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# Comprehensive Plan - 2018 City of Hephzibah

Prepared for

The City of Hephzibah 2530 Georgia Highway 88 Hephzibah, Georgia 30815 Phone Number: (706) 592-4423

The Honorable Robert Buchwitz, Chairman

Members of City Commission: Commission Member Jody Boulineau Commission Member Sissi Dozier Commission Member Frank Godbee Commission Member Clay Fulcher

City Clerk Martha R. Allen

Adopted: [Month] 2018

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

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





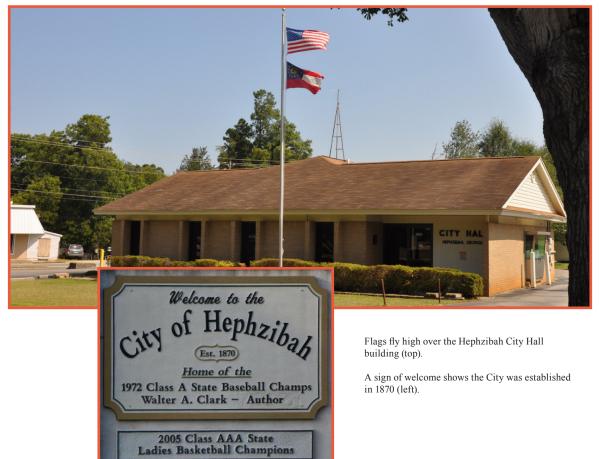
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d'f

Mims Rd

Legend 1

**S** 

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Schools

Churches

Fire\_Stations

# **SECTION I. INTRODUCTION**

#### A. OVERVIEW

Originally named Brothersville to honor three of its initial sibling settlers, Hephzibah, Georgia, is setting its sights on the future. This Comprehensive Plan provides a snapshot of the city's current position, a summary of what it has accomplished, and an agenda of its ideas for the future.

Georgia cities and communities are continuously seeking ways to strengthen their support systems, reinforce their economy, provide sensible and timely growth, promote a sense of positive change, build on local assets, pay homage to their historic and cultural resources, and, ultimately, provide a better quality of life for their citizens. The concepts of motivation, traditional values, and innovation rejuvenate the energy of the City, and this Comprehensive Plan is the rudder of Hephzibah's forward-moving vessel. *Map 1.3 - The City of Hephzibah.* 

Hephzibah is seated in Richmond County and adjacent to Burke County. As any part of a whole, the city remains an integral cog in the region while facing typical challenges. This city works to support its autonomy and plays a part in backing the county as a destination. City systems support economic and educational ideals of the city, county and state, and create a sense of smalltown charm while striving to lead ever improving community and budgetary progress and be a leader in innovations based in traditional values.

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

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

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

- Set a guide for a desired future.
- Describe ways that future can be achieved.
- Craft a coordinated long-term planning program.

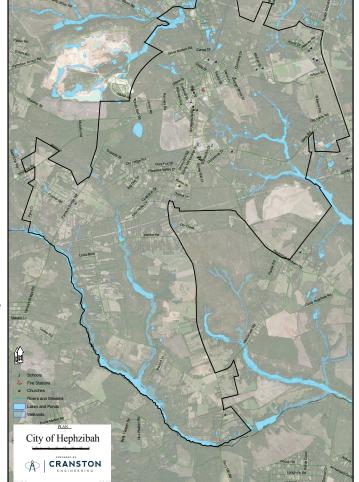
All state-required comprehensive planning components and additional elective materials listed below are distributed throughout this document in different sections, as noted.

The state-required and elective components are the following:

- Community Participation
  - cipationcommunity Facilitiescommunity Facilities
- Economic Development Housing
- Transportation

- Natural Resources
- Alternatives and Strategies
- Needs and Opportunities
- Section I, Page 8





# СІТҮ ОГ НЕРНΖІВАН

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

Figure 1.0 - Document Components and Location

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

\*Required Plan Element for Hephzibah.

# **B. SERVICE DELIVERY STRATEGY**

The State of Georgia's "Service Delivery Strategy Act" adopted in 1997 by the Georgia General Assemble, requires that all counties and incorporated municipalities adopt a joint "Service Delivery Strategy" document. In formulating such a document, local governments examine public services, identify gaps or overlaps in the provision of those services, and develop a coordinated approach to allocating the delivery and funding of these services among the local governments and other authorities within each county. The City of Hephzibah participates in the Augusta-Richmond County "Service Delivery Strategy",



Hephzibah Comprehensive High School boasts the Wendell J. Lofton, Sr. Gymnasium,

along with the City of Blythe. This joint strategy is currently being updated in parallel with this planning process.

"The only way that we can live, is if we grow. The only way that we can grow is if we change. The only way that we can change is if we learn..."

--C. JOYBELL C.

## C. COMMUNITY SNAPSHOT

Figure 1.1 - A Quick Look at the Community

	City of Hephzibah	<b>Richmond County</b>	Burke County (nearby)
Total Population (2016 American Community Survey [ACS] )	3,936	201,418	22,838
Median Age of Residents	34.5	33.5	37.1
Residents who are Military Veterans (2011-2016 ACS)	414 (10.5% of population)	16,556 (8.2% of population)	1,338 (5.9% of population)
Total Housing Units (2010 Census)	1,604	87,290	9,824
Median Property Value (2011-2016 ACS)	\$123,700	\$100,600	\$79,800
Median Household Income (2011-2016 ACS)	\$51,316	\$38,595	\$34,589
Number of Households (2011-2016 ACS)	1,354	72,470	8,082
Percentage of Homeownership	75.8%	52.6%	70.7%
Commute Travel Time (2011-2016 ACS)	27.1 minutes	20.1 minutes	26.1 minutes
Land Area	19.4 square miles (12,416 acres)	329 square miles (210,560 acres)	835 square miles (534,400 acres)



Fresh foods and grocery staples can be purchased at KJ's market.



Older buildings line a small section of Highway 88 near the town center.



Dr. Mayer, veterinarian, poses with Frank, Beans, and Lola. Photo used with permission of Dr. Mayer.

"Remember that the happiest people are not those getting more, but those giving more." -- H. Jackson Brown Jr.

# SECTION II. COMMUNITY PARTICIPATION

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

- Membership of the Steering Committee
- Planning Process (including Public Involvement)
- Vision Statement (Community Goals)
- Goals of the Plan

# A. STEERING COMMITTEE



Steering Committee meeting for committee members to give input on items for the Plan.

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

Members of the Steering Committee for this Comprehensive Plan included the following:

- Chairman Robert Buchwitz
- Commission Member Jody Boulineau

• Summary of the S.W.O.T. Analysis

• Needs and Opportunities

• Alternatives and Strategies

- Commission Member Sissi Dozier
- Commission Member Frank Godbee
- •Commission Member Clay Fulcher
- •City Clerk Martha R. Allen

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

Meeting dates for the Steering Committee were held at City Hall on the following days:

- August 23, 2018, 4:00pm
- September 13, 2018, 4:00pm
- September 19, 2018, 4:00pm (make-up session due to inclement weather on September 13)
- October 11, 2018, 4:00pm
- October 23, 2018, 6:00pm (final presentation)

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

"Words are where most change begins." --Brandon Sanerson, Words of Radiance



Citizens came to a Public Hearing meeting to view plan ideas.

#### **B.** PLANNING PROCESS

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

Figure 1.2 - Pl	anning	Process
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Month	Meeting	Purpose and Activities
1	Kickoff with City Commission and City Clerk	<ul> <li>Confirm Plan Elements to be included</li> <li>Approve Planning Consultant Proposal</li> <li>Goals for the Plan</li> <li>Appoint Steering Committee Members</li> </ul>
1	Steering Committee Meeting #1 (Goals and S.W.O.T.)	<ul> <li>Confirm Goals of the Plan</li> <li>"S.W.O.T." (Strengths, Weaknesses, Opportunities, Threats) Analyses</li> </ul>
1	Public Hearing #1	<ul> <li>Initiation of Plan</li> <li>Schedule of Meetings</li> <li>How to Participate</li> <li>Provide Voice Input</li> <li>Written Community Survey</li> </ul>
2	Steering Committee Meeting #2 (Future Scenarios and Direction by Plan Element)	<ul> <li>Review Existing Conditions</li> <li>Accomplishments</li> <li>Alternatives/Strategies</li> <li>Community Work Program</li> </ul>
2	Open House for Public Comments	<ul> <li>Drop-In</li> <li>Review and Comments on the Plan Elements</li> <li>Community Survey for Additional Comments</li> </ul>
3	Steering Committee Meeting #3 (Draft Plan Review)	<ul><li>Draft Vision Statement</li><li>Draft Plan Review</li></ul>
3	Public Hearing #2	Briefing on Plan Contents
3	Presentation to City Commission	Comments from Commission
3	Submit Plan	<ul> <li>Submittal of plan to Central Savannah River Area - Regional Commission (CSRA - RC)</li> <li>Submittal of plan to The Georgia Department of Community Affairs (GA DCA)</li> <li>Respond to CSRA - RC and GA DCA Comments</li> </ul>
5	Adoption of Plan	
5	Notification of Adoption	
5	Publicizing the Plan	

"HAPPILY, WE DO THE WORK." -- LAILAH GIFTY AKITA, THINK GREAT: BE GREAT!

# CITY OF HEPHZIBAH

## **COMPREHENSIVE PLAN - 2018**

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

- Thursday, August 23, 2018
- Thursday, September 13, 2018
- Thursday, October 11, 2018

The first Public Hearing came at the beginning of the planning proceedings and served to inform the community about the

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



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

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

#### **C. VISION STATEMENT**

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

Citizens discuss plan

ideas at a Public

give their input.

Hephzibah is a robust, motivated community with small-town charm; an abundance of cultural, educational, and recreational opportunities; innovative leadership rooted in traditional values; a business climate supported by the City; and a spirit of community friendliness.

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

#### **D.** GOALS OF THE PLAN

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

> "WHEN WE LEAST EXPECT IT, LIFE SETS US A CHALLENGE TO TEST OUR COURAGE AND WILLINGNESS TO CHANGE; AT SUCH A MOMENT, THERE IS NO POINT IN PRETENDING THAT NOTHING HAS HAPPENED OR IN SAYING THAT WE ARE NOT YET READY. THE CHALLENGE WILL NOT WAIT. LIFE DOES NOT LOOK BACK. A WEEK IS MORE THAN ENOUGH TIME FOR US TO DECIDE WHETHER OR NOT TO ACCEPT OUR DESTINY."

> > --PAULO COELHO, THE DEVIL AND MISS PRYM

# E. S.W.O.T. SUMMARY

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

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

# STRENGTHS

- Low-density bedroom community character
- No City property taxes
- City service efficiency
- Good water supply
   Oity has excess capacity with about 15-years worth of water
- Sense of community
- · Leadership of City government
- Improved ISO rating at 4
- Multiple revenue streams
- Hephzibah Innovation Center
- Building was constructed and leased to the charter school The Georgia School for Innovation and the Classics (GSIC), which is expanding to grades K-9 and currently expects 730 students in the 2018-19 school year
- Forward-thinking leaders
- Space for growth of multiple types

- Geographical location "with vision"
  - Located in a triangle of 3 of the area's largest employers
    \* Savannah River Site, Fort Gordon, and Plant Vogtle
- Facilities to provide spaces for public gatherings and support City infrastructure
  - Community Center
  - Municipal Cemetery
  - Ballfield
- Religious options and a faith-based community
- · Zoning ordinances and strict adherence to the rules
- Longevity of businesses (such as Hephzibah Pharmacy which has been in business over 50 years)
- Leadership for the City is not paid
   Each person wants to be there to better the City
- Large amount of land ownership by the City
- Estimated 1,400 acres owned
- o Acreage includes sellable timber at an estimated \$800/acre

# WEAKNESSES

- Lack of multi-modal transportation

   Needs include bike lanes, sidewalk additions, sidewalk improvements, roadway infrastructure updates, multi-use trails
- Need for sit-down restaurants to support City, events,
- visitors, current citizens
- Negative stereotypes
  - Some crime areas are "lumped in" with the 30815 zip code although they are outside the City Limits
    Creates a negative mindset about the City
- Lack of electronic signage to quickly promote information
- Inadequate size of City Hall; courtroom too small
- Mentality that is less willing to accept, understand the need for change and growth
  - Must help the community to focus on the big picture for all citizens
  - o Dissuade push-back on City zoning ordinances
- Road Infrastructure expansion / updates needed
   o Congested intersections during the a.m. and p.m. school traffic times

- City appearance
  - Abandoned buildings
  - Ways to decide on how to condemn properties and affordability of that action
  - Wide span between the visually appealing areas and the areas that need great improvements
- Destinations needed that take advantage of natural and cultural resources
- · Struggles with student population shifts
- Students moving from public school to the charter school may have culture shock issues, prior behavioral challenges, and act in ways that negatively impact the conduct and learning of the current charter student body
- Need to address and potentially remove pocket
- neighborhoods that are problem areas for crime, drugs, and violence

"INCREDIBLE CHANGE HAPPENS IN YOUR LIFE WHEN YOU DECIDE TO TAKE CONTROL OF WHAT YOU DO HAVE POWER OVER INSTEAD OF CRAVING CONTROL OVER WHAT YOU DON'T."

