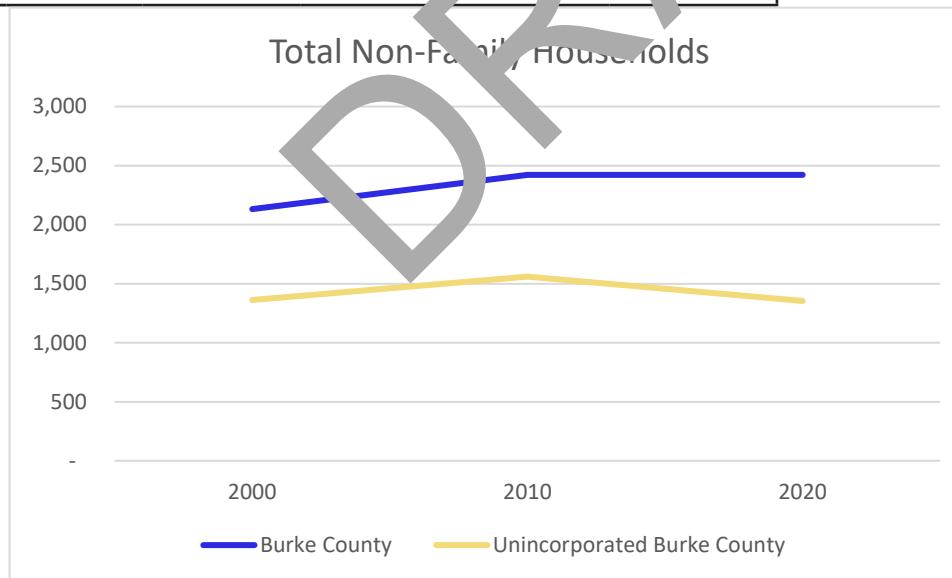
According to the U.S. Census Bureau, the definition of the family household consists of two or more individuals who are related by birth, marriage, or adoption, although they may include other unrelated people. Burke County's family households decreased by 580 families or 10.5 percent to 5,530, according to the 2020 ACS 5-Year Estimates. Unincorporated Burke County decreased by 320 families or 8.2 percent to 3,882 family households. Keysville, Sardis, and Waynesboro also saw a decrease in family households. Keysville decreased by 2.8 percent, Sardis decreased by 32.3 percent, and Waynesboro decreased by 17.7 percent. Vidette, Girard, and Midville all saw growth in family households, with Vidette increasing by 21.1 percent, Girard increasing by 2.3 percent, and Midville increasing by 15.2 percent.

# HOUSING

## TOTAL NON-FAMILY HOUSEHOLDS

Location	2000	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	19	31	21	-10	-47.6%
Keysville	18	27	31	4	12.9%
Midville	36	36	59	23	39.0%
Sardis	101	117	290	173	59.7%
Vidette	14	10	44	34	77.3%
Waynesboro	582	643	623	-20	-3.2%
Burke County	2,131	2,423	2,423	0	0.0%
Unincorporated Burke County	1,361	1,559	1,355	-204	-13.1%
Georgia	894,722	1,127,774	1,265,031	137,257	10.9%

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



## 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 did not see a change in non-family households, according to the 2020 ACS 5-Year Estimates. Unincorporated Burke County decreased by 204 households or 15.1 percent to 1,355 non-family households in 2020. Waynesboro and Girard also saw decreases in non-family households, with Waynesboro decreasing by 3.2 percent and Girard decreasing by 47.6 percent. Vidette, Sardis, Midville, and Keysville all saw increases in non-family households. Vidette, with the sharpest increase in non-family households, rose by 77.3 percent. Sardis increased by 59.7 percent, Midville increased by 39 percent, and Keysville increased by 12.9 percent.



# HOUSING

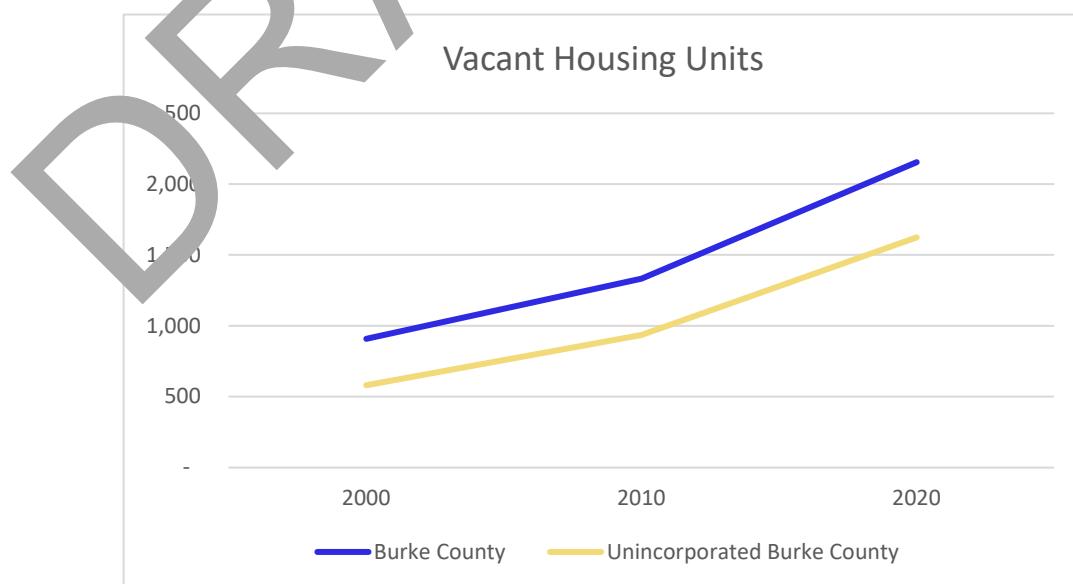
## VACANT HOUSING UNITS

Burke County had 2,155 vacant houses in 2020, which saw a 38.2 percent or 823 unit increase change from 2010-2020. Unincorporated Burke County had a 42.4 percent increase of 688 vacant units from 2010-2020 to 1,624 vacant households. Waynesboro's increased 29.5 percent change of vacant housing units was 97 units from 2010 (232 units) to 2020 (329 units). Keysville, Vidette, Midville, and Girard also saw increases in vacant housing units within their jurisdictions. The only jurisdiction that saw a decrease in vacant housing units from 2010 to 2020 was Sardis, which decreased by 7.7 percent, or 5 units.

## VACANT HOUSING UNITS

Location	2000	2010	2020	Change (2010 to 2020)	Percent Change (2010 to 2020)
Girard	33	31	40	9	22.5%
Keysville	13	18	36	18	50.0%
Midville	58	37	48	11	22.9%
Sardis	125	70	65	-5	-7.7%
Vidette	-	8	15	5	38.5%
Waynesboro	99	232	329	97	29.5%
Burke County	908	1,122	2,155	823	38.2%
Unincorporated Burke County	20	95	1,624	688	42.4%
Georgia	27,368	32,217	499,411	-3,806	-0.8%

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



## 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. Using CHIP funds, the city has completed construction on the first for sale three bedroom, two bath house for sale to a qualified low-to-moderate income household. The home is currently being marketed and several applicants are in the approval process. The city will build a second home for sale once the current home is sold.

The City of Waynesboro is a graduate of and is a certified alum of UGA's Georgia Initiative for Community Housing program. 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 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 north of 6th Street (State Highway 56) and all property east of the Norfolk Southern Railway that lies north of McIntosh Creek." The City will be updating the URP and HAP in 2024 to develop a Revitalization Area Strategy to apply for CDBG annually to address housing and slum and blight issues as it pertains to dilapidated abandoned housing units.



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.

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# 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 in 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 3 jailers with arrest powers.

## LIBRARIES

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 households to 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, a 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

## 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.

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

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.





# NATURAL & CULTURAL RESOURCES

## Natural Resources

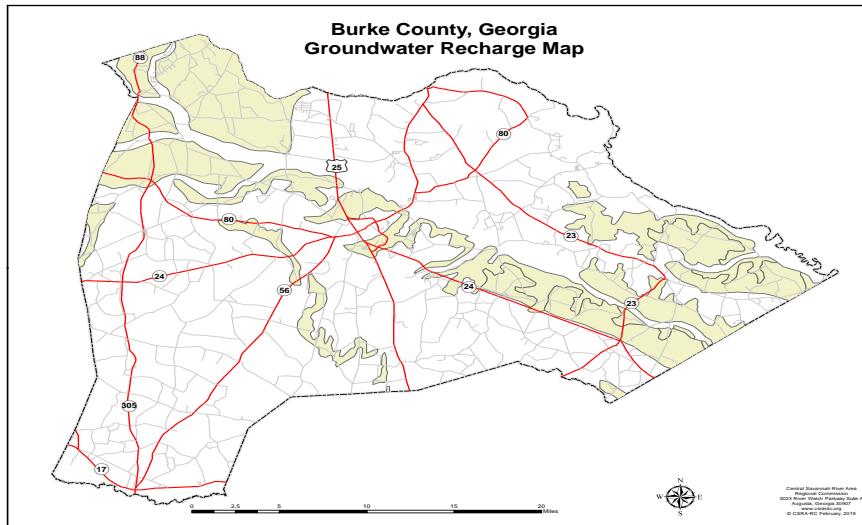
Burke County and the municipalities have natural and cultural resources that offer potential opportunity for enriching economic development. It is important to recognize areas where natural resources should be protected as environmentally sensitive for future generations. This section provides information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

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

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# NATURAL & CULTURAL RESOURCES



## Groundwater Recharge in Burke County (left)

These are specific surface areas where water passes through the ground to replenish underground 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.