--Steve Maraboli, Life, the Truth, and Being Free

# **OPPORTUNITIES**

• Completing the Hephzibah Innovation Center to lease to the charter school

• Envisioning a student body of 1,000 to 1,100 in the future

- Add quality-of-life activities and activity spaces
  - Storey Mill property
    - \* Pedestrian trails
    - \* Campgrounds
    - \* Equestrian areas
    - \* Biking amenities
    - \* Disc golf course / active family spaces
- Use of the upcoming Hephzibah Agricultural Center ("Redfield" area)
  - Located on Highway 25
  - Currently in planning stages, design already complete
    \* First phase consists of: area for possible rodeo type events & a farmer's market space
- Alternate energy sources and use for the City • Currently in testing phases for several types of alternate solar energy devices
  - Agree with sustainable energy and green living efforts
- Roadway expansion
   Expand Windsor Spring Road as a 4-lane road to Heph-McBean Road
  - Alleviate congestion with a through-route to Highway 25

 Help increase traffic flow and decrease traffic challenges around the public high school and public middle school

- Offer 5G wireless service
  - o Focus on the cyber community
  - o Offer service with no cost to the community
  - Possibility of interim offering of free wi-fi in select recreational areas
- Annex into Burke County to grow the City • Improve water quality along the southern line of current City limits
  - Give fire and emergency service protection to citizens who lack adequate service in parts of Burke County
- · Additional fire service protection
- Additional ambulance service protection and more control over how the service assists customers
   Improved response times
- Sewer expanded in the downtown area to accommodate commercial properties and potential sit-down restaurants
- Create a Town Center or Town Square
   Seeking creation and implementation by an outside developer
  - Post Office would be one corner of the Town Square
    Utility infrastructure can support this idea
- Potential for second Post Office in City limits near the south Augusta area
- Current Hephzibah Post Office could expand to service Blythe and Keysville

# THREATS

- Weather or natural disasters
- If a large employer leaves the area
- EMP device damages electricity and communication abilities
- Significant economic downturn
- Cultural decline
  - o Civil unrest
  - o Lack of community spirit
- Active shooter event or community attack

- Drastic environmental changes
  - Extended drought conditions that change the water table and residents' abilities to have access to water
  - Aquifer level drop due to increased irrigation
  - \* Currently levels recover quickly but a combination of extenuating circumstances or events could deplete it too much for recovery
- Wildfires where urban and suburban areas interface with agricultural land



Construction continues on Windsor Spring Road at the post office.



Heavy equipment assists in construction efforts on Windsor Spring Road

# F. NEEDS AND OPPORTUNITIES CHARTS BY PLAN ELEMENT

# i. Community Facilities

Needs:	Opportunities:
Improve / increase size of City Hall.	Add quality-of-life activities and activity spaces, such as pedestrian trails, disc golf, biking areas, etc.
Create a plan to remove abandoned buildings.	Create a Town Center or Town Square.
Develop a website for the City, social media presence, other communication with citizens.	Offer 5G wireless service at no cost to the community.
Dispose of solid waste adequately while maximizing the county landfills.	Offer free wi-fi in key locations.
Upgrade & activate a second fire station on Fulcher Road to serve south end of city.	Upgrade the storage and holding area for city maintenance equipment.
New pavilion constructed - Windsor Spring Rd. Hephzibah Carroll Community Center.	Encourage new developments to pay for itself in terms of roads, infrastructure, & water lines.
Replacement of Murphy St. water treatment building.	
Relocate playground equipment to pavilion area - Hephzibah Carroll Community Center.	
Add street lights, as needed.	

#### ii. Economic Development

Needs:	Opportunities:
Support zoning and ordinances to attract sit-down restaurants.	Promote the city to surrounding citizens as a destination with amenities and cultural resources.
Completing the Hephzibah Innovation Center building to accommodate growth of Georgia School for Innovation and the Classics (GSIC).	Seek out alternate energy sources (solar).
Encourage business formation in the service sector to serve anticipated demand from Ft. Gordon, National Science Center, and city growth.	Promote the Hephzibah Agricultural Center, arena & farmer's market space.
Continue to implement enhancement projects on the city rights of way.	Create a plan for use of Storey Mill property.
Strive to attract new businesses to the City.	

# iii. Housing

Needs:	Opportunities:
Ensure proper and safe house building techniques through building code enforcement.	Increase the supply of sound housing.
Continue code enforcement program to ensure proper housing.	Improve existing housing.

"MANY PEOPLE ARE GOOD AT TALKING ABOUT WHAT THEY ARE DOING, BUT IN FACT DO LITTLE. OTHERS DO A LOT BUT DON'T TALK ABOUT IT; THEY ARE THE ONES WHO MAKE A COMMUNITY LIVE."

-- JEAN VANIER, COMMUNITY AND GROWTH

# Сіту об Нернгіван

# iv. LAND USE

Needs:	Opportunities:
Continue to enforce current zoning ordinances.	Encourage new development that conforms to the City's zoning districts.
Continue to promote greenspace and protection of environmentally sensitive lands as open space.	
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance.	
Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance.	

#### v. TRANSPORTATION

Needs:	Opportunities:
Roadway expansion to alleviate congestion, especially at peak a.m. & p.m. times.	
Extend Windsor Spring Rd. to Hephzibah McBean to eliminate congestion at schools and provide alternate route to Hwy 25.	
Provide for the safe & convenient flow of people & freight throughout the city.	
Windsor Spring Road, Phase V - Complete ROW acquisition & widen from Willis Foreman Road to SR 88.	
Henderson & Fulcher roundabout intersection improvements.	
Repaving various roads, as needed.	
Repave entryway road & loop area of Oakridge subdivision.	
Continue to implement enhancement projects on city rights of way.	

# vi. NATURAL RESOURCES

Needs:	Opportunities:
Replace / rebuild Windsor Spring Rd. well house.	Loop the southern end of the water system along Corley Rd from Storey Mill Rd to Farmer's Bridge Rd.
Continue community outreach related to water quality & quantity.	

# G. Alternatives and Strategies Charts by Plan Element

# i. Community Facilities

Strategies:	
Improve / increase siz	e of City Hall.
Create a plan to remov	ve abandoned buildings.
Develop a website for	r the City, social media presence, other communication with citizens.
Dispose of solid waste	e adequately while maximizing the county landfills.
Upgrade & activate a	second fire station on Fulcher Road to serve south end of city.
New pavilion constru-	cted - Windsor Spring Rd. Hephzibah Carroll Community Center.
Replacement of Murp	bhy St. water treatment building.
Relocate playground e	equipment to pavilion area - Hephzibah Carroll Community Center.
Add street lights, as n	ieeded.
Add quality-of-life ac	tivities and activity spaces, such as pedestrian trails, disc golf, biking areas, etc.
Create a Town Center	or Town Square.

Momentum 

Progress 

Achievement

# **COMMUNITY FACILITIES (CONTINUED)**

# Strategies:

Offer 5G wireless service at no cost to the community.

Offer free wi-fi in key locations.

Upgrade the storage and holding area for city maintenance equipment.

Encourage new developments to pay for itself in terms of roads, infrastructure, & water lines.

# ii. Economic Development

Strategies:

Support zoning and ordinances to attract sit-down restaurants.

Complete the Hephzibah Innovation Center to accommodate growth of Georgia School for Innovation and the Classics (GSIC).

Encourage business formation in the service sector to serve anticipated demand from Ft. Gordon, National Science Center, and city growth.

Continue to implement enhancement projects on the city right of ways.

Strive to attract new businesses to the City.

Promote the city to surrounding citizens as a destination with amenities and cultural resources.

Seek out alternate energy sources (solar).

Promote the Hephzibah Agricultural Center, arena & farmer's market space.

Create a plan for use of Storey Mill property.

#### iii. Housing

Strategies:

Ensure proper and safe house building techniques through building code enforcement.

Continue code enforcement program in the city assuring proper housing.

Increase the supply of sound housing.

Improve existing housing.

#### iv. LAND USE

Strategies:

Encourage new development that conforms to the City's zoning districts.

Continue to enforce current zoning ordinances.

Continue to promote greenspace and protection of environmentally sensitive lands as open space.

Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance.

Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance.



Staff of South Pointe Animal Hospital help care for the furry citizens of the City.

Photo used with permission of the South Pointe Animal Hospital Facebook page.

#### v. TRANSPORTATION

Strategies:

Roadway expansion to alleviate congestion, especially at peak a.m. & p.m. times.

Extend Windsor Spring Rd. to Hephzibah McBean, which leads to Hwy 25 to eliminate congestion at high school, middle school and to provide alternate route to Hwy 25.

Provide for the safe & convenient flow of people & freight throughout the city.

Windsor Spring Rd, Phase V - Complete ROW acquisition & widen from Willis Foreman Rd. to SR 88.

Henderson & Fulcher roundabout intersection improvements.

Repaving various roads.

Repave entryway road & loop area of Oakridge subdivision.

Continue to implement enhancement projects on the city rights of way.

# vi. NATURAL RESOURCES

Strategies:

Replace / rebuild Windsor Spring Rd. well house.

Continue community outreach related to water quality and quantity.

Loop the southern end of the water system along Corley Rd from Storey Mill Rd to Farmer's Bridge Rd.

# SECTION III. PLAN ELEMENTS

## A. COMMUNITY FACILITIES



Hephzibah Comprehensive High School and Gym.

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

# i. PARKS AND RECREATION

The City of Hephzibah has developed expanded recreation facilities that attract older children and adults. A particular success is the upgrading of the Hephzibah-Carroll Recreation Center and Park, which is centrally located and contains a nearly complete outdoor pavilion. This park has the potential to be an additional revenue producer for events like family reunions and offers the opportunity for adding playground equipment for younger children.



Hephzibah Fire Department equipment at the ready.



Teacher and staff cars fill the High School parking lot.



The Hephzibah Center for Innovation building houses The Georgia School for Innovation and the Classics.

# CITY OF HEPHZIBAH

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

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

The City of Hephzibah provides fire protection services in the City and surrounding areas, working from a building in the central part of the City. Staff here are first-responders to area traffic emergencies. This Fire Department company has back-up from other Augusta-Richmond County fire protection companies for more extensive fires. The Insurance Service Office (ISO) rating for the department and water system has been upgraded to an outstanding 4 rating.



Police staff serve and protect around the City.

In addition, construction is underway to activate a second fire station on

Fulcher Road. This station would serve the south end of the City, and the completion date is estimated to be May 2019.

The Hephzibah Police Department currently has four full-time sworn officers and three part-time officers, led by a Police Chief. Emergency medical services are provided by Gold Cross.

#### **iii.** Educational Facilities

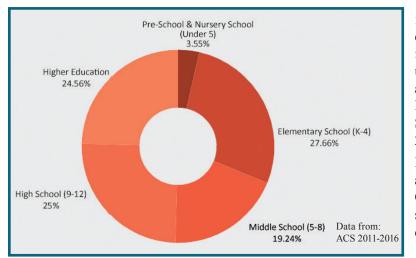
As previously noted, there is one high school, one middle school, and one elementary school with traditional structure and curricula. There is also a charter school that follows the Socratic method of classroom experience - The Georgia School for Innovation and the Classics.

The public school system is recognized as family-friendly; and, having an encouraging and zealous attitude towards educational achievement. The high school boasts a Foreign Language Club and an award-winning Junior R.O.T.C. program, among many other academic and extracurricular opportunities for students.

The Georgia School for Innovation and the Classics (GSIC) is a state charter school that offers school choice to families in Hephzibah and the surrounding areas. GSIC is currently a K-9 school, which will Photo used with permission from the Hephzibah High School continue to add one grade level each year until it reaches its goal of

being a full K-12 school with about 1100 students. GSIC is nestled in a rural setting and is surrounded by pine groves and pasture land. In addition to its scenic and tranquil location, GSIC offers students a superlative educational experience by implementing project based learning and Socratic methods of teaching. Through strong discipline and high expectations, GSIC offers a school culture of excellence and civility.







Members of the Junior R.O.T.C. program in action. Army JROTC Facebook page.

The demographics of students in the city fall into several pieces, most of which are close to equal. As of 2016 there were 3.55% of students in education facilities or programs for those under the age of 5 years old. Elementary aged students made up 27.66% of the whole, Middle School students were at 19.24%, High Schoolers were the 25% portion of the Figure 2.0, and Higher Education came in at 24.56%.

Many residents will pursue college degrees; and, there is the choice of Augusta Technical College and Augusta University as local state schools. They are approximately a 30-minute drive north of the Hephzibah area, taking into

# CITY OF HEPHZIBAH

consideration the flow of weekday traffic and highway usage.

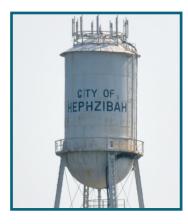
College or graduate-level program enrollment, while lower in Hephzibah than the County, is in alignment with the State of Georgia's goals.

As expected from a smaller suburban-esque area, Hephzibah has the amount of students typically found in such a small community. Both the charter school and the public school system strive on a continuing basis to serve the area well.

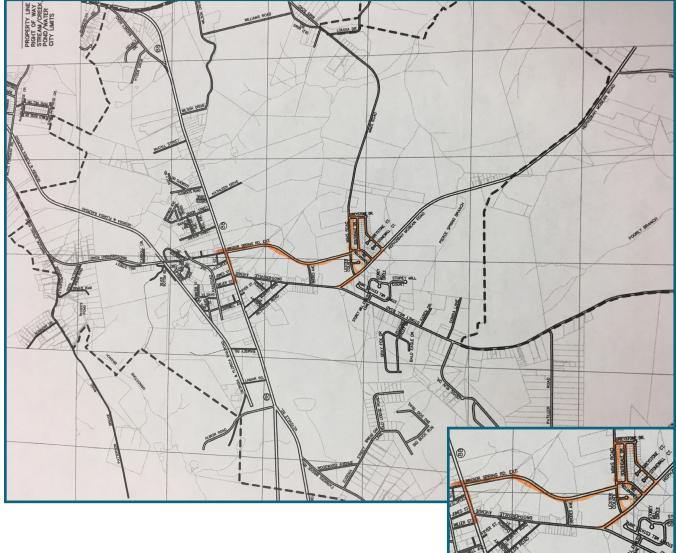
## iv. Water Supply and Sewerage

Accessibility to a potable water supply and sewerage service is a fundamental need for communities to exist. Providing a surplus of such water allows for favorable factors toward city growth and sustainability. It can also attract new businesses and industries who will rely on these systems. The Hephzibah water system currently serves approximately 1,500 customers who utilize water from its deep well supplies and elevated storage. The city center of Hephzibah is served by a sewer system of modest capacity and geographic extent.

See Map 2.0a and 2.0b below for the Hephzibah sewer system with accompanying inset for a detail view and Map 2.1 for the Hephzibah water system.

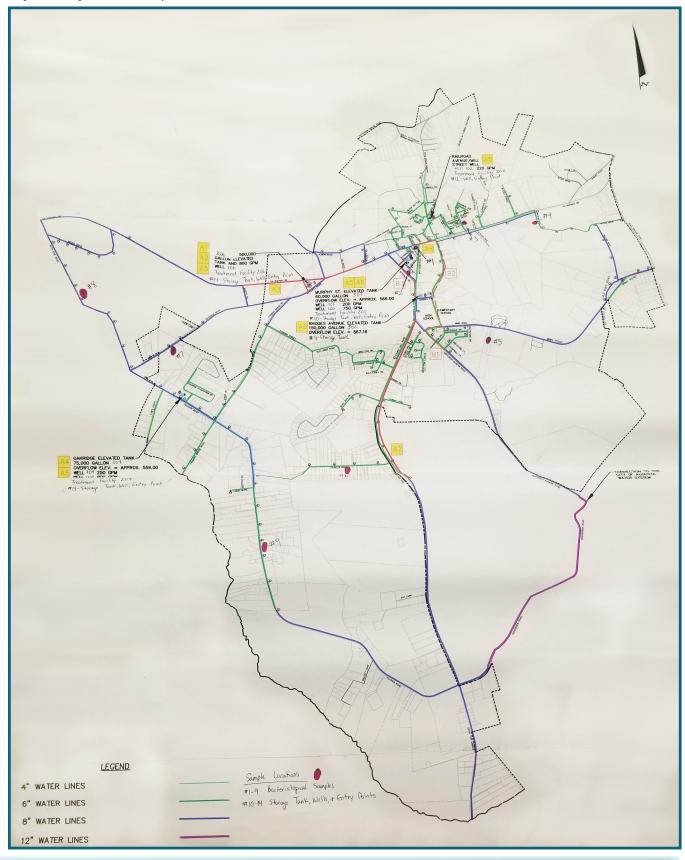


Map 2.0a - Hephzibah Sewer



Map 2.0b - Hephzibah Sewer Detail

#### Map 2.0c - Hephzibah Water System



"You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete."

--R. BUCKMINSTER FULLER

# V. COMMUNITY FACILITIES REPORT OF ACCOMPLISHMENTS BASED ON SHORT TERM WORK PROGRAM (1999-2003)

	STATUS				
	Completed	Ongoing	Postponed	Not Accomplished	
PROJECT					COMMENTS
Construct a new public health facility to meet the current and projected demand.				X	Project was abandoned.
Dispose of solid waste adequately while maximizing the county landfills.		Х			
Construct and activate a second fire station on Fulcher Road to serve the south end of the City.		Х			Estimated to be completed in 8 months (May 2019).
Upgrade the storage and holding area for City maintenance equipment.		Х			Oakridge area and city cemetery storage facility, project depends on funding.
Complete the new walking track located adjacent to the Community Center.	Х				
Encourage new developments to pay for themselves in terms of roads, infrastructure and water lines.		Х			
Replace the Murphy Street water treatment building.		Х			Estimated start time is October or November 2018.
Construct a new pavilion on Windsor Spring Road - Hephzibah-Carroll Community Center.		Х			Pavilion is 95% complete.
Relocate playground equipment to the Hephzibah-Carroll Community Center pavilion area.		Х			
Add street lights, as needed.	Х				
Renovate the facilities for fire administration building and traning area.	Х				
Upgrade the Hephzibah-Carroll Recreation Center and Park.	Х				

# vi. COMMUNITY FACILITIES COMMUNITY WORK PROGRAM

	TIMEFRAME							
	2018	2019	2020	2021	2022			
						RESPONSIBLE	COST	FUNDING
WORK PROGRAM PROJECT						PARTY	ESTIMATE	SOURCE
Improve or increase the size of City Hall.		Х				City Commission.	\$250,000	SPLOST. City General Funds.
Develop a website for the City, social media presence, and create other effective communication means with the citizens.		Х				City Commission. City Clerk.	\$5,000	City funds.

# **COMMUNITY FACILITIES COMMUNITY WORK PROGRAM** (CONTINUED)

	TIMEFRAME							
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Dispose of solid waste adequately while maximizing the county landfills.	X	X	X	X	X	City Commission.	N/A	City funds.
Construct and activate a second fire station on Fulcher Road to serve the south end of the City.	X	X				City Commission.	\$500,000	SPLOST.
Construct a new pavilion on Windsor Spring Road - Hephzibah-Carroll Community Center.	X					City Commission.	\$88,900.	SPLOST.
Replace the Murphy Street water treatment building.	X	X				City Commission.	\$40,000	SPLOST.
Relocate playground equipment to the Hephzibah-Carroll Community Center pavilion area.			X			City Commission.	\$15,000	SPLOST.
Add and upgrade street lights, as needed, to serve new areas.	X	X	X	X	X	City Commission. Developers.	\$100,000	City funds. SPLOST.
Upgrade the storage and holding area for City maintenance equipment.		X	X	X	X	City Commission.	\$100,000	SPLOST.
Add quality-of-life activities and activity spaces, such as pedestrian trails, disc golf, biking areas, etc.			X			City Commission.	\$150,000	SPLOST.

#### **B.** Economic Development

Hephzibah's economy is steady and is mostly agricultural and suburban in nature, with three industries and several commercial establishments that provide daily needs. Many residents work outside the City. There are several businesses within Hephzibah concentrated in the central area of the City and at the perimeters of the City, mostly along U.S. Highway 25 frontage and at the extremities of Georgia State Route 88. Local businesses like KJ's market and the Hephzibah Pharmacy carry many local needs for residents. Stores in the city limits also provide services to persons passing by and through the City for gas and other necessities. There is also a post office, police station, bank, and other businesses. In addition, some citizens have their own home-based business, such as family farms and home crafts.

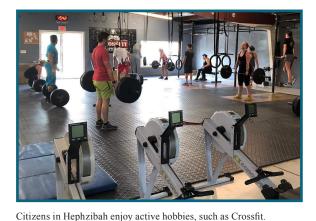


Photo used with permission.

The basic business diversity in the City makes it necessary to consider

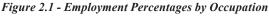
Augusta-Richmond County's commercial establishments and resources in order to develop a true understanding on the region's economy.

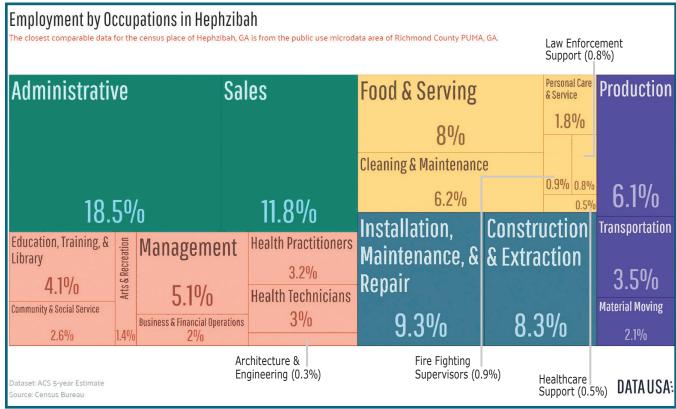
"The shape of solutions of the future rely totally on the collective effort of people working together. We are all an integral part of the web of life.

-- JACQUE FRESCO

# i. Employment Status

According to data from the U.S. Census Bureau and the ACS 5-year estimate on the site DATAUSA, the percentages of employees per business type in Hephzibah are shown in Figure 2.1:



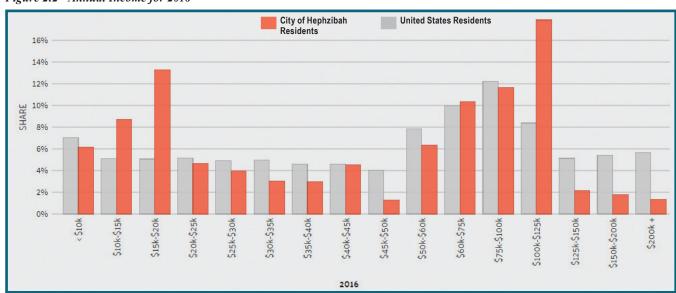


# iii. Annual Income

With data from the U.S. Census Bureau and the ACS 5-year estimate on the site DATAUSA, below is shown on Figure 2.2 the annual household income for Hephzibah residents in 2016 as compared to the United States as a whole.

The site noted that the median household income was \$51,316 and the data was from 1,354 households. This was a decline from the previous year's (2015) median income level of \$52,188, which is a 1.67% decline. The largest range of annual income is between \$100-\$125,000 per year.

Figure 2.2 - Annual Income for 2016



## iii. ECONOMIC DEVELOPMENT REPORT OF ACCOMPLISHMENTS BASED ON SHORT TERM WORK PROGRAM (1999-2003)

		STA	TUS		
	Completed	Ongoing	Postponed	Not Accomplished	
PROJECT					COMMENTS
Encourage business formation in service sector to serve anticipated demand from Fort Gordon, National Science Center (NCS), and City growth.		Х			NSC is no longer an economic driver, National Security Agency (NSA) and cyber-related government and private sector employment is still an opportunity.
Continue to implement enhancement projects on the City's rights of way.		Х			Added street trees and landscaping/ shrubs.
Strive to attract new businesses to the City.		Х			Extended sewerage service to downtown portion of the City.

# iv. ECONOMIC DEVELOPMENT COMMUNITY WORK PROGRAM

	TIMEFRAME							
	2018	2019	2020	2021	2022			
						RESPONSIBLE	COST	FUNDING
WORK PROGRAM PROJECT						PARTY	ESTIMATE	SOURCE
Complete the Hephzibah Innovation Center building for growth of the Georgia School for Innovation and the Classics (GSIC), which leases this building.	Х	Х	X	X	X	City Commission.	\$5,000,000	City funds.
Strive to attract new businesses to the City.	Х	X	X	X	Х	City Commission. Citizens.	N/A	City funds.
Create a Town Center or Town Square.				X		City Commission.	\$300,000	City funds. SPLOST.
Offer 5G wireless service at no cost to the community.			X	X	Х	City Commission. Utility Companies.	N/A	N/A
Offer free wi-fi in key locations.		X	X	X	X	City Commission.	\$5,000	City funds.
Promote the City to surrounding citizens as a destination with amenities and cultural events.	Х	Х	Х	X	Х	City Commission.	Staff time.	City funds.
Create a plan for the use of the Storey Mill property.	X	X				City Commission.	\$25,000	SPLOST.





Cadets of the Junior R.O.T.C. stand at parade rest (left).

Jeep owners and enthusiasts gather at Hephzibah Heritage Days (right).

Photos used with permission from the Hephzibah High School Army JROTC Facebook page and the Hephzibah Founders Day Festival Facebook page.