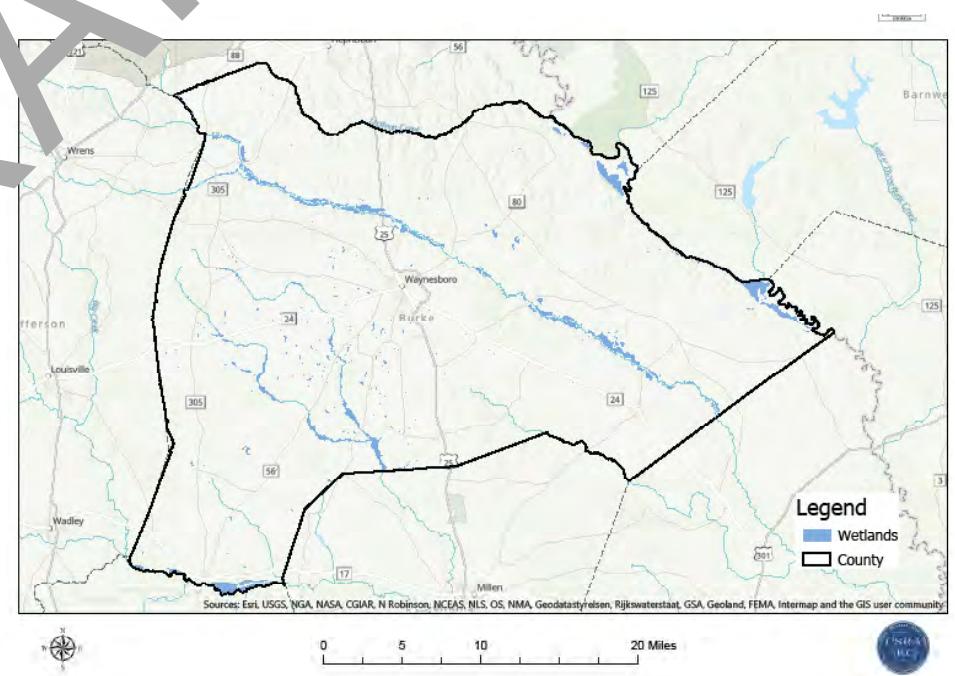
## Wetlands in Burke County (right)

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.

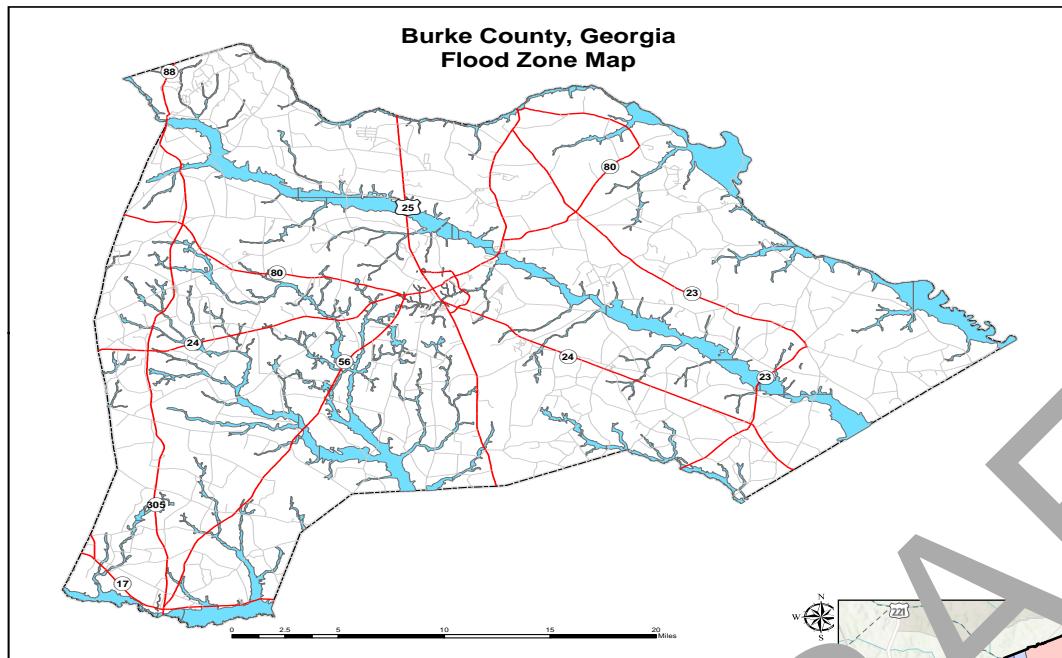
The Georgia Department of Natural Resources has identified five categories of wetlands that require special protection through ordinances:

- 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.

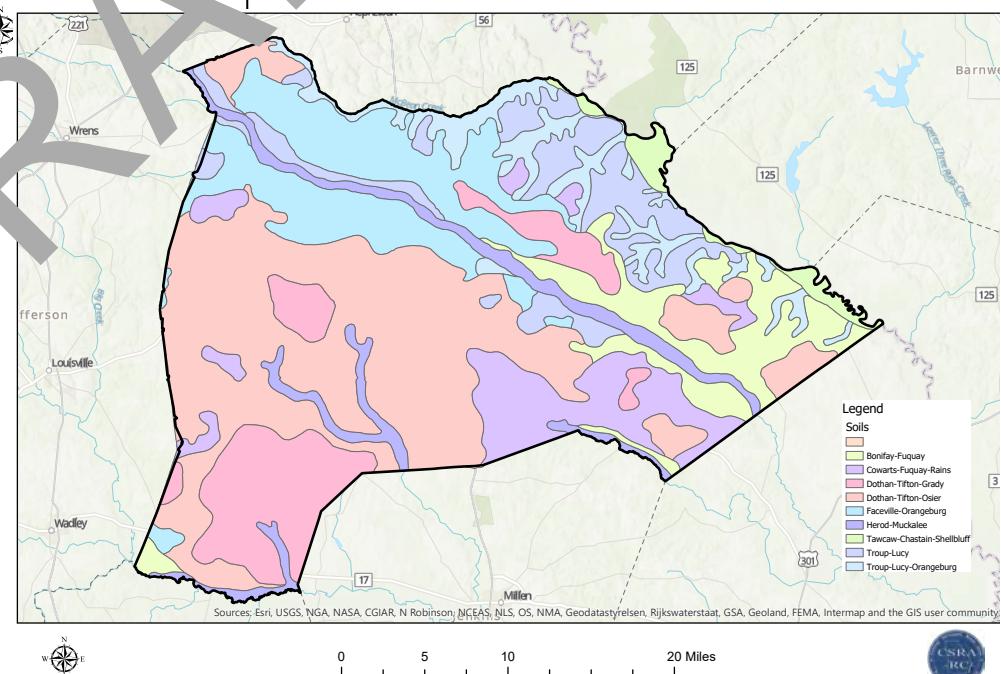


# NATURAL & CULTURAL RESOURCES



## 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.



# 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)

The [Burke County Archives](#), on Old Herndon Road, is a Neo-classical style building, a WPA late 1930's 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.

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.



# 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.

The [City of Midville](#) is responsible for its circa 1930's Community Center. This historic building has many rooms for events and a playground alongside.

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 [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.

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.



## 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**
- **DEVELOPED SUBURBAN AND EXURBAN**
- **SUBURBAN TOWN NEIGHBORHOOD**
- **TRADITIONAL TOWN NEIGHBORHOOD**
- **COUGH 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

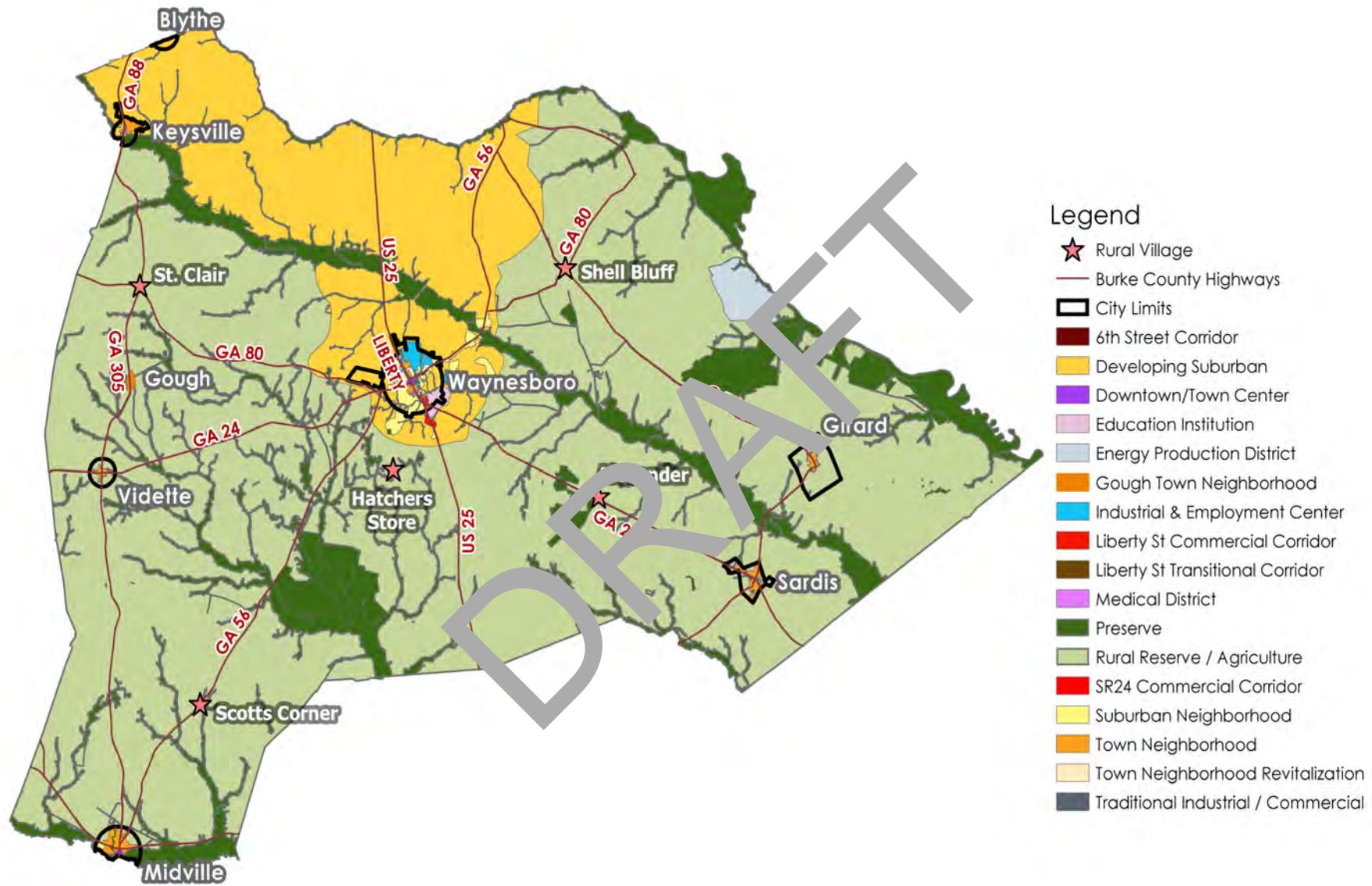
When interpreting how best to use the Comprehensive Plan's Character Area Maps and supporting narratives, the reader should be mindful of the following two parameters:

**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 BURKE COUNTY



## 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:

### 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 connecting 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, 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 in-fill residential development on vacant or under utilized lots
- Provide safe facilities for pedestrians, school buses and bicyclists using the road right-of-way

#### 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

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## 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 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 in January 2019. The 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, and 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 suburban master plan)
- Commercial (when part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional



## 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

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## 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 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

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## 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

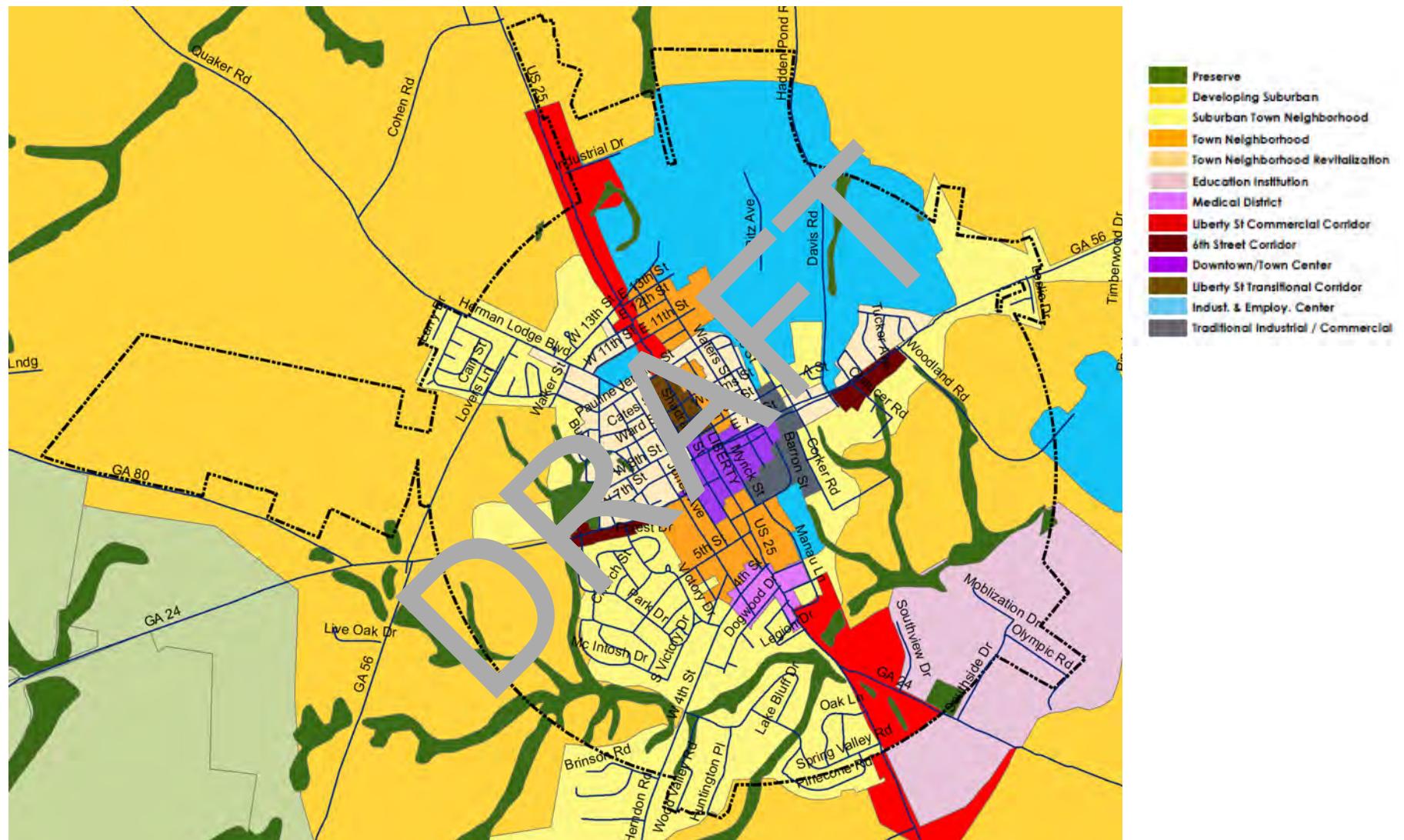
#### Implementation Strategies

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



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LAND USE: CHARACTER AREAS  
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. camping, 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, ground water recharge, and wetlands protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Encourage 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

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## 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 developments 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 buildings 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

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## 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 entries, 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 complements 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 complements 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
- Encourage 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 landscape mass) 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

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## 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 20 years. Since these areas, by definition, lack existing infrastructure and an urban or suburban street grid with established character, more detailed sub-area 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:
  - 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
- 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

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## 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 commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchised 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



### **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

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## 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

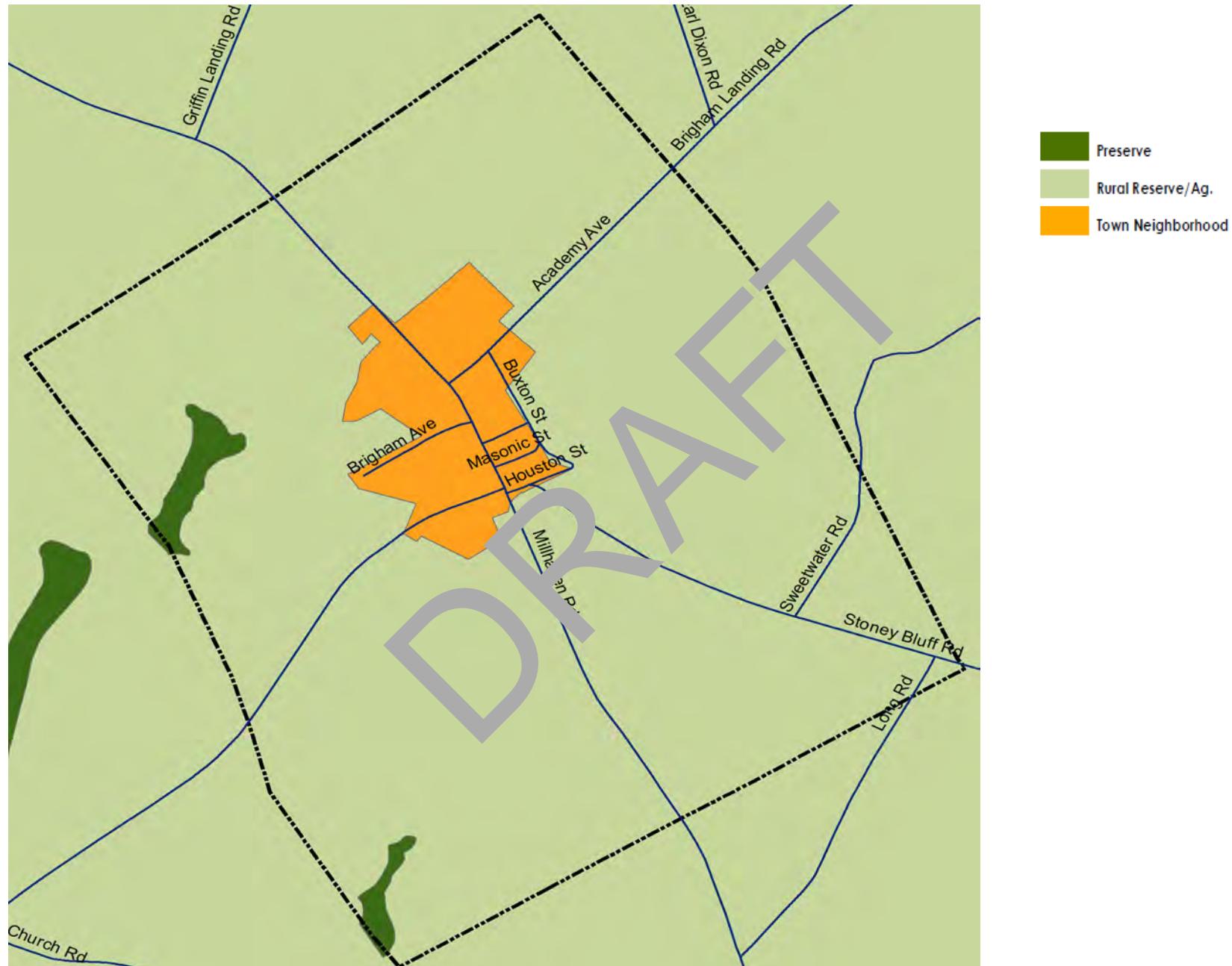
- Enhance greenway trail connecting this district to Downtown Waynesboro with amenities for walking, biking, hiking