# CITY OF HEPHZIBAH

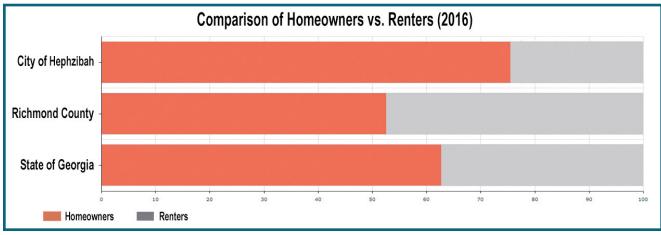
## C. HOUSING

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

# i. Housing Mix

Home ownership may be affected by rent-to-own options, but primarily there is a specific divide between home owners and renters. Shown in Figure 2.3 below, the City of Hephzibah has 75.8% of homeowners and 24.2% of renters as of 2016 data from the U.S. Census Bureau and the ACS 5-year plan data.

In comparison to Richmond County, which has a homeowners to renters split of 52.6% to 47.4%, and the State of Georgia (which has a homeowners to renters split of 62.8% to 37.2%), it can be seen that homeownership in Hephzibah is well above average.



#### Figure 2.3 - Housing Mix

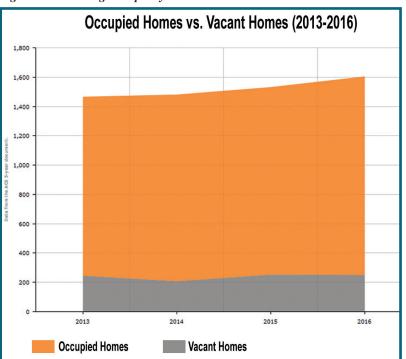
# ii. HOUSING OCCUPANCY

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

Figure 2.4 shows that in 2016 out of the total 1,604 homes in Hephzibah, 1,354 are occupied while only 250 remain vacant.

There is also an increasing trend on the number of residences available for either rent or ownership.

#### Figure 2.4 - Housing Occupancy



# iii. Median Value

The value of housing and cost of rent provides an indicator regarding the potential cost of housing for residents and future citizens.

According to U.S. Census data, (shown in Figure 2.5) property value in Hephzibah is very close to the August-Richmond County metro area with the city's median value for 2016 at \$123,700 and Richmond County's median value for 2016 at \$130,700.

#### Figure 2.5 - Median Property Value

Ur	nited Sta	tes							
St	ate of G	eorgia							
Ri	chmond	County	, GA						
He	ephzibał	, GA							
Au	ugusta-F	lichmon	d Coun	ty, GA-S	C Metro	Area			
\$0	\$20k	\$40k	\$60k MED	\$80k	\$100k OPERTY V	\$120k VALUE <b>2</b>	\$140k 016	\$160k	\$180k
	et: ACS 5 e: Census	1	imate						

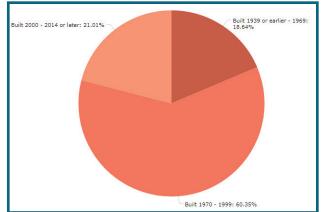
## **iv.** Age of Housing Stock

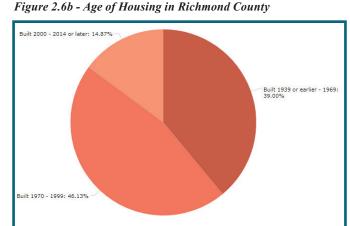
Housing constructed in specific time periods are shown on the figures below. The percentage of homes built after the year 2000 is a good bit higher in the city versus the county, and the number of homes built prior to 1969 is far less in the city versus the county.

Figure 2.6a shows the housing stock age for Hephzibah in 2016: 18.64% built prior to 1939-1969 60.35% built in 1970-1999 21.01% built in 2000-2014 Figure 2.6b shows the housing stock age for Richmond County in 2016:

39% built prior to 1939-1969 46.13% built in 1970-1999 14.87% built in 2000-2014









Subdivision areas provide a space for quiet living.

Homes in rural areas are surrounded by peaceful nature.

Homes in the area have southern charm and appeal.

## V. HOUSING REPORT OF ACCOMPLISHMENTS BASED ON SHORT TERM WORK PROGRAM (1999-2003)

		STA	TUS		
	Completed	Ongoing	Postponed	Not Accomplished	
PROJECT					COMMENTS
Increase the supply of sound housing.		Х			
Improve existing housing.		Х			Handled through building and zoning code enforcement.
Continue code enforcement program in the City assuring proper housing.		Х			

# vi. HOUSING COMMUNITY WORK PROGRAM

	TIMEFRAME							
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Ensure proper and safe house building techniques through building code enforcement.	X	X	X	X	X	City Commission.	\$25,000	City funds.
Create a plan for requiring renovation of abandoned buildings or their removal.	Х	X	Х	Х	X	City Commission.	\$5,000	City funds.
Encourage development of new housing that conforms to the City's zoning districts.	X	Х	X	Х	X	City Commission.	N/A	City funds.

#### **D. LAND USE**

The achievement of the City of Hephzibah's vision to be a motivated community with friendly, small-town charm rooted in traditional values, where cultural, educational, and recreational opportunities abound and a business-friendly climate predominates, is influenced by the need to accommodate changing demographic trends, economic circumstances, and social attitudes. Throughout the Comprehensive Plan, the local government designates areas of the city having particular desired character traits and land uses. These uses ensure that land area is sufficiently distributed so as to provide enough area for each particular and necessary use, and to have those designated uses positioned so that the function of one does not unduly disturb those of other surrounding land uses.



Agricultural land and mini-farms are ideal in Hephzibah.

# i. LAND USE CATEGORIES

The City of Hephzibah has five basic land use designations:

• Agriculture – Land for farming (including but not limited to pastures, farmsteads, specialty farms, livestock production, forestry, dairy, ranching, or other similar uses), other agricultural pursuits and land designated for timbering or other similar rural uses.

• Open Spaces – Land and water areas that provide open spaces for city residents, possess great natural beauty, are of historical significance, are subject to periodic flooding, or serve as refuges for wildlife.

• Commercial/Professional – Land designated primarily for non-industrial businesses including, office, sales, service, and entertainment facilities, positioned away from residential areas.

• Industrial – Land reserved for light and general industrial facilities within a compatible, suitable environment and sufficiently away or buffered from surrounding properties that may adversely affect or be affected by the industrial use.

• Residential – Land designated primarily for single-family and multi-family housing dwelling units. Areas are organized based on residential density and types and sizes of dwelling units. The areas include provision for churches, schools, parks, and public facilities.

Land use within the City of Hephzibah is comprised of several loose concentrations of populated parcels of land situated within an agricultural surrounding. Agricultural and large-lot residential land uses represent the area within the City, at 75.6 percent. Low-density and medium-density residential land uses represent the are within the City, at approximately 18.4 percent. The remaining balance of the land may be categorized as scattered business, industrial, and educational uses.



Groves of pecan trees can be found around the City.

Hephzibah United Methodist Church in summer sunlight.

Some rural areas have private ponds.

#### ii. Existing Zoning

The City of Hephzibah adopted its zoning ordinance in 2008. The stated purpose of the ordinance is to "promote the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the City; to assure the development of the City in accordance with the land use and thoroughfare plan as adopted and as amended from time to time; to protect the population from the danger and inconvenience of traffic congestion; to prevent overcrowding of the land and the undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, recreation and other public requirements; and to regulate with reasonable consideration the character of existing and future uses of the land in order to promote desirable living conditions and neighborhood stability, protect property against blight and depreciation, secure economy in governmental expenditures, and protect against floods and other natural hazards."

The Planning and Zoning Regulations outline the permitted uses and conditional uses within each zoning classification and provides for a self-renewing moratorium on multi-family uses city wide.

There are fourteen specific zoning districts provided for in the ordinance of which seven are in active use on privatelyowned parcels in Hephzibah. In addition, there are several city-owned tracts which are undesignated as to zoning classification. A map of the current zoning classifications in use is presented as Map 2.1. These classifications are described as follows:

"We should strive to welcome change and challenges because they are what help us grow." -- H.G. Wells, *The Time Machine*  **Residential Zoning Districts:** 

**One Family Residential District (R-30 and R-37)** – Lots in the R-30 and R-37 Districts are intended for low and medium density residential uses with minimum areas of 30,000 and 37,500 square foot lots, respectively, for one-family dwellings (other than a mobile home). These dwellings have minimum floor areas of 1,500 and 1,800 square feet, respectively.

<u>One Family Residential District (R-43)</u> – Lots in the R-43 Residential District have a minimum area of one (1) acre for one-family dwellings (other than a mobile home), including a guest house facility, with a minimum floor area per dwelling unit of 1,800 square feet.

**Estate Residential District (ER)** – The Estate Residential District is intended to be reserved and developed for low density residential purposes where agriculture-type conditional uses would be expected. The classification is designed to encourage the formation and continuance of a stable, healthy environment for one family dwellings, situated on lots having an area of three (3) acres or more with provisions for limited agricultural activities. The classification is designed for one family dwellings (other than a mobile home), including a guest house facility, with a minimum floor area per dwelling unit of 2,100 square feet.

<u>General Residential District (GR)</u> – The General Residential District is provided for medium to high density residential purposes designed to encourage the formation of a healthy residential environment. Many different types of dwellings are provided for, and they must be located on lots having an area of 1,600 square feet or more. The minimum floor area per unit is 600 square feet. The Planning and Zoning Regulations provides, separately, for an annual, self-renewing moratorium on new development in this category.

## Commercial Zoning Districts:

The Commercial District Zones are intended to provide convenient shopping and service facilities to the nearby residential areas in a manner that will avoid the development of "strip" type business areas. The commercial districts favor the development of small scale, neighborhood-oriented businesses and professional uses and discourage encroachment by other uses capable of adversely affecting the limited character of the district. The commercial districts are divided into the classifications as follow:

**Limited Commercial District (LC)** – The Limited Commercial District is reserved for small-scale business purpose lots having a minimum area of 20,000 square feet with a minimum building size of 6,000 square feet.

<u>Professional Office District (OI)</u> – Lots in the Professional Office District are established for office-oriented business purposes on lots having an area of at least 20,000 square feet and with a building size of 6,000 square feet or less.

<u>General Commercial District (GC)</u> – The General Commercial District is reserved for general business purposes on lots having a minimum area of 30,000 square feet and including buildings to accommodate businesses that benefit from being located in close proximity to each other, provided that no business may occupy more than 10,000 square feet. The General Commercial District generally discourages "Big Box" development and permits such usage only on a conditional use basis.

**Limited Use Commercial District (LUC)** – The LUC Zoning District is established for certain listed restricted commercial business purposes on lots having a minimum of 30,000 square feet to accommodate a limited range of permitted uses.

INDUSTRIAL AND OTHER ZONING DISTRICTS:

**Limited Industrial District (LI)** – The Limited Industrial District is established for light industrial uses which are not significantly objectionable to surrounding properties in terms of effects to adjoining uses that might create a nuisance. Lots in the Limited Industrial District are a minimum of 20,000 square feet.

<u>General Industrial District (GI)</u> – The General Industrial District is created for industrial uses that involve extensive manufacturing, processing, or assembly operations. The intention is also to reserve and protect undeveloped areas of Hephzibah which are suitable for such industries and to discourage encroachment by other uses that might adversely affect the basic industrial character of the district.

**Open Space and Conservation District (OS)** – The Open Space and Conservation District is intended to control development on areas that provide open space for the City's residents. There are currently no lands in the City with the OS zoning.

<u>Agricultural Reserve District (AR)</u> – The Agricultural Reserve District is considered suitable for general agriculture, forestry, and horticultural purposes as an interim use until such time as it is appropriate to convert the land to its ultimate use in the city. However, there is currently no land in Hephzibah that is set aside as Agricultural Reserve.

<u>Airport Zoning (AI)</u> – The Airport Zoning District is established for airport uses to preserve undeveloped airport areas of Hephzibah which are suitable for such activities. There are currently no lands zoned as AI in the City.



Industry area employs many from the City.

Open spaces for livestock.



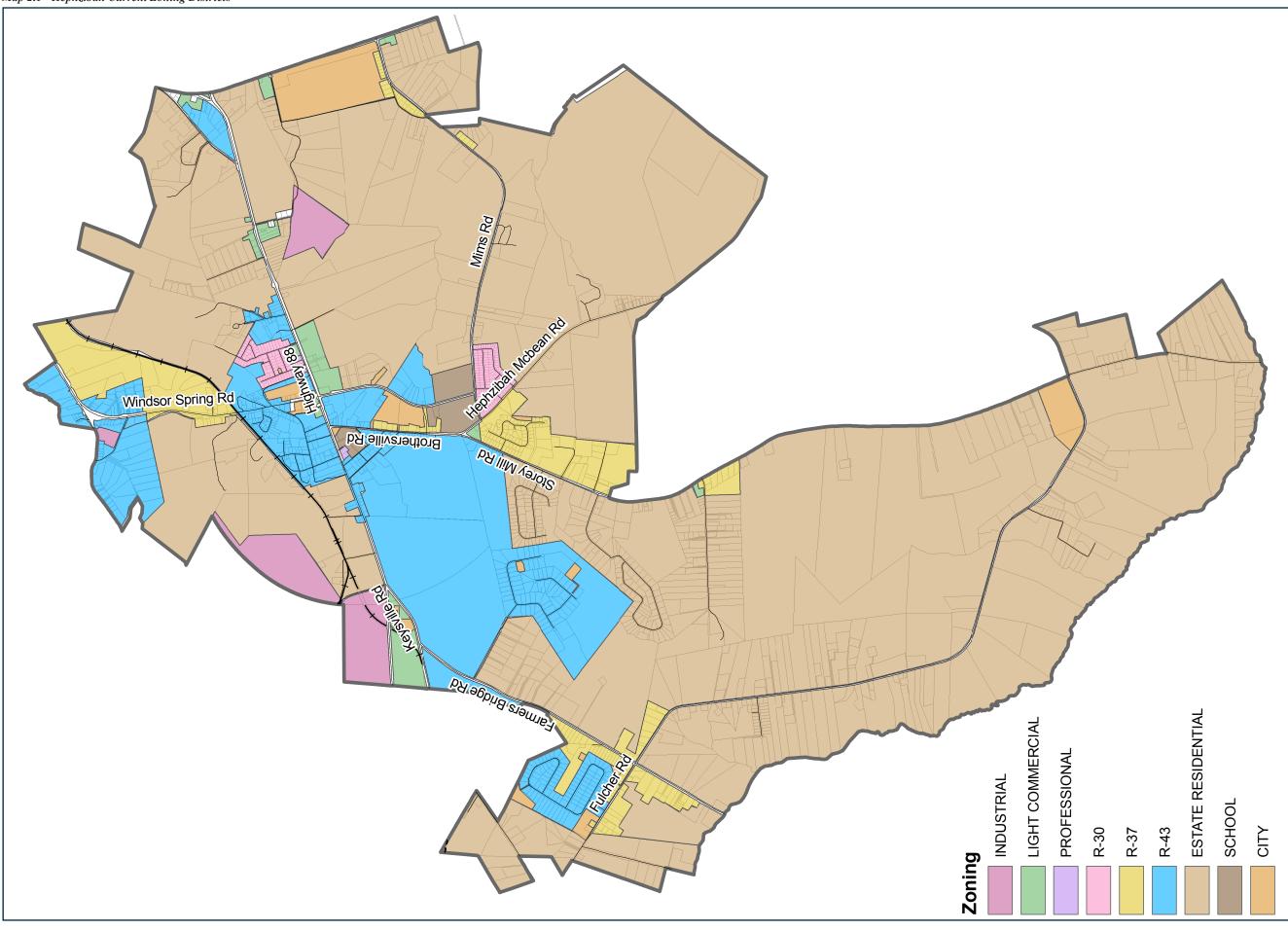
Fertile land.



Hephzibah Fire Department vehicles on display.



Hephzibah Fire Department vehicles from above. (Image by Austin Buchwitz.)



CITY OF HEPHZIBAH



Aomentum 🔶 Progress 🔶 Achieveme

#### iii. CHARACTER AREAS

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

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

Character Area Boundaries. Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area locations. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions, while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government decides that it is consistent with the recommendations provided in other sections of the Comprehensive Plan or other local policy document. For the most part, however, tracts should develop according to the parameters established in the specific character area in which it is located. The Character Area Map may be amended in the future, if the City intends to promote a development pattern in an area that is contrary to the adopted map.
Character Area Narratives. The narratives which correspond to the Character Area maps should be viewed as general policy

statements – as statements of intent. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

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

## AGRICULTURAL RESIDENTIAL

#### **GENERAL DESCRIPTION**

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

#### LAND USE AND ZONING CATEGORIES

Agricultural Reserve (AR), Estate Residential (ER), Residential (R-43 and R-37)

#### IMPLEMENTATION MEASURES

Policy adoption limiting major development for the protection of rural contexts. Enforcement of limited Residential Development.

# CITY RESIDENTIAL

#### **GENERAL DESCRIPTION**

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

#### LAND USE AND ZONING CATEGORIES

Residential (R-43, R-37, R-30 and GR)

#### IMPLEMENTATION MEASURES

Limit location of new residential development to areas where appropriate.

## CITY CENTER

#### GENERAL DESCRIPTION

The City Center Character Area is the traditional heart of the center of the City of Hephzibah. It contains several historic buildings that front the streets, including storefront, commercial and institutional buildings, and nearby historic homes, all within a walkable setting. This area has the capability to become a more attractive downtown venue of complementary commercial establishments that can give a renewed vitality and historic feeling to this part of the City of Hephzibah. The City Center includes some small lots and storefronts that predate the zoning ordinances and whose character can be maintained by "grandfathering," special exceptions, and conditional uses.

#### LAND USE AND ZONING CATEGORIES

Residential (R-43, R-37, R-30, GR) and Commercial (OI, LC, LUC)

#### **IMPLEMENTATION MEASURES**

Create incentives for businesses to locate to this area.

Construct infrastructure improvements to enhance the attractiveness of the area.

Consider developing a town square.

Encouraging the protection of historic properties.

# PERIPHERAL CORRIDOR DEVELOPMENT

#### GENERAL DESCRIPTION

The Peripheral Corridor Development Character Area may contain a mix of commercial developments at the outskirts of the city, primarily along and near the intersection of U.S. Highway 25 and Georgia State Route 88. This area is ripe for further commercial development that would provide services both aiming at the traveling public market and supporting the daily needs of local citizens. Additionally, the private development may provide support services for the special event venues planned by the City on its owned property along Highway 25.

#### LAND USE AND ZONING CATEGORIES

Limited and General Commercial (LC, LI, GC, LUC)

#### IMPLEMENTATION MEASURES

Policy adoption limiting major commercial development to these areas. Provide additional infrastructure as needed to facilitate increased development.

#### INDUSTRIAL

#### GENERAL DESCRIPTION

The Industrial Character Area covers the regions of the city where industrial activities exist and those places where there is potential for new industrial development to occur. The areas are located primarily on lands that have direct access to major arterial roadways or where properties are potentially served by railroad transportation via the existing Norfolk Southern tracks.

#### LAND USE AND ZONING CATEGORIES

Light and General Industrial (LI, GI)

#### **IMPLEMENTATION MEASURES**

Encourage industry to locate within appropriate areas.

Limit industry to those appropriate areas.

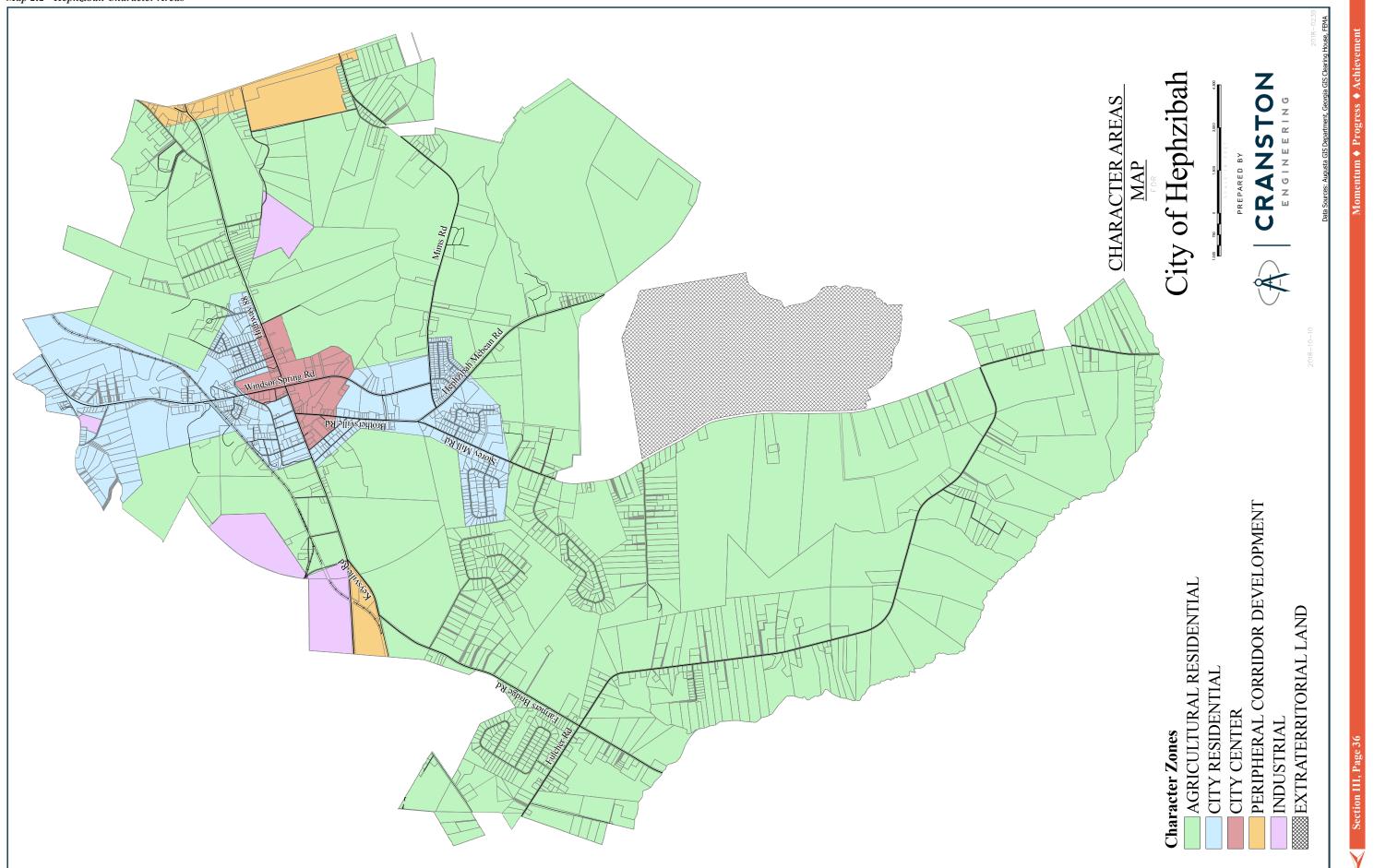
Construct infrastructure improvements, as needed.

Require buffering of the perimeter of industrial areas adjoining residential land uses.

#### EXTRATERRITORIAL LAND

#### GENERAL DESCRIPTION

The City of Hephzibah owns a tract of open land on the south-east side of Storey Mill Road, which it purchased mainly for the purpose of providing an area for land application of treated wastewater. The property is approximately 1,000 acres and lies outside of the city limits of Hephzibah and within the jurisdiction of Augusta-Richmond County under whose zoning ordinance the property is zoned for Agriculture (A). While this property is not within the corporate limits, the Hephzibah City Commission has designated the possible uses of the property as land application area, open space, passive recreation, and other similar pastoral uses.



# iv. LAND USE REPORT OF ACCOMPLISHMENTS BASED ON SHORT TERM WORK PROGRAM (1999-2003)

		STA	TUS		
	Completed	Ongoing	Postponed	Not Accomplished	
PROJECT					COMMENTS
Discourage development on land mapped with severe environmental limitations.		Х			Flood zone areas and wetlands are taken into consideration when issuing permits.
Identify and protect structures and sites which are historically significant to the City.				Х	Possible project for the future.
Provide orderly, balanced, and quality development of all land use categories, given the physical and economic limitations of the City.		Х			This is handled on an ongoing basis through zoning.
Review Zoning Map to ensure proper land use.		Х			
Update Zoning Map to reflect existing land use and other relevant considerations.		Х			
Update local zoning and development ordinances as necessary to achieve quality growth.	Х				
Evaluate the feasibility of using conversation districts as an alternative to historic district designations in some neighborhoods.				Х	
Continue to promote greenspace and the protection of environmentally-sensitive lands as open space.		Х			
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance.		Х			
Continue the permitting and enforcement provision of the Flood Damage Prevention Ordinance.		Х			

# v. LAND USE COMMUNITY WORK PROGRAM

		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Encourage new development that conforms to desired Character Areas.	X	X	X	X	X	City Commission.	Staff time.	City funds.
Continue to enforce current zoning ordinances.	Х	X	Х	Х	X	City Commission.	Staff time.	City funds.
Continue to promote greenspace and the protection of environmentally-sensitive lands as open space.	Х	X	Х	Х	Х	City Commission.	Staff time.	City funds.
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance.	X	X	X	Х	Х	City Commission.	Staff time.	City funds.