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LAND USE: CHARACTER AREAS  
TOWN OF GIRARD



## 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 destination
- 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 car 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 complements 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

### CITY OF KEYSVILLE



## City of Keysville: Character Areas

Keysville 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. Keysville 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 destination
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Adopt and enforce "Part V" Environmental Ordinances (water shed, 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 set backs and prohibit uses that are prone to pollution

## City of Keysville: 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 Keysville: 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 complements 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

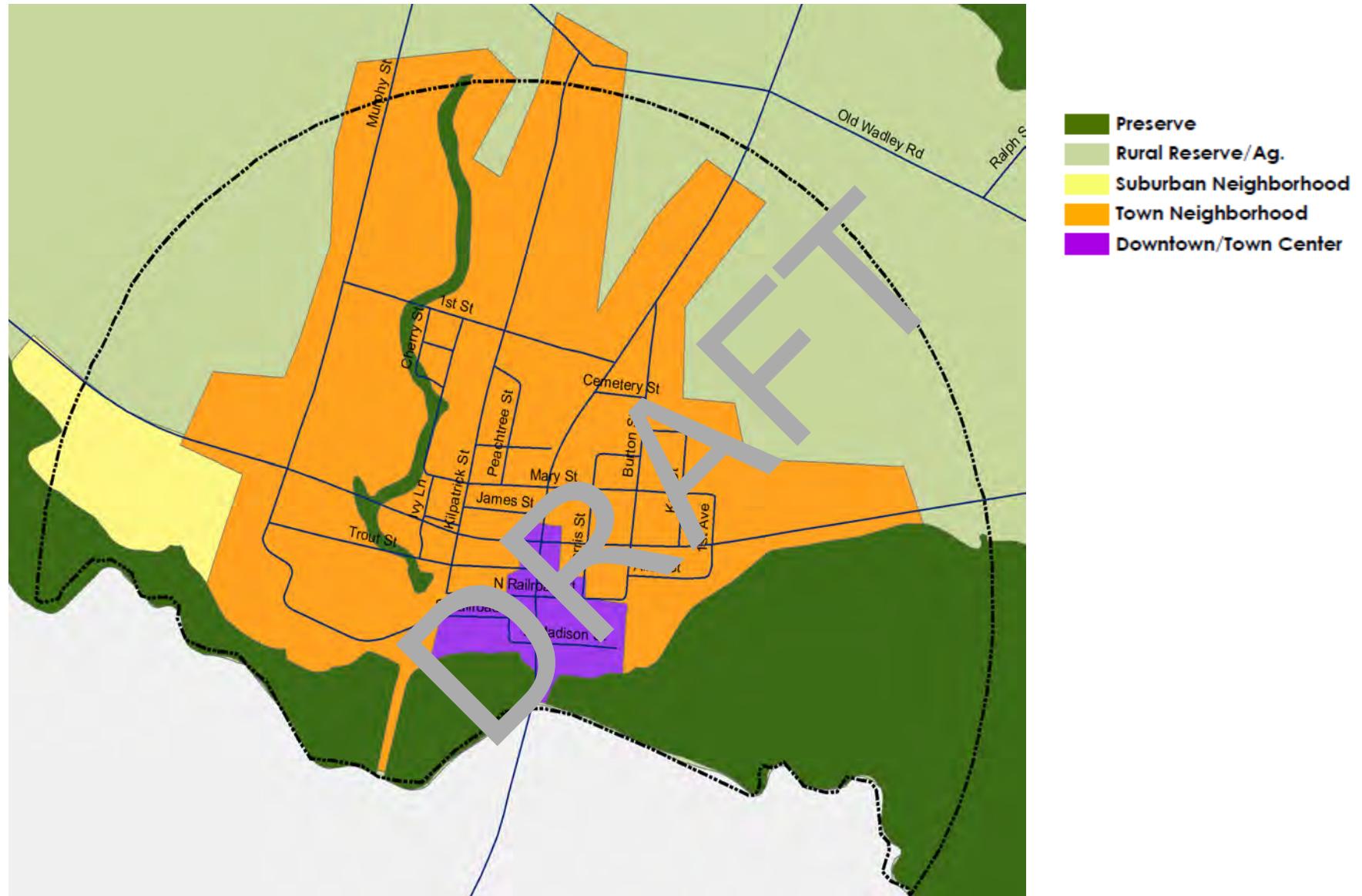
- Prepare a master plan for the Keysville Town Center
- Adopt design guidelines for Keysville Town Center
- Increase participation from business owners and property owners in Keysville
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the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

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LAND USE: CHARACTER AREAS  
CITY OF MIDVILLE



## 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. camping, 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 destination
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Adopt and enforce "Part V" Environmental Ordinances (water shed, 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

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## 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 entries, garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, vacant 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 complements 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



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## 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

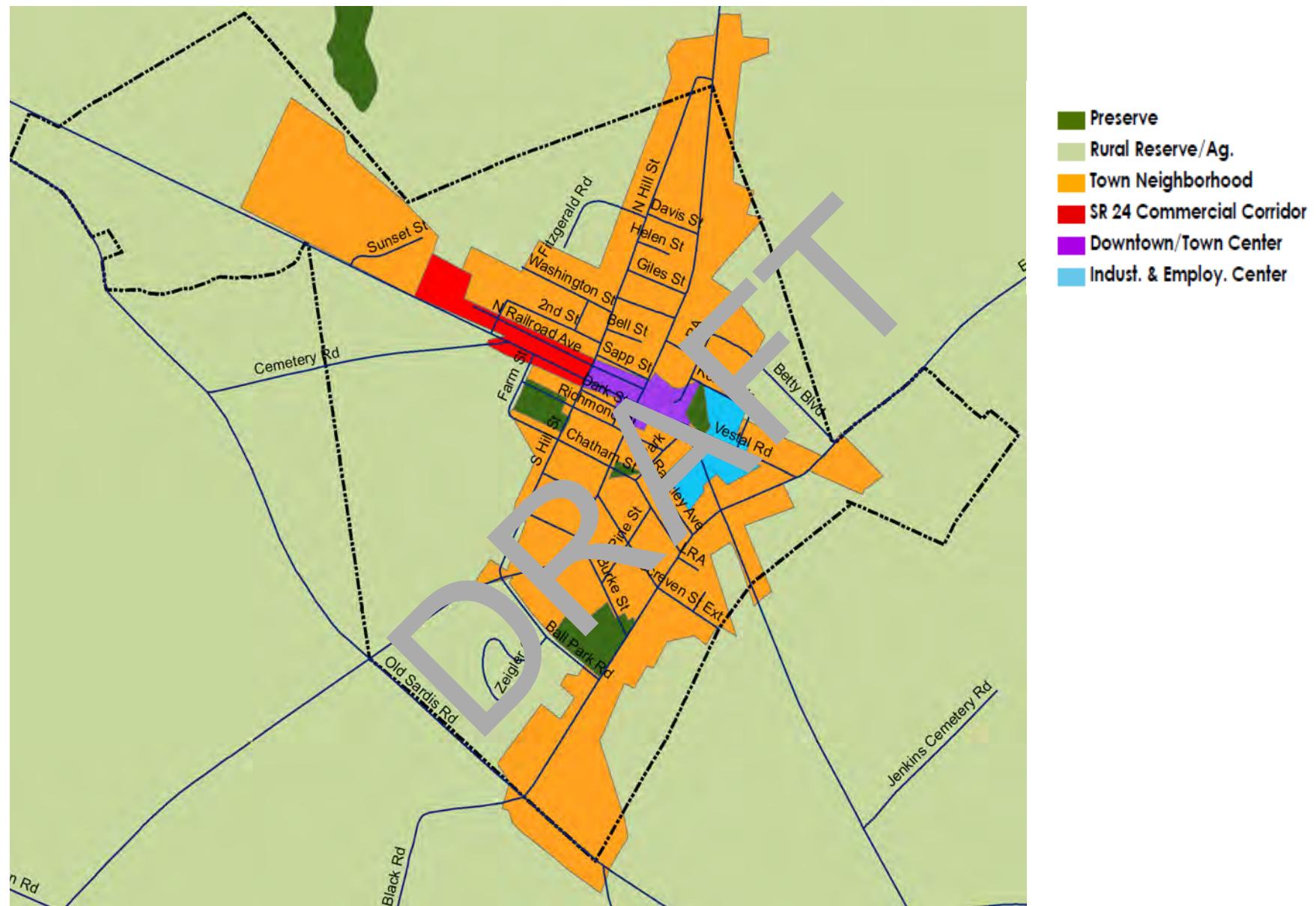
- Adopt historic district and design guidelines for Downtown
- Create Midville Business/Merchants Association
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown; A sidewalk assessment/ improvement overlay map may be required

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LAND USE: CHARACTER AREAS  
CITY OF SARDIS



## 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 recharge protection)
- Promote the use of conservation easements and conservation 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 complements 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<sup>1</sup>, 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 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

### **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

### CITY OF VIDETTE



## 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, 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 set backs and prohibit uses that are prone to pollution

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## 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 distinct 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 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 complements 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