# LAND USE COMMUNITY WORK PROGRAM (CONTINUED)

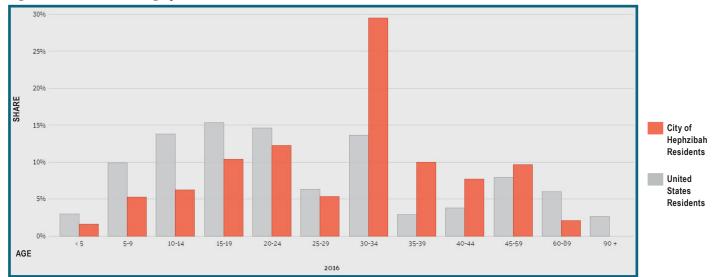
		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
						RESPONSIBLE	COST	FUNDING
WORK PROGRAM PROJECT						PARTY	ESTIMATE	SOURCE
Continue the permitting and enforcement	Х	Х	Х	Х	X	City Commission.	Staff time.	City funds.
provisions of the Flood Damage								
Prevention Ordinance.								

#### **E. TRANSPORTATION**

The Steering Committee of the Hephzibah comprehensive plan considers transportation as a major focus for the future. While the city contains a good road network, citizens experience delays and congestion at intersections and at particular times of day, especially near the city center and the four secondary schools. Transportation options are currently limited to personal vehicles for the majority of the City's residents, as there is no public bus service, no bicycle routes, nor designated bicycle lanes and very few sidewalks located within the city limits.

According to data from the U.S. Census Bureau, households in Hephzibah averaged approximately two cars each and as much as 90% of the population drove alone in single cars for their primary mode of travel as opposed to carpooling. The average commute time of Hephzibah residents to their place of employment was 27.1 minutes in 2016. Figure 2.7 from DATAUSA.com shows the demographics of commuters from Hephzibah to their workplaces, with 30-34-year-old residents making the longest commutes, and that demographic range equals to 30% of total commute time of city residents. This figure also compares the United States averages in that same year, showing less than 15% of people in the same age range contribute to the total commute time for the U.S.

The opportunity exists to complete and improve roadway connections, especially to employment areas to the north, and to continue to implement enhancement projects at intersections to provide a safe and convenient flow of traffic.



#### Figure 2.7 - Commuter Demographics





Windsor Spring Road intersection.

Unpaved lengthy driveways are part of the City, too.

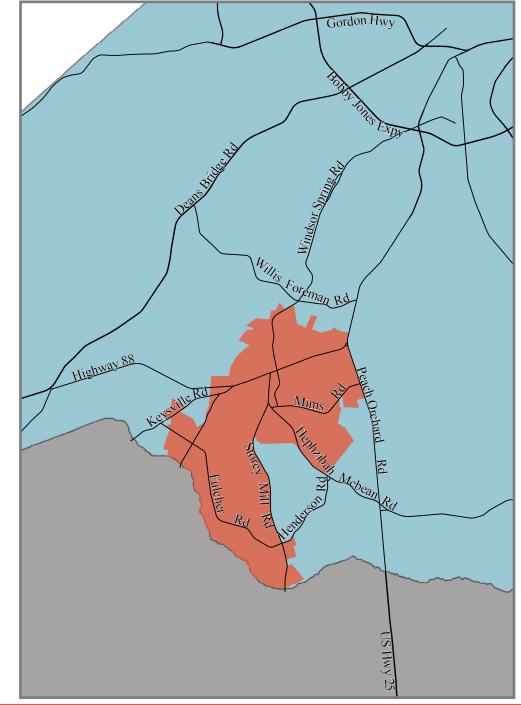


## i. ROAD NETWORK

Hephzibah contains several significant arterial roadways such as U.S. Highway 1 and Georgia State Route 88, which are north-south and east-west arteries respectively (see Map 2.3). Another north-south route, Windsor Spring Road, is currently being widened by Richmond County and the State of Georgia and will provide a second major route for those traveling north into the center of Augusta-Richmond County. South of the intersection of Windsor Spring Road and Georgia State Route 88 in the center of Hephzibah, the road extends south to an intersection with Mims Road between the campuses of Hephzibah High School and Hephzibah Middle School. This is the site of major congestion at times of day when the schools are taking in and letting out students.

Most of the other roads in the City may be considered as local or residential streets and serve mostly residential or rural traffic. Major routes include Storey Mill Road, Hephzibah-McBean Road, Brothersville Road, Mims Road, Farmers Bridge Road, and Keysville Road. These roads are mostly two lanes in width with ditch sections on each side, they connect the city of Hephzibah to major roadways that transport residents to all parts of Richmond County and Burke County beyond the city limits.

Map 2.3 - Hephzibah Major Roadways



## ii. FUTURE CONNECTIONS AND TRAFFIC IMPROVEMENTS

While Hephzibah's suburban nature is exemplified in large measure by the farm-to-market type roads described above, there are several areas where improvements might be effective.

With respect to traffic improvements at interceptions and through routes, the Steering Committee has recommended that the Community Work Plan include studies of means of lessening the effects of congestions in key intersections within the city. In particular, the Steering Committee recommends that Windsor Spring Road be extended south from the high school and middle school campuses to connect to Hephzibah-McBean Road and ultimately to U.S. Highway 25 (Peach Orchard Road) southeast of the city limits. This roadway project would entail either construction through an existing residential neighborhood or construction on a new route altogether. In either event, Windsor Spring Road would become a true through route that would roughly parallel Peach Orchard Road and provide an alternate north-south arterial route into and out of Augusta-Richmond County. It would extend from Interstate Highway 520 at State Route 25 on the north through Hephzibah to join U.S. Highway 25 again to the south, for a total of approximately 13.5 miles altogether.

The Steering Committee also advised that the Transportation Element Work Program include studies of potential improvements to alleviate congestion at key intersections to be identified later.

#### iii. ALTERNATIVE MODES (BICYCLE AND PEDESTRIAN)

Most individuals own personal vehicles for daily transportation for several reasons, including the rural nature of the city, the lack of fixed-route transit, and the lack of bicycle and pedestrian sidewalk routes. Beyond automobile trips, some individuals walk, use a bicycle in vehicular areas, take taxi or Uber trips, or simply revert to being single occupancy drivers. Future roadway improvements should be multi-modal and include paved sidewalks, bicycle accommodations, and be more connected to parks and walking trails. In time, it may be possible that, as the Augusta Transit service area grows, paratransit may be more readily available to residents without automobiles as well.



Biking in vehicular areas.

## iv. TRANSPORTATION REPORT OF ACCOMPLISHMENTS BASED ON SHORT TERM WORK PROGRAM (1999-2003)

		STA	TUS		
	Completed	Ongoing	Postponed	Not Accomplished	
PROJECT					COMMENTS
Provide for the safe and convenient flow of people and freight throughout the City.		Х			Police Department and Fire Department handling daily safety and emergency issues.
Complete ROW acquisition and widening on Windsor Spring Road from Willis Foreman Road to State Route 88.		Х			Nearing completion as of October 2018.
Complete roundabout improvements at the Henderson and Fulcher intersection.		Х			Project is in the bidding stage.
Repave various roads.		Х			
Repave the entryway road and loop area of the Oakridge Subdivision.		Х			Project is in the bidding stage.
Continue to implement enhancement projects on the city rights of way.		Х			Added street trees and landscaping/ shrubs.

# v. TRANSPORTATION COMMUNITY WORK PROGRAM

		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete the extension of Windsor Spring Road (Phase V).		X				Georgia Department of Transportation (GDOT)	Project underway and funded.	GDOT.
Complete the Henderson and Fulcher intersection roundabout.		X				City Commission.	\$450,000	Local Maintenance and Improvement Grant (LMIG). TSPLOST. City funds.
Repave the entryway road and loop area of the Oakridge Subdivision.	X	X				City Commission.	\$10,000	LMIG.
Continue to implement enhancement projects to provide for the safe and convenient flow of traffic.	X	X	X	X	Х	City Commission.	N/A	City funds.
Investigate feasibility of roadway improvements to alleviate congestion.	X	X	X	X	Х	City Commission.	N/A	City funds.
Extend Windsor Spring Road to Hephzibah McBean Road.					Х	City Commission.	\$3,000,000	City funds. LMIG. TSPLOST.
Repave various roads, as needed.	X	X	X	X	Х	City Commission.	\$400,000	City funds. LMIG. TSPLOST.
Add alternative mobility opportunities (multi-use paths).		x	X	X		City Commission.	\$200,000	City funds. SPLOST.

## F. NATURAL AND CULTURAL RESOURCES

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

#### i. WATER RESOURCES

The City of Hephzibah is located at the geophysical Fall Line of Georgia. It possesses a variety of natural and cultural recourses, from the farms and large green areas to the historic village center that are vital to the community and serve a variety of purposes. These accents contribute to the attractiveness and suitability of the city and have the potential to attract newcomers interested in the pastoral natural beauty of the area.

Watersheds (shown in Map 2.4) and groundwater recharge areas (shown in Map 2.5) are important components for public water supply and groundwater replenishment. Because of its gently rolling topography, there are several flowing streams within the City of Hephzibah that flow in different directions. Parts of the city are designated as groundwater

"ACT AS IF WHAT YOU DO MAKES A DIFFERENCE. IT DOES."

--WILLIAM JAMES

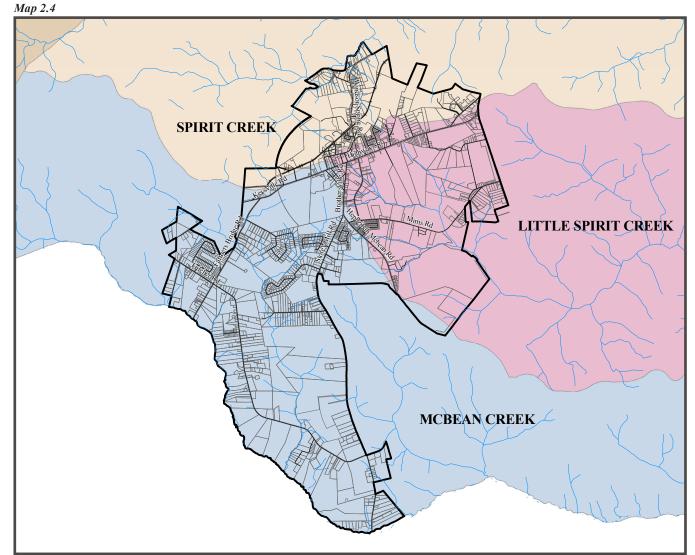
# **COMPREHENSIVE PLAN - 2018**

recharge areas where water passes through the ground to replenish underground water sources. Theses areas are continually protected so that the contamination of this water supply is avoided.

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

**Wetlands:** Wetlands are defined as lands that are saturated, either seasonally or permanently, creating an ecosystem that contains characteristic vegetation adapted to growing in the unique hydric soil conditions. Wetlands serve as a particular habitat for fish and wildlife and homes for unique plant and animal species that have become adapted to these special conditions. Land uses in wetland areas should be limited to low or no impact usages which includes harvesting lumber and timber, and wildlife and fishery management. Wetland areas are under the jurisdiction of the United States Environmental Protection Agency, and alteration of them is allowed only upon the obtaining a permit from the US Army Corps of Engineers, Savannah District. There are several isolated wetland areas and corridors of wetlands along streams within the City of Hephzibah as depicted on Map 2.6.

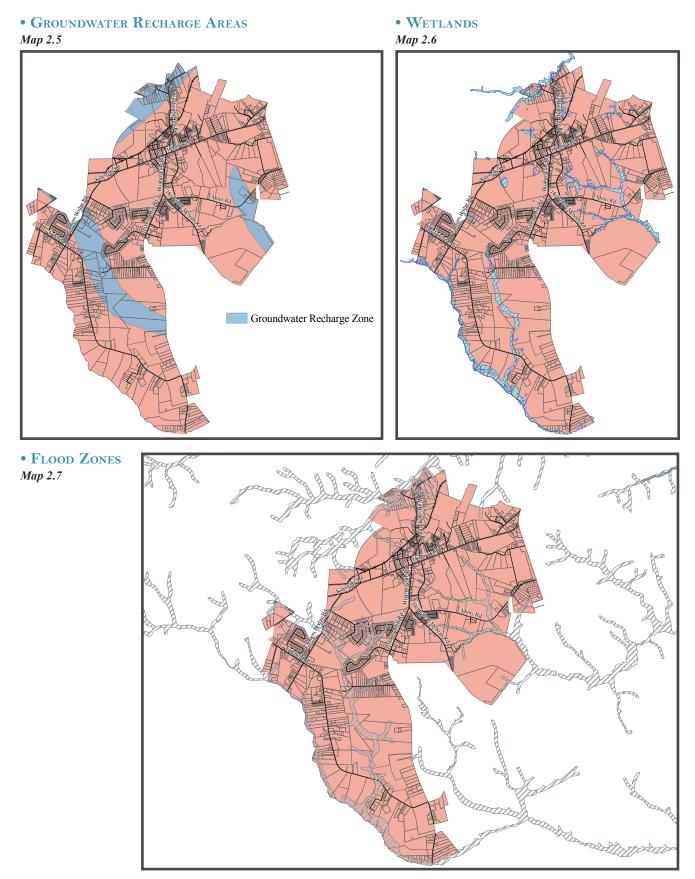
**Flood Plains:** There are three designated 100 year flood plans within the city limits of Hephzibah in relation to the streams and drainage basins previously noted. Map 2.7 shows the Flood Zones.



#### • DRAINAGE BASINS/WATERSHED AREAS

"Collaboration is like carbonation for fresh ideas. Working together bubbles up ideas you would not have come up with solo, which gets you further faster."

--CAROLINE GHOSN



## **ii.** HISTORIC RESOURCES

The City of Hephzibah is home to a number of historic buildings and sites, although none of them is listed on the National Register of Historic Places. Some of these buildings form a group of commercial buildings in the city center which have the potential for rehabilitation and adaptive reuse. This area could potentially become a historic city center.

# iii. NATIONAL REGISTER OF HISTORIC PROPERTIES



Hephzibah United Methodist Church (above).

Hephzibah Methodist Church was erected in 1856. The Brothersville Methodist Church was organized in March 1852 in the community of Brothersville to serve the fifteen families living there. The building completed in 1853, was dedicated in 1854 by Bishop George Pierce. In 1890 the church was moved a short distance to the village of Hephzibah and later the name was changed to the Hephzibah Methodist Church. Many outstanding citizens have gone from its ranks to other communities. Among them are Rev. Milton Anthony Clark, for thirty years a missionary to the Indians in Oklahoma, and Rev. W.H. Clark.

Another property of historic

significance in the City of Hephzibah is

the Historic First Ebenezer Baptist Church. This church is noted as being built in 1812, reached historical status in 2002, and placed a historical marker in 2003. Its roots run deep into Georgian history, and the congregation promotes a mission which supports families, collaboration, positive relationships, and hands-on involvement. In fact, its leadership in the Ebenezer Association (formed in 1847) was integral in forming the Ministry Baptist Convention of Georgia which was the first African-American convention.



Historic First Ebenezer Baptist Church (above).

## iv. NATURAL RESOURCES REPORT OF ACCOMPLISHMENTS BASED ON SHORT TERM WORK PROGRAM (1999-2003)

		STA	TUS		
	Completed	Ongoing	Postponed	Not Accomplished	
					COMMENTS
PROJECT					COMMENTS
Identify and implement cost-effective solutions to projected sewerage plant problems.			X		
Provide water lines with 6" and 8" mains to the south end of Storey Mill Road, Windsor Spring Road, along GA-88, and Wilson Road areas.	Х				
Continue community outreach related to water quality and quantity.		X			

# v. NATURAL RESOURCES COMMUNITY WORK PROGRAM

	TIMEFRAME							
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Replace or rebuild the Windsor Spring Road wellhouse.		Х				City Commission.	\$10,000	SPLOST.
Continue community outreach related to water quality and quantity.	Х	X	X	X	X	City Commission.	Staff time.	City funds.
Loop the southern end of the water system along Corley Road from Storey Mill Road to Farmers Bridge Road.					Х	City Commission.	\$1,000,000	SPLOST.
Continue to enforce existing ordinances related to stormwater, wetlands, and flood plains.	Х	X	X	X	X	City Commission.	Staff time.	City funds.

# G. COMMUNITY WORK PROGRAM SUMMARY

# COMMUNITY FACILITIES WORK PROGRAM

		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
						RESPONSIBLE	COST	FUNDING
WORK PROGRAM PROJECT						PARTY	ESTIMATE	SOURCE
Dispose of solid waste adequately while maximizing the county landfills.	Х	X	X	X	X	City Commission.	N/A	City funds.
Construct and activate a second fire station on Fulcher Road to serve the south end of the City.	X	X				City Commission.	\$500,000	SPLOST.
Construct a new pavilion on Windsor Spring Road - Hephzibah-Carroll Community Center.	X					City Commission.	\$88,900	SPLOST.
Replace the Murphy Street water treatment building.	X	X				City Commission.	\$40,000	SPLOST.
Relocate playground equipment to the Hephzibah-Carroll Community Center pavilion area.			X			City Commission.	\$15,000	SPLOST.
Add and upgrade street lights, as needed, to serve new areas.	X	X	X	X	X	City Commission. Developers.	\$100,000	City funds. SPLOST.
Upgrade the storage and holding area for City maintenance equipment.		X	Х	X	X	City Commission.	\$100,000	SPLOST.
Add quality-of-life activities and activity spaces, such as pedestrian trails, disc golf, biking areas, etc.			X			City Commission.	\$150,000	SPLOST.
Improve or increase the size of City Hall.		X				City Commission.	\$250,000	SPLOST. City funds.
Develop a website for the City, social media presence, and create other effective communication means with the citizens.		X				City Commission. City Clerk.	\$5,000	City funds.

# ECONOMIC DEVELOPMENT WORK PROGRAM

	TIMEFRAME							
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
WORK FROGRAM FROJEC I						FARIY	LOIIMAIL	SOURCE
Complete the Hephzibah Innovation Center building for growth of the Georgia School for Innovation and the Classics (GSIC), which leases this building.	Х	Х	X	Х	Х	City Commission.	\$5,000,000	City funds.
Strive to attract new businesses to the City.	Х	Х	Х	Х	Х	City Commission. Citizens.	N/A	City funds.
Create a Town Center or Town Square.				Х		City Commission.	\$300,000	City funds. SPLOST.

# ECONOMIC DEVELOPMENT WORK PROGRAM (CONTINUED)

	TIMEFRAME							
	2018	2019	2020	2021	2022			
						RESPONSIBLE	COST	FUNDING
WORK PROGRAM PROJECT						PARTY	ESTIMATE	SOURCE
Offer 5G wireless service at no cost to the community.			Х	Х	X	City Commission. Utility Companies.	N/A	N/A
Offer free wi-fi in key locations.		X	X	X	X	City Commission.	\$5,000	City funds.
Promote the City to area citizens as a destination with amenities and cultural events.	Х	X	Х	Х	X	City Commission.	Staff time.	City funds.
Create a plan for use of Storey Mill property.	Х	X				City Commission.	\$25,000	SPLOST.

# HOUSING WORK PROGRAM

		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Ensure proper and safe house building techniques through building code enforcement.	Х	Х	Х	Х	Х	City Commission.	\$25,000	City funds.
Create a plan for requiring renovation of abandoned buildings or their removal.	X	X	Х	Х	X	City Commission.	\$5,000	City funds.
Encourage development of new housing that conforms to the City's zoning districts.	Х	X	Х	Х	Х	City Commission.	N/A	City funds.

# LAND USE WORK PROGRAM

		TIM	EFR.	AME				
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Encourage new development that conforms to desired Character Areas.	X	x	X	X	X	City Commission.	Staff time.	City funds.
Continue enforcing current zoning ordinances.	Х	X	Х	Х	Х	City Commission.	Staff time.	City funds.
Continue to promote greenspace and the protection of environmentally-sensitive lands as open space.	Х	X	Х	Х	Х	City Commission.	Staff time.	City funds.
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance.	X	X	X	X	X	City Commission.	Staff time.	City funds.
Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance.	Х	X	Х	Х	Х	City Commission.	Staff time.	City funds.

# **TRANSPORTATION WORK PROGRAM**

		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Complete the extension of Windsor Spring Road (Phase V).		x				Georgia Department of Transportation (GDOT)	Project underway and funded.	GDOT.
Complete the Henderson and Fulcher intersection roundabout.		X				City Commission.	\$450,000	Local Maintenance and Improvement Grant (LMIG). TSPLOST. City funds.
Repave the entryway road and loop area of the Oakridge Subdivision.	X	x				City Commission.	\$10,000	LMIG.
Continue to implement enhancement projects to provide for the safe and convenient flow of traffic.	X	X	X	X	Х	City Commission.	N/A	City funds.
Investigate feasibility of roadway improvements to alleviate congestion.	X	X	X	X	X	City Commission.	N/A	City funds.
Extend Windsor Spring Road to Hephzibah McBean Road.					X	City Commission.	\$3,000,000	City funds. LMIG. TSPLOST.
Repave various roads, as needed.	X	X	X	X	Х	City Commission.	\$400,000	City funds. LMIG. TSPLOST.
Add alternative mobility opportunities (multi-use paths).		X	X	X		City Commission.	\$200,000	City funds. SPLOST.

# NATURAL RESOURCES WORK PROGRAM

		TIM	EFR	AME				
	2018	2019	2020	2021	2022			
WORK PROGRAM PROJECT						RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Replace or rebuild the Windsor Spring Road wellhouse.		X				City Commission.	\$10,000	SPLOST.
Continue community outreach related to water quality and quantity.	X	X	X	X	X	City Commission.	Staff time.	City funds.
Loop the southern end of the water system along Corley Road from Storey Mill Road to Farmers Bridge Road.					Х	City Commission.	\$1,000,000	SPLOST.
Continue to enforce existing ordinances related to stormwater, wetlands, and flood plains.	X	X	X	X	X	City Commission.	Staff time.	City funds.