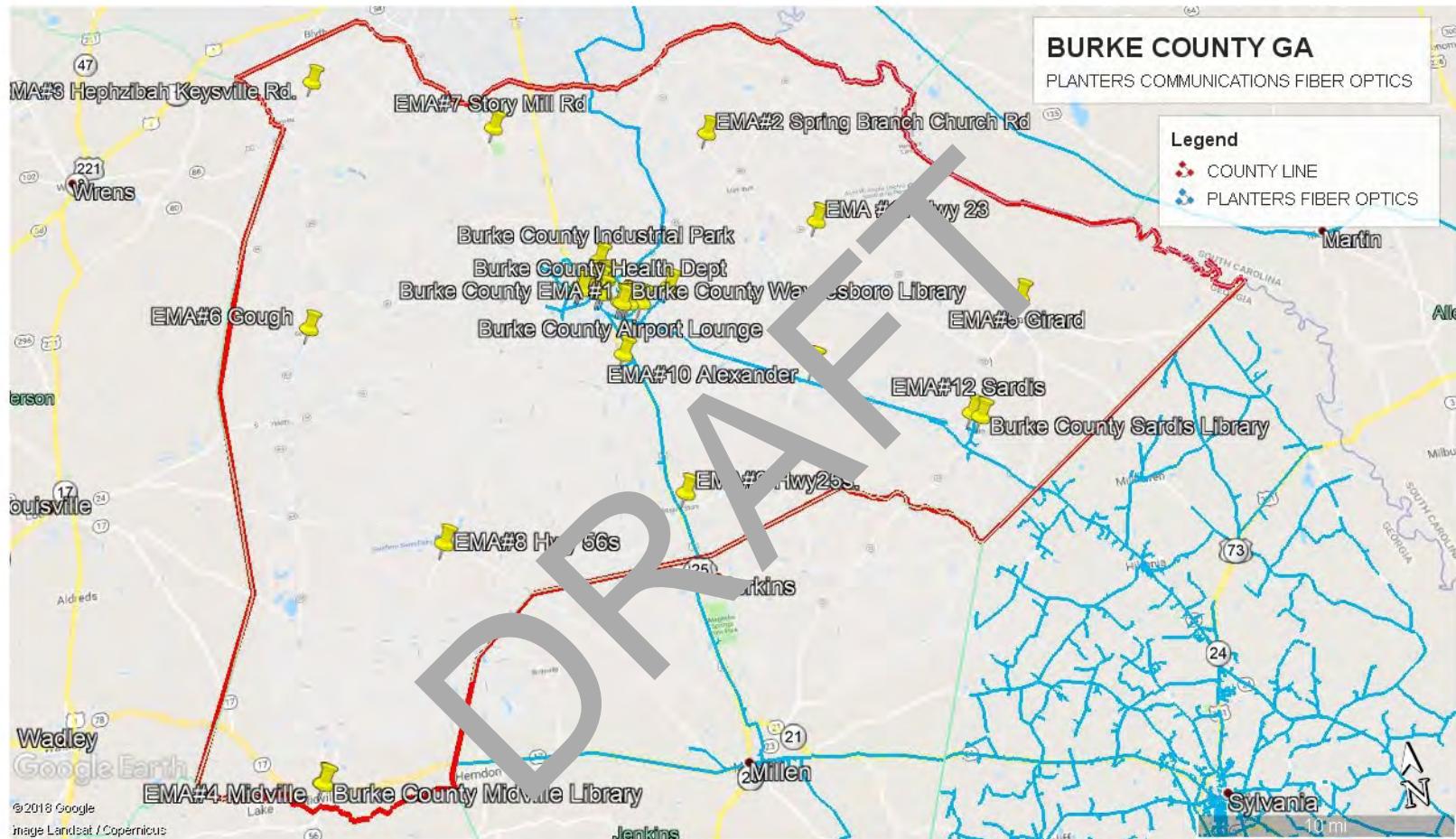
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations 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

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## BROADBAND

**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 at 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 = 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: <http://broadbandnow.com/Planter-Rural-Telephone-Cooperative>.

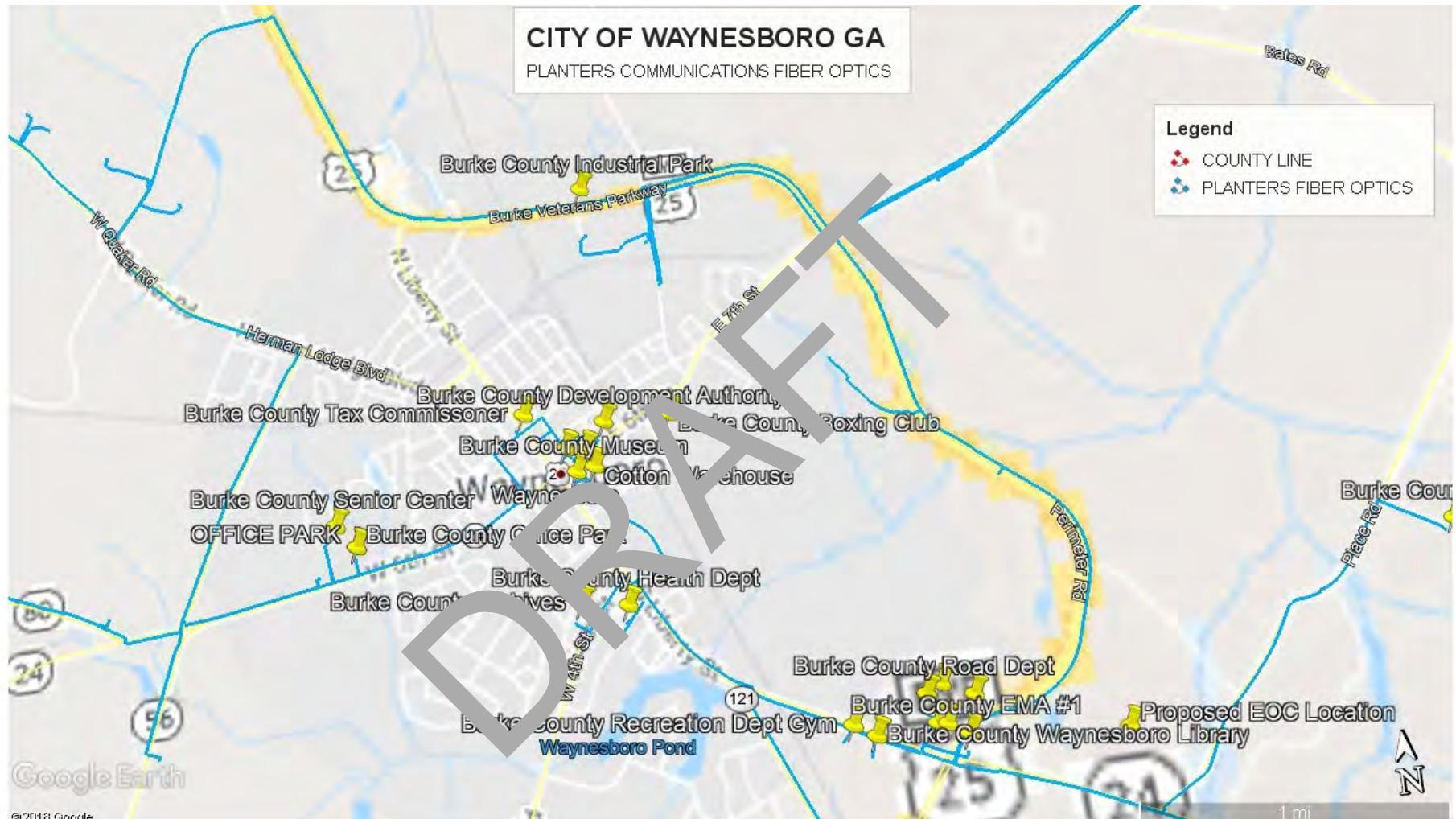
**Burke County:** Burke County has fiber optic internet available to 77 percent of residents. Map 13 shows where fiber optic is located within Burke County for Planter Communications Fiber Optics. Approximately 5,000 people in Burke County do not have access to 25 mbps wired broadband speed upload.

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



## 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 SRA 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 Read 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 (2019-2023) 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 (2025-2028) 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 measurable activities.



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
GRAD (GA Ready for Accelerated Development) Certification at Raymond Tract.	X				
Site Balancing at Raymond Tract.	X				
Water, Sewer, Natural Gas -- Extension to Raymond Tract.			X		Will be in the 2023-2028 CWP.
DABC Website Update.	X				
Develop Dynamic Existing Industry Program.			X		Will be in the 2023-2028 CWP.
Continue to support and fund the Industrial Development Authority in efforts to attract new industry.	X				
Continue efforts to train and educate county work force by supporting the public schools and working with Augusta Tech.	X				
Prepare engineering plans for Raymond industrial park expansion.		X			Will be in the 2023-2028 CWP.

## BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Airport: Conduct DBE Updates in 2019 for FY20-23.	X				
Airport: Construct 1000-foot RW & Extension, Turnarounds.	X				
Airport: Design Fuel Facility.	X				
Airport: AWOS (onsite weather station) easement and siting.		X			Will be in the 2023-2028 CWP.
Airport: Construct Fuel Facility.		X			
Airport: Design Security Fencing, Phase 1.	X				
Airport: EA (environmental Assessment for Apron Expansion, Fuel Facility Security Fencing, T-Hangar, Parallel Taxiway and Terminal Area.	X				
Airport: Land Acquisition for Approach.		X			Will be in the 2023-2028 CWP.