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# Appendices

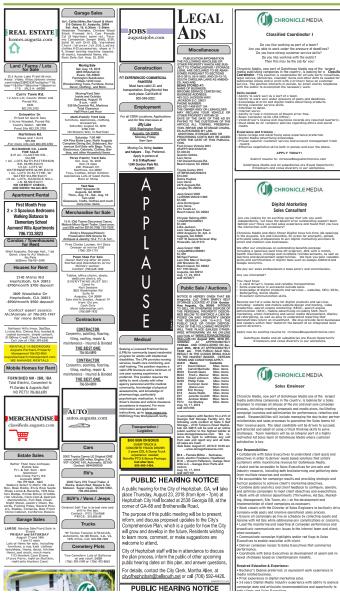
# **SECTION IV. APPENDICES**

**APPENDIX A. PUBLIC NOTICES, ADVERTISEMENTS** 

The Augusta Chronicle • augustachronicle.com Friday, August 17, 2018 B11

The Augusta Chronicle • augustachronicle.com Saturday, August 18, 2018 B11

# **CLASSIFIED ADVERTISING**



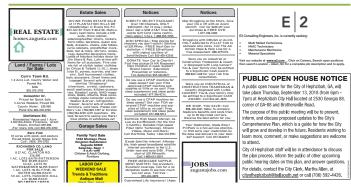
	Garage Sales	Notices	Notices	Skilled Trades	Transportation / Logistics
				Comeratorie Concrete is growing & needs another Diesel Mechanic	\$500 SIGN ON BONUS
REAL ESTATE	LARCE Moving Sole/Yord Sole in PRIDAY Local August 12 and 18th 7 am 12 noon Lots of Items for sole, including furniture, oroy, kide clothesin Hens, and much, much more. 1131 Hunters Cove Evens (Purya Pierry, right on Mullikin, right colo Hunters Cove	DISH SPECIALI Stop paying for channels you don't watch! Starling at \$37,99kmo. FREE Next-Day In- statiation + FREE \$30 giftcard with signap courties of	Safe Step Walk-In Tub. #1 Selling Walk-in Tub in N. America. BBB Accredited, Arthritis Foundation commendation. Therapeutic Jets.	Technician. You must be able to perform all types of service & repairs on 18 wheelers, heavy equipment & before a	DUMP TRUCK & CONCRETE TRUCK DRIVER 2 years CDL & Dump Truck
homes.augusta.com	7 cm-12 noon Lots of items for sole, including furniture, o rue, kids clothes/	SafeViteDepts Call 855-600-43345	Accredited. Arthritis Foundation commendation. Therapeutic Jets. MicroSoothe Air Therapy System Less than 4 In Step-In. Wide Door. Anti-Silp Floors. American made. Coll 844-387-1279 for up to \$1500 off.	on to wheelers, nearly equipment a trailers. Applicant needs to have 2 years' exp. in the field & have a valid D/L. Pay. is based upon exp. Call JD at 803-507-4390 or email us at	experience meeded Benefits PTO & Bonus Package
$\mathbf{O}$	toys/shoes, linens, decor, kitchen items, and much, much more.	DISH TV \$39,99 For 190 Channels. \$14,95 High Speed Internet. Free Installation, Smort HD DVR In- cluded, Free Voice Remote. Some restrictions apply. 864-349-1468	Coll 844-387-1279 for up to \$1500 off.	D/L. Pay is based upon exp. Call JD at 803-507-4390 or email us at	Call after 3pm, 803-480-1454.
<b>L</b> 1	(Furys Ferry, right on Mullikin, right onto Hunters Cove)	cluded, Free Voice Remote. Some restrictions opply. 866-359-1468	SAVE YOUR HOME! Are you be- hind paying your MORTGAGE? Denied Loan Modification? Is the	comeratoreconcrete@live.com	
Land / Farme / Lote	Moving Sale Sat. Aug. 16, 2013 4055 Whitehal Dr. Evans, CA 20059 Farmington Subdivision 7:03em-12:00 noon Woodworking Tools, Furnitaer, Home Decor, Clothing, and Mons.	DONATE Your Car to Charity! Fast free pickup-24 HR Response! Help Children in need. Support Breast Cancer Education/ Prevention or Veterans. Tax deduction 855-563-8677	SAVE YOUR HOME! Are you be- hind paying your MORTGAGE? Denied Loon Modification? Is the bank threatening foreclosure? CALL Home Owner's Relief Line now for Heb 888-614-2007.	Sell It Here. Sell It Fast. 706-262-2222	Sell It Here. Sell It F 706-262-2222
Land / Farms / Lots for Sale	4865 Whitehall Dr. Evana, GA 30809 Ferminaton Subdivision	Breast Concer Education/ Prevention or Veterons.	SelectQuote is dedicated to finding	or go online to	or go online to
32.5 Acres Loke Front 60 min. way. Video: https://player.vimeo am/video/2389276397outoplay=1&	7:00am-12:00 noon Woodworking Tools, Furniture, Home	Do you use a CPAP machine for	SelectQuote is dedicated to finding a Medicare plan right for you and your wallet. Call 877-364-605 today and receive a free quote from one of our multiple carriers.	classifieds.augusta.com	classifieds.augusta.co
op=1&fittle=0&byline=0&portrol 1=0 MLS #: 449380	Moving/Yard Sale Inside and Outside	Do you use a CPAP machine for sleep opsia? Get your FDA op- proved CPAP machine and sup- plies at little or no cost! Free sleep supplement and sleep guide included! 877-588-5014	SERIOUSLY INJURED in an AU-		
Curry Town Rd.	Moving/Yard Sale Irvitol and Outside 1 20 March Chattale 1 23 MuCCorreck Rat, Martinez Total Classmoo Mar Disc Lash Nou- Mar Disc Lash Nou- Total Classmoo Mar Disc Lash Nou- Total Chatter 20 Jundry Aley, 11, 2018 2135 MuCCorveil SJ. Augusto, 3004 Rom - 12017 fords Rom - 2017 fords Sol Augusto, 2004	included! 877-588-5014	TO ACCIDENT? Let us fight for you! We have recovered millions for clients! Call today for a FREE consultation! 855-299-5797.		
Poved Rd. S23k 803.270.3702	338 McCormick Rd., Martinez Total Cleanance Half Price Last Hour	Do you use a CPAP machine for sleep apnea? Get your FDA approved CPAP machine and supplies at little or no cost! Free sleep supplement and sleep guide included! 877-396-9214.	consultation1 855-299-5797.	6	10
Delaughter Dr. Priced for Quick Sole	ODDS AND ENDS SALE Soturday Aug. 18, 2018	sleep supplement and sleep guide included! 877-396-9214.	Spectrum Triple Play. TV, Inter- net & Voice for \$29.99 ea. 46 MB per second speed. No Contract or commitment. We buy your exist- ing contract up to \$5001 1-888-725-4894.	()nen	Houses
Priced for Quick Sole 5 Acres Wooded, Poved Rd. County Water. \$37,900 Pond Site 803.270.3702	Augusta, 30904 Bam- 12pm noon	Earthlink High Speed Internet, As Low As \$14.95month (for the first	ing contract up to \$5001 1-888-725-6896.		/ 00-00303
Pond Site 803.270.3702	No Earlybirds Three Family Yard Sale	Barthink High Speed Internet. As Low As 314.25/menth (for the first 3 months). Reliable High speed Piber Optic Technology. Stream Videos, Music and Mare! Coll Earthink Today 1-844-510-9951	Struggling with DRUGS or ALCO- HOL? Addicted to PILLS? Talk to someone who cores. Call The Ad- diction Hope & Help Line for a free assessment. 888-8973178.	-	
Martintewn Rd. House and 1 Acre \$99,900 For more into coll 803.270.3702	Three Family Yord Sale Sat. Aug. 16, 2018 Jam-12 noon 4341 Roswell Dr. Martinez, Ga 2007 Torys, Clothes, Small Kitchen Appliances Lots of Good Items. Rain or Shine	Coll Earthlink Today 1-844-510-9951	someone who cores. Coll The Ad- diction Hope & Help Line for a		
For more into cell 803.270.3702	Martinez, Ga 30907 Toya, Clothes, Small Kitchen	Exade Sofellite Internet. Afforda- ble, high speed broodband satellite internet anywhere in the U.S. Order now and sove \$100. Plans start of 327.99/month. Coll 1-400-415-317.	Were you on INDUSTRIAL or	$\sim$	REMIN
FOR SALE 8.27 AC. CLANTON RD 514.500	Roin or Shine	Order now and save \$100 . Plans start at \$39.99/month.	Were you on INDUSTRIAL or CONSTRUCTION TRADESMAN & recently diagnosed with LUNG CANCER? You & your femily may be entitled to a Significant CASH AWARD. Coll 844-651-6570.	OPEN HOLSE SINNU 21 S274 900	Open House 2:00 TO 5:00
AC. LOTS BATH-PATTERSON RD. 59,995 EACH	Yard Sale 3207 Sylvester Dr. Augusta, GA 30006 Thura, Aug. 16 - Sat, Aug. 18 Tam-Uni Glassware, Crafta, Clothes and much more mixe. Items	FREE MEDICARE SUPPLE-	be entitled to a Significant CASH AWARD. Call 844-451-4870.	stynu 31 \$274,900	2:00 TO 5:00
NATER&SEWER \$6,995 EACH 1 AC. LOTS IN BLYTHE, W/	Thurs., Aug. 16 - Sat., Aug. 18 7am-Until Glassware, Crafts, Clothes and much	FREE MEDICARE SUPPLE- MENT QUOTES! Top providers . Excellent coverage. Call for a no obligation quote to see how much you can solve. Toll free : 85-604-2002.	WE SHOP, YOU SAVE! Coll 885-602-3261 today to compare Medicare benefits and costs from up to 20 top-roted corriers. Receive the best option for you.	2-111 - 1111	1
WATER \$16,900 EACH 1/2 AC. LOTS, HANCOCK MILL LN \$5,500 FACH		855-404-2692.	up to 20 top-rated carriers. Receive the best option for you.		A DI COLLEGE
For more info coll 803.278.3702 RICHMOND CO. LAND FOR SALE LZ AC. CLAINON RD. LZ AC. CLAINON RD. AC. LOTS BATH-PATTERSON RD. SINON EACH WATERGEEWER 54,995 EACH IAC. LOTS IN BLYTHER WATERGEEWER 54,995 EACH LN. 53,506 EACH NO. CREDIT CHECK BA	Merchandise for Sale	835-404-2072. Guaranteed Life Insurancet (Ages 59 to 80). No medical exam . Attordable premiums never in- crease. Benefits never decrease. Policy will only be concelled for non-payment. 835-417-3164.	Your Medication, Made Easy! PillPack is a full-service pharma- cy that sorts your medication by the date and delivers to your doar. 24/7 Support. Call \$77-2662213	and the second state	JELE WILL OW COMP
Resort, Vacation & Lakefront	15 ft. (Old Towne Discovery) Canoe, Malone Micro-Sport Trailer, Used orce, cost 53k sell for \$2100 (708) 733-7525	crease. Benefits never decrease. Policy will only be concelled for non-proviment 855-07-5164	cy that sorts your medication by the dase and delivers to your doar.	7957 CANARY LAKE ROAD	2535 WILLOW CREE COURT/KIOKEE RIDO
	Emily's Shoppes/Historic Preservation 629 Greene St. Antiques & Jewelry 10-2 Fri & Sol.	Have an idea for an invention/new	207 Support: Con 07-Succes	4 BR [3.5 BA [2.5% SF Cottage style home, 3 yrs old In Lakes And Streams, North Augusta.	10 ACRE PRIVATE GATED ESTATE ON A POND!
dwert ise Your Vecation Proper- r to more than 1 million Georgia waspaper readers - Your 25 word classified od will appear in over 00 Georgia papers for \$350. Cell ruce at Georgia Newspaper Serv- ice, 770-64-6475 or atline at ww.gapress.org/spacrjianewspap ersservice.html	Antiques & Jewelry 10-2 Fri & Sot.	Inventors try to patent and submit their ideas to companies! Coll InventHelp, FREE INFO 855-658-684		Gorgeous wood floors throughout	Gunite Pool, Guest House & B Beautiful Brick Ranch-5Br &
uce of Georgia Newspoper Serv- ice, 770-454-4776 or anline at	Pown Shop For Sole Owner Retiring other 20 years Started and Operated by Army Millitary worker. Contact (706) 445-1260	B55-658-684		downstars. Bedrooms on second level. Covered back porth and fenced yard. Won't last long!	Perfect For Horses, Boat Or I Huge Covered Stone Patio.
ww.gopress.org/georgianewspap erservice.html	Military worker. Contact (706) 649-1260	Hove you or a loved one taken &been injured by the Shingles Vaccine, ZOSTAVAX? If so, you may be entitled to a significant cash award. 855-9728280	JOBS	Costuct	Greenbrier Schools.
ersevice.ntmi tet Oct Of Your Timeshare! Our meshare exit strotegy has helped thousands of people leave their limeshares. It's time to leave yours too. Let us help you exit your Timeshare today!	SAWMILLS FROM ONLY \$4397.00- MAKE & SAVE MONEY with your own bandmill-Cut lumber any dimension.		augustajobs.com	KDI COURSON ASSOC. BROKTR O: 706-860-3032	Debbie Eichman
timeshares. It's time to leave yours too . Let us help you exit your. Timeshare today!	In stock ready to ship! FREE Info/DVD www.NorwoodSawmills.com	High-Speed Internet Unlimited. No Hard Data Limits. HughesNet. 1-806-364499 PSSInternet.com Premo Code: 3227 If you exceed your manthiby plan data, speeds will be reduced.		O: 706-860-3032 C: 706-306-4887	one: 706-922-92 cat: 706-825-97
Apartment Rental	Tables, office chains, stools,	1-800-266-6409 PISSinternet.com Promo Code: 3227 If you exceed your monthly plan data.		1 SOUTHEASTERN	
	800-567-040E Ext 300N Tables, office chains, stools, pedicare chains, etc. EVER YTHICA MUST GO1 Notil Seasons 2023 Washington Rd Sate Manington Rd Sate Angel, GA. Skopp Sale Angelat, GA. Skopp Sale Angelat, GA. Skopp 1 from 13-4 prim Cash Ghily More informatiles call: (76) 308-1922	Life Aler1 . 247. One press of o	Employment		AugustaRealEstate.co
First Month Free 2 + 3 Spacious Bedrooms	Nail Seasons 2825 Washington Rd Suite M	Life Aler1 . 247. One press of a buffon sends help FAST1 Medical, Fire, Burglor. Even if you can't reach a phanel FREE Brochure. CALL 800-371-8914.	For all CSRA Locations, Applications and On Site Interviews at	OPEN HOUSE \$424,900	-
2 + 3 Spacious Bedrooms Walking Distance to	Augusto, GA 30909 Sole storts Sunday, August 19 from 12.4 nm	CALL 800-371-8714.	and On Site Interviews at Jiffy Lube	Shan 2	
Elementary School	Cash Only More information call:	Living With Knee Or Back Pain? Medicare recipients suffering whain may qualify for a low or no cost knee or back brace 855-972-2656.			1 000 7/2
Aumond Villa Apartments 706.733.3823	Contractors	855-972-2656.	Augusta, GA 30909 Monday-Friday 9am-3pm		
	CONTRACTOR	Medical alert System for Seniors. Peace of Mind-Less than \$1 a day! Limited time offer: Pree Shipping Free Equipment & Free Activation! Call anytime:	New Year, New Career-AVIATION Grads work with JetBlue, Boeing,	602 Millstone Drive Evans, GA 30809 4 Bedrooms   4 Full Baths	FIND A REALTOR
<u>WoodwindsApl.com</u> 1 BR / 1 BA - \$610 2 BR / 2 BA - \$775 Basit Volue & Location Free Coble/Water 706-723-9848	Carpentry, painting, flooring,		Grads work with JetBlue, Boeing, Delta and others-Get hands on training for FAA certification. Financial aid if qualified. Call Aviation Institute		FIND A MORTGAGE
	tiling, roofing, repair & maintenance - Insured & Banded	855-967. New AT&T INTERNET OFFER, 520 and 520mp plans available viben you bundle, 97% Reliable 100% Affordable, HURRY, OFFER ENDS 500N. New Customers Only. CALL NOW 1-806-291-8522.	aid if qualified. Call Aviation Institute of Maintenance (855) 554-2634. www.Fisuleta.com	home in Jones Mill subdivision on 0.77 com lot. MI S 20 (1220)	The state of some of the state
Condos / Townhouses for Rent	THE BEST ONE 706-504-8890	100% Affordable, HURRY, OFFER ENDS SOON, New		0.77 acre let. MLS 0: 425790 Dimetikare Furys Forty to Jones Mill subdivision. Home will be the 2nd on the right.	FIND YOUR HOME
Vest Augusta, Garage Apt., 1 bd Quiet, clase to AU Medical. No Pets \$620/ma 786-751-3578	CONTRACTOR	Customers Only, CALL NOW 1-800-291-8502.	Medical	2nd on the right.	
	Carpentry, painting, flooring, tiling, roofing, repair & maintenance - Insured & Banded	NEW