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Airport: Construction of Security Fencing, Phase I.		X			Will be in the 2023-2028 CWP.
Airport: Design for Apron Expansion (750' x 250'), Vehicle Parking Area (145' x 65'), and Access Road and T-Hangar.				X	No longer necessary.
Airport: Install AWOS (onsite weather station).			X		Will be in the 2023-2028 CWP.
Airport: Relocate Rotating Beacon Will relocate after completion of AWOS.			X		Will be in the 2023-2028 CWP.
Airport: Design Parallel Taxiway.	X				
Airport: Design T-Hanger 1st Unit and Apron Area Expansion.	X				
Airport: Conduct DBE Plan Update for FY24-26.		X			Will be in the 2023-2028 CWP.
Airport: Construct Parallel Taxiway.		X			
Airport: Design 2nd T-Hanger Unit and Paving.		X			Will be in the 2023-2028 CWP.
Airport: Design Security Fencing, Phase 2.	X				

## BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Animal Control Center: Under design for unincorporated Burke County.	X				
Burke County Senior Center: Apply for 2019 CDBG funds to renovate and expand Center.	X				
Burke County Office Park: Install new roof.	X				
Burke County Justice Center: Complete new construction (\$17 million over 1.5 years of construction. 6 years to plan). Will open in 2019.	X				
Coroner: Construct morgue in new coroner's office building.		X			Will be in the 2023-2028 CWP.
County Extension Agent: Purchase new bus for transportation of 4-H students.			X		
Health Department Renovations: Complete 2017 CDBG.		X			
Burke County Hospital Authority: Support capital improvement building projects.		X			Will be in the 2023-2028 CWP.
Burke County EOC/911 Center Project: Construct new building.	X				
Upgrade EOC/911 dispatch equipment.	X				



# BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Burke County Jail Expansion.		X			Will be in the 2023-2028 CWP
EMA: Purchase three ambulances.	X				
Burke County Fire Departments: Purchase two tanker pumbers.	X				
Burke County Fire Departments: Purchase two ambulances.				X	Not a priority at this time
Sheriff's Department: Purchase five fleet vehicles.	X				
All Burke County public buildings: General Renovations.					Will be in the 2023-2028 CWP
Libraries: Renovate Midville and Waynesboro library building.					
Recreation Department: construct Family Y.	X				
Recreation Department: Replace Concession Building at Jonathan Broxton Park.	X				
Roads and Bridges: Resurface projects (10 miles per year of resurfacing roads).		X			Will be in the 2023-2028 CWP

## BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Roads and Bridges: Paving projects (2 miles per year of dirt roads paved).		X			Progress slowed due to ROW acquisition. Will be in the 2023-2028 CWP
Tax Assessor Office: Purchase two pick up trucks.		X			One truck has been purchased. Will be in the 2023-2028 CWP
Office Renovations: Move Tax Commission, Tax Assessor, and Planning Commission offices to Historic cotton warehouses owned.		X			Will be in the 2023-2028 CWP
Prepare feasibility study for direct roadway connection between Waynesboro and the Plant Vogtle.		X			Will be in the 2023-2028 CWP
Update the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan.	X				
NATURAL & CULTURAL RESOURCES					
NATURAL & CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct a county-wide historic resources survey.			X		Will be in the 2023-2028 CWP
Designate historic districts and sites (local or National Register designation) and provide financial incentives to restore/ enhance.			X		Will be in the 2023-2028 CWP



## BURKE COUNTY: REPORT OF ACCOMPLISHMENTS

<b>BROADBAND</b>	Status				<b>COMMENTS</b>
	Completed	Ongoing	Postponed	Not Accomplished	
Designate a representative for a county- wide broadband committee aimed at improving quality and access across all jurisdictions.	X				
Assist CSRA RC in collection of address data, which will assist DCA with address- level evaluation of broadband service.	X				
Evaluate county buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act by County.	X				
Adopt a resolution stating that Burke County desires to be served by broadband capability through broadband deployment.	X				

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## GIRARD: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Burke County will widen and pave Brigham Avenue to improve the quality of life.	X				
Burke County will repair Brigham Landing Road.			X		Will be in the 2023-2028 CWP.
Girard will resurface Buxton Street.	X				
Develop marketing strategy to attract new employees hired as part of Plant Vogtle's expansion to locate in Girard.	X				

HOUSING	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Burke County Health Department will inspect all household and commercial septic tanks in Girard. This is a new program.	X				



## GIRARD: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Existing .25 mile Girard walking track will be widened as concrete sidewalk.	X				
Lighting, benches, landscaping will be added to the .25 mile Girard Walking Track.	X				
New Seasonal banners will be purchased for Girard streetlights.		X			Not a priority. Will be in the 2023-2028 CWP.
Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria.			X		Will be in the 2023-2028 CWP.
Prepare and adopt Wetland Protections ordinance in accordance with DNR "Part V." Environmental Planning Criteria.			X		Will be in the 2023-2028 CWP.
Prepare and adopt Water Supply Watershed Protections in accordance with DNR "Part V.". Environmental Planning Criteria.			X		Will be in the 2023-2028 CWP.

## GIRARD: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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				Rewritten in the 2023-2028 CWP: Upgrade and provide maintenance to the interior and exterior of the Historic Community Building.
BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	



# KEYSVILLE: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Apply for a CDBG grant to construct new water lines throughout entire City for promotion of business, tourism, and residents.			X		Lack of staff. Will be in the 2023-2028 CWP.
HOUSING	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
City will purchase dilapidated vacant housing for clearance.			X		Lack of funding. Will be in the 2023-2028 CWP.
COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Make storm water repairs to Cheatham Street and MLK Jr. Street.			X		Lack of funding. Will be in the 2023-2028 CWP.

## KEYSVILLE: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Purchase electronic sign board for Keysville City Hall.	X				
City Hall: Renovations to include painting and office area improvements, and possible expansion.					
Charles Walker Multi-Purpose Building: Renovations to include kitchen and restrooms improvements, and paving the parking lot.					
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.					
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.					
Purchase overgrown land lots for citywide clean up.					
NATURAL & CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Keysville Recreation Park: Install new basketball court					



## KEYSVILLE: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Keysville Recreation Park: Renovate the Pavilion.				X	Lack of Funding
Keysville Recreation Park: Construct Walking Trail.				X	Lack of Funding
Keysville Recreation Park: Install lockable fencing surrounding Park.				X	Lack of Funding
Keysville Recreation Park: Purchase benches.				X	Lack of Funding.
Prepare and adopt Water Supply Watershed Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria.	X				
Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria.		X			
Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria.	X				

## KEYSVILLE: REPORT OF ACCOMPLISHMENTS

BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Designate a representative for a countywide broadband committee aimed at improving quality and access across all jurisdictions.		X			Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific work program item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate town buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.		X			Will be in the 2023-2028 CWP.
Adopt a resolution stating that Girard desires to be fully served by broadband capability through broadband deployment.		X			Not a priority at this time.



# MIDVILLE: REPORT OF ACCOMPLISHMENTS

		Status				Comments
		Completed	Ongoing	Postponed	Not Accomplished	
<b>ECONOMIC DEVELOPMENT</b>	Install new roof on Midville High School building (part of the building is rented commercially).	X		X		Lack of Funding. Brownfield Assessment is important to Midville. Funds for assessment will be sought out.
	Examine the need for brownfield assessment of properties within the city.					
<b>HOUSING</b>	Status				Comments	
	Completed	Ongoing	Postponed	Not Completed		
		X			Lack of Funding.	
<b>NATURAL AND CULTURAL RESOURCES</b>	Status				Comments	
	Completed	Ongoing	Postponed	Not Accomplished		
	X					

## MIDVILLE: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct student summer program teaching education, ethics, manners, and life skills (Dr. Ruby Saxon) at Community House.	X				
COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Purchase property for new well next to existing main well.	X				
Make repairs to main well (spent \$29,000 In 2017).	X				
Upgrade existing well with digging deeper and installing new pump.	X				
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.					



# MIDVILLE: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Purchase one used police vehicle.	X				
Apply for 2020 CDBG Water or Sewer Improvements grant.	X				
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				
BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions.			X		Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific Work program item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				

## MIDVILLE: REPORT OF ACCOMPLISHMENTS

<b>BROADBAND</b>	Status				<b>COMMENTS</b>
	Completed	Ongoing	Postponed	Not Accomplished	
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.		X			Lack of funding and staff, Carried over to new work program.
Adopt a resolution stating that Midville desires to be fully served by broadband capability through broadband deployment.		X			Not an administrative priority at the time.

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# SARDIS: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Re-activate the Sardis Development Authority.	X		X		Lack of funds.
Downtown Sardis: Enhance downtown buildings with new awnings and paint facades.		X			
NATURAL AND CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Coal Chute Park: Construct park landscaping and interpretive kiosk/signage to display history of the extant railroad coal chute.	X				
LAND USE	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Adopt a Zoning/Land Use Regulation Ordinance.			X		Lack of funds.

## SARDIS: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Sewer system improvements: Make modifications to existing wastewater pollution plant.					Lack of funds.
Continue to improve existing sidewalks and construct new sidewalks from surrounding neighborhoods to down town area.					
Continue to re-surface and improve roadways in the community. South Hill Street for .5 miles.	X				
Purchase building for City Hall offices and Police department. Renovate existing City Hall building.	X				Building purchased, renovations will be done as funding is made available.
Purchase new computers for City Hall.	X				
Purchase two new vehicles for Police Department.	X				
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				



## SARDIS: REPORT OF ACCOMPLISHMENTS

BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X				Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific work program item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband services.					
Evaluate city building and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.					Lack of funding and staff, Carried over to new workprogram.
Adopt a resolution stating that Sardis desires to be fully served by broadband capability through broadband deployment.					Not an administrative priority at the time.

## VIDETTE: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Prepare nomination for historic homes to the National Register of Historic Places.					
COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Drill a new backup well.					
Install new water lines throughout the city to replace galvanized lines.		X			SPLOST Funding has allowed for the replacement of some new water lines with fire hydrants. Additional improvements are needed
Install fire hydrant to increase fire protection.	X				
Repair roadways.	X				
Repair water system.		X			
Add one piece of playground equipment annually for five years.		X			Lack of funding.



## VIDETTE: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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			X	Georgia Department of Transportation Responsibility.
Create signs or other means of slowing trucks passing through					
BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions.	X		X		Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific workprogram item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband services.	X		X		Addresses have been collected, updates may be needed
Evaluate city building and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.		X			Lack of funding and staff, Carried over to new workprogram
Adopt a resolution stating the Vidette desires to be fully served by broadband capability through broadband deployment.		X			Not an administrative priority at the time

## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Develop and implement a façade grant program to encourage revitalization of downtown storefronts (\$15,000 per year offered).	X	X			Will be in the 2023 - 2028 CWP.
Expand Raymond Industrial Park, including coordination with Burke County regarding infrastructure needs and install utilities.	X				
Develop a package of economic development incentives to attract new industry.	X				
Apply for OneGeorgia Equity Grant for deceleration lanes along Waynesboro Bypass and SR 56 for truck center entrance safety.	X				
Develop a retail development plan for downtown Waynesboro as part of revitalization for underutilized shopping space.	X				Will be in the 2023 - 2028 CWP.
The City will participate in a study of analyzing cell-phone activity for employees of industry and business -- where they go when off work.	X				
Apply for GDOT Gateway or TE Streetscape grants to beautify downtown streetscape on Liberty or 6th Streets and at entrance ways to the city.	X				Will be in the 2023 - 2028 CWP.



## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

HOUSING	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Create a package of incentives to offer developers for housing development in unannexed areas to encourage annexation.	X				Will be in the 2023 - 2028 CWP.
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				Will be in the 2023 - 2028 CWP.
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				Will be in the 2023 - 2028 CWP.
Implement the recommendations of the 2017 Housing Action Plan	X				
Demolish 10 houses from the dilapidated list -- one each year		^			Lack of funding. Will be in the 2023 - 2028 CWP.
Apply for new and utilize existing CDBG and CIP funds to rehabilitate owner-occupied sub-standard housing throughout the city. Prioritize Corker Row and Reynolds St.		X			Will be in the 2023 - 2028 CWP.
Develop a new plan and process for disposal of demolition debris from dilapidated structures.		X			Lack of funding. Will be in the 2023 - 2028 CWP.
Perform a full update to the Housing Action Plan.	X				Lack of funding. Will be in the 2023 - 2028 CWP.
Update the Urban Redevelopment Plan and include limits to allow Council to control construction of future tax credit housing projects.		X			

## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

HOUSING	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Adopt design standards with the Waynesboro Housing Authority to demolish and rebuild new all housing units in Waynesboro	X	X			Will be in the 2023 - 2028 CWP.
Participate and re-certify designation as member of the Georgia Initiative for Community Housing (GICH).	X	X			Will be in the 2023 - 2028 CWP.
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			Will be in the 2023 - 2028 CWP.
Develop and promote an infill Housing Incentives Program to encourage new home construction on existing vacant lots or to replace dilapidated structures.		X			Will be in the 2023 - 2028 CWP.
BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions.					
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				



## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

BROADBAND	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.	X				
Adopt a resolution stating that Waynesboro desires to be fully served by broadband capability through broadband deployment.		X			
COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Develop a citywide bike/pedestrian/greenways master plan Including study of potential rails-to-trails.		X			
Install sidewalks from W. 13th Street to Walmart property.		X			
Develop a Sidewalk Improvement Plan to prioritize and drive annual decisions for executing projects.	X				
Develop a plan to utilize existing opportunities or develop additional methods to provide in-town transportation for the elderly.			X		
Adopt a Right of Way Protection Ordinance.				X	

## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Work with GDOT to develop a better program for controlling traffic signals in Waynesboro.				X	
Continue to utilize LMIG & TIA funds to resurface several streets each year to maintain quality roads.		X			
Apply for CDBG grants and use SPLOST funds to improve flood/drainage facilities in areas of need in Waynesboro.		X			
Apply for CDBG grants and use various funding sources for street resurfacing/paving.		X			
Apply for CDBG grants and use various funding sources to update and expand water, sewer, curb, gutter and sidewalks in deficient areas.		X			
Add playground equipment to city parks.	X				
Purchase law enforcement equipment -- body cameras, vests, and firearms.					
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		
Develop a citywide parks and greenspace master plan that focuses on opportunities for neighborhood parks, greenspace, recreation areas with some programming.			X		



## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Prepare a Streetscape Master Plan to guide enhancements in downtown Waynesboro and along corridors.		X			
Apply for CDBG grants and expand water services to include newly annexed area of city.		X			
Contribute one time towards construction of city/county-wide new Family Y complex due to open in 2019.		X			
Create a community Splash Pad at the new Family Y.		X			
Install radio read metering system to reduce unaccounted for water loss.	X				
Renovate 615 Liberty Street Building as a New City Hall.	X				
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				
Add new entrance signs coming into the city on south side of Highway 25.		X			
Construct restrooms in the City Park.		X			
Develop another community park(s) in Ward II with playground equipment.				X	

## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Develop another community park(s) in Ward III with playground equipment.				X	
Construct new natural gas regulator station.		X			
Evaluate the need to install a second natural gas main from tap station into the system.		X			
Evaluate the conditions of older water mains and develop a replacement plan to prioritize replacement activity.		X			
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			
Evaluate necessary upgrades at the Water Pollution Control Plan and develop an implementation plan to prioritize improvements			X		
Replace air lines from the blowers to clarifier basins at the WPCP		X			
Replace Primary clarifier components and equipment at the WPCP					
Install a new well to replace the Hwy 56 Filtration Plant and upgrade those treatment facilities	X				
Upgrade all components and equipment at the Fire Booster Pump Station			X		



## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Pave all remaining dirt roads--Reynolds, 4th Street Ext., Rail Road Avenue.					
Pave roads in the Cemetery.					
Refurbish existing playground equipment at 6th Street Park.					
Perform fire hydrant evaluation to upgrade all hydrants to the current standards for outlet sizes, installation, and coverage area.					
Update City's website.					
Develop cost estimate and construction plans to install water line and elevated water tower & tank to supply north section of city on US25.					
Acquire a building in downtown area to renovate and use as a theater for plays, small concerts, and movies.					
NATURAL & CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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				

## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

NATURAL & CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Restore Old Jail building – Calaboose.		X			
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				
Adopt policies that require setting aside land for greenways as part of subdivision development.	X				
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			
Redevelop downtown streetscape to include corner bumpouts 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			
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.					



## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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			
Review available information to determine methods of providing improved health for all citizens, especially seniors.				X	
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		
Develop cost estimate to dredge Jones Lake and re-dig channels.		X			
Assist in creation of Boys & Girls Club.					
Adopt new Tree Ordinance that includes updates for the Tree City USA Standards.					
INTERGOVERNMENTAL COORDINATION	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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).					

## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

INTERGOVERNMENTAL COORDINATION	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Develop a Waynesboro Emergency Management Plan in conjunction with the Burke County Management Plan.					
LAND USE	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Review Sign Ordinance for inconsistencies with the desired development pattern and amend accordingly.			X		
Amend development regulations to require interparcel access, limit curb cuts, and require sidewalks with new development.	X				
Evaluate the feasibility and outline the potential opportunities and constraints of a Landscape and Buffer Ordinance that would address landscaping, buffer yards, parking lots, and streetscape.		X			
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				



## WAYNESBORO: REPORT OF ACCOMPLISHMENTS

LAND USE	Status				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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				
Adopt new Land Development Code that incorporates new Zoning, Subdivision, and Sign Ordinances.	X				
Incorporate modern standards into Local Development Code to allow for smaller homes and lots.	X				

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## BURKE COUNTY: COMMUNITY WORK PROGRAM

ECONOMIC DEVELOPMENT	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Water, Sewer, Natural Gas -- Extension to Raymond Tract.						DABC Coordinate/ County Execute Site work	\$60,000	DABC funds engineering/ County provides in-kind
Develop Dynamic Existing Industry Program.						DRBC	\$10,000	Burke County
Prepare engineering plans for Raymond industrial park expansion.						DABC	TBD	DABC, Burke County
"Work with City of Waynesboro to extend water & sewer service Raymond tract."	X					COW/DABC	TBD	GEFA
Extend Broadband Countywide		X				BOCC	\$40,000,000	SPLOST, ARPA, DCA
COMMUNITY FACILITIES AND SERVICES								
Community Facilities and Services	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Airport: AWOS (onsite weather station) easement and siting.						BOCC	\$90,000	Local State/Federal Grants
Airport: Land Acquisition for Approach.						BOCC	\$150,000	Local State/Federal Grants

## BURKE COUNTY: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES AND SERVICES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Establish and operate a Land bank with Burke County for the acquisition and sale of property that is vacant, abandoned, dilapidated, and tax delinquent.	X	X	X	X	X	County, City of Waynesboro, CSRARC	\$750,000	Local Funds, County Funds, Federal Grants
Create a plan to determine the feasibility for Electric Vehicle (EV) Charging Stations, including the project scope, site selection, infrastructure needs, procurement process, installation cost, operation cost, and maintenance cost.						County, CSRARC, GA. DOT	TBD	State, Federal, Private Grants, State and Federal Loans
Create a community Splash Pad at the new Family Y.						City/County	\$125,000	General Funds, State and Federal Grants
Implement Curbside garbage collection						BOCC		
BROADBAND	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Construct Broadband Fiber Ring		X				BOCC		
Extend Broadband Countywide				X		BOCC		



## GIRARD: COMMUNITY WORK PROGRAM

Community Facilities and Services	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Lighting, benches, landscaping added to the Girard Walking Track				X				
Upgrade and maintaince to the interior and exterior of the historic Community Building. Example activities include paint, adding blinds For windows throughout the building, repair and replace historic fl ooring where needed and purchase new tables and chairs as support for public use events					X			
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	X				City, Burke County, and CSRARC	\$20K	GEMA, General Funds
Natural and Cultural Resources	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
New seasonal banners will be purchased for Girard streetlights								

## GIRARD: COMMUNITY WORK PROGRAM

BROADBAND	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Continue to assist in the collection of address data to evaluate broadband service availability.						City, CSRARC	Staff Time	General 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.						City, CSRARC	Staff Time	General Funds, DCA
Adopt a resolution stating that Girard desires to be fully served by broadband capability through the broadband deployment initiative.						City, CSRARC	Staff Time	General Funds, DCA

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## KEYSVILLE: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES AND SERVICES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
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	X				City, County, CSRARC	\$20K	GEMA Grants, Local Funds
Create a plan to determine the feasibility for Electric Vehicle(EV) Charging Stations, including the project scope, site selection, infrastructure needs, procurement process, installation cost,	X					City, CSRARC, GA DOT	TBD	State and Federal grants, State and Federal Loans
Purchase and install necessary infrastructure for Electrical Vehicle Charging		X	X	X		City, CSRARC, GA DOT	TBD	State and Federal Grants, Private loans, State and Federal Loans
Burke County will widen and pave Brigham Avenue to improve quality of life.								
Burke County will repair Brigham Landing Road								

## KEYSVILLE: COMMUNITY WORK PROGRAM

BROADBAND	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRARC	Staff Time	General Fund, 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, CSRARC	Staff Time	General Fund, DCA
Adopt a resolution stating that Keysville desires to be fully served by broadband capability through the broadband deployment initiative.		X				City, CSRARC	Staff Time	General Fund, DCA

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## MIDVILLE: COMMUNITY WORK PROGRAM

ECONOMIC DEVELOPMENT	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Examine the need for brownfield assessment of properties within the city		X						
Renovate Old School House for future use/assisted living or office suite.			X					
Renovate buildings downtown and add air condition				X				
Beautify city streets and sidewalks (Both Natural and Cultural Resources and Economic Development)			X					
COMMUNITY FACILITIES AND SERVICES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
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			

## MIDVILLE COUNTY: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES AND SERVICES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Renovate the Community House, including new roof, windows, floor, paint, ect...				X				
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							
Construct a multipurpose trail around ball fields (Both Community Facility project and Natural and Cultural Resources		X						
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	X			CITY, COUNTY, CSRARC	\$20K	GEMA GRANTS, GENERAL FUNDS



## MIDVILLE: COMMUNITY WORK PROGRAM

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
<b>NATURAL AND CULTURAL RESOURCES</b>								
Construct a multipurpose trail around ball fields (Both Natural and Cultural Resources and Community Facility project								
<b>BROADBAND</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRARC	STaff Time	General 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, CSRARC	STaff Time	General Funds, DCA
Adopt a resolution stating that Midville desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRARC	STaff Time	General Funds, DCA

## SARDIS: COMMUNITY WORK PROGRAM

ECONOMIC DEVELOPMENT	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Downtown Sardis: Enhance downtown buildings with new awnings and paint facades								
COMMUNITY FACILITIES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
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								
Continue to improve existing sidewalks and construct new sidewalks from surrounding neighborhoods to Downtown Area								
Sewer system improvements: Make modifications to existing wastewater pollution plant								
Purchase building for City Hall Offices and Police Department. Renovate existing City Hall building								
Apply for infrastructure grants for improvements to water, sewer, drainage, and street improvements.								



## SARDIS: COMMUNITY WORK PROGRAM

LAND USE	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Adopt a Zoning/Land Use Regulations Ordinance								
BROADBAND	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Continue to assist in the collection of address data to evaluate broadband service availability.								
Evaluate city buildings and other public spaces to determine which may be improved to Become a Broadband Ready site under the ACE Act.								
Adopt a resolution stating that Sardis desires to be fully served by broadband capability through the broadband deployment initiative.								

## VIDETTE: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES AND SERVICES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
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								
Add one piece of playground equipment annually for five years								
Install new water lines through the city to replace galvanized								
Repair Water System								
BROADBAND	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Continue to assist in the collection of address data to evaluate broadband service availability.								
Evaluate city buildings and other public spaces to determine which may be improved to Become a Broadband Ready site under the ACE Act.								
Adopt a resolution stating that Sardis desires to be fully served by broadband capability through the broadband deployment initiative.								



## WAYNESBORO: COMMUNITY WORK PROGRAM

ECONOMIC DEVELOPMENT	Timeframe					Responsible Party	Cost Estimate	Funding Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Expand Raymond Industrial Park, including coordination with Burke County regarding infrastructure needs and install utilities.	X	X	X	X	X	Development Authority, City of Waynesboro, Burke County, CSRA RC	\$5 million	Development Authority, City of Waynesboro, Burke County, State and Federal Grants and Loans
Develop a retail development plan for downtown Waynesboro as part of the cities undergoing revitalization.	X	X				City and Chamber of Commerce	\$4,000	Local Funds, Various State and Federal Grants
Create a plan to revitalize and eliminate blight, identifying those private and public incentives to rehabilitate existing homes and the construction of new single and multifamily housing in Waynesboro as a part of the implementation component.	X	X				City, CSRA RC	\$50,000	Local funds, State and Federal Grant funding
Downtown Streetscape beautification.		X				City	TBD	Transportation Improvement Grants, and State and Federal Grants
Water, Sewer, Natural Gas -- Extension to the Raymond Tract				X		City, Burke County, Development Authority	\$1,400,000	Splost, General Funds, Various State and Federal Grants

## WAYNESBORO: COMMUNITY WORK PROGRAM

Community Facilities	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Develop a citywide bike/pedestrian/greenways master plan including study of potential rails-to-trails.	X	X	X				TBD	
Install sidewalks from W. 13th Street to Walmart property.		X					\$75,000	
Develop a Sidewalk Improvement Plan to prioritize and drive annual decisions for executing projects.	X	X					\$5,000	
Invest in equipment and infrastructure to reduce flooding and improve drainage in areas of need in Waynesboro.			X				\$100,000	
Apply for CDBG grants and use various funding sources to update and expand water, sewer, curb, gutter and sidewalks in CDBG target areas.	X	X	X	X	X		\$1,000,000	
Add playground equipment and mulch for protection to city parks.	X	X	X	X	X		TBD	
Pave & Stripe Liberty and 6th Street.		X					TDB	
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.								
Develop a citywide parks and greenspace master plan that focuses on opportunities for neighborhood parks, greenspace, recreation areas with some programming								



## WAYNESBORO: COMMUNITY WORK PROGRAM

COMMUNITY FACILITIES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Prepare a Streetscape Master Plan to guide enhancements in downtown Waynesboro and along corridors.								
Create a community Splash Pad at the new Family Y.								
Pave and Stripe Parking Lot Behind City Hall.								
Replace and purchase necessary personal protective equipment (ppe) and first response software (Gear may include that self-contained breathing apparatus, safety vest, body camera, city camera system, other protective gear, first response system).								
Add new entrance signs coming into the city on southern side of Highway 25.								
Construct restrooms in the City Park.								
Construct new natural gas regulator station.								

## WAYNESBORO: COMMUNITY WORK PROGRAM

Community Facilities	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Evaluate the need to install a second natural gas main from tap station into the system								
Evaluate the conditions of older water mains and develop a replacement plan to prioritize replacement activity								
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								
Evaluate and make necessary upgrades at the Water Pollution Control Plan and develop an implementation plan to prioritize improvements.								
Replace air lines from the blowers to clarifier basins at the WPCP								
Replace Primary clarifier components and equipment at the WPCP								
Install a new well, to increase water availability for residents and industries								
Replace and make upgrades to existing filtration facility								
Upgrade all components and equipment at the Fire Booster Pump Station								



## WAYNESBORO: COMMUNITY WORK PROGRAM

Community Facilities	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Create a plan to determine the feasibility for Electric Vehicle (EV) Charging Stations, including the project scope, site selection, infrastructure needs, procurement process, installation cost, operation cost, and maintenance cost.								
Purchase and install necessary infrastructure for Electrical Vehicle Charging Stations.								
HOUSING	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Develop a new plan and process for disposal of demolition debris from dilapidated structures								
Create a plan to revitalize and eliminate blight, identifying the private and public incentives to rehabilitate existing homes and the construction of new single and multifamily housing in Waynesboro as a part of the implementation component.								
Demolish 10 houses from the dilapidated list -- one each year								
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.								

## WAYNESBORO: COMMUNITY WORK PROGRAM

HOUSING	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Establish and operate a Landbank with Burke County for the acquisition and sale of property that is vacant, abandoned, dilapidated, and tax delinquent.								
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.								
Create a new Urban Redevelopment Plan (URP) or Strategic Plan.								
Develop a plan that identifies implementations items and incentives to encourage infill housing and new construction, and replacement of dilapidated structures.								
NATURAL & CULTURAL RESOURCES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Restore Old Jail building – Calaboose								
Prepare a master for a new park/civic space and existing parks.								
Develop a plan for best management practices and site design standards for stormwater management.								



## WAYNESBORO: COMMUNITY WORK PROGRAM

NATURAL & CULTURAL RESOURCES	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Redevelop downtown streetscape to include corner bumpouts 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.								
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								
Develop Promote and Expand Cultural Events, Festivals, Public Art (Examples would be 2nd Saturday Downtown Events and new public art murals and Sculptures.								
Create a plan to revitalize and eliminate blight, identifying those private and public incentives to rehabilitate existing homes and the construction of new single and multifamily housing in Waynesboro as a part of the implementation com								
Demolish 10 houses from the dilapidated list -- one each year								
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.								
Develop cost estimate and work with Waynesboro Betterment Council, DNR, Army Corp of Engineers to improve drainage and flooding problems at Jones Lake.								

## WAYNESBORO: COMMUNITY WORK PROGRAM

<b>NATURAL &amp; CULTURAL RESOURCES</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
Design and construct a trail for recreation projects at Jones Lake								
Create a museum location in collaboration with Burke County								
Engage youth in civics and government through youth council curriculum								
<b>BROADBAND</b>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028			
	Continue to assist in the collection of address data to evaluate broadband service availability.							
	Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.							
	Adopt a resolution stating that Waynesboro desires to be fully served by broadband capability through the broadband deployment initiative.							



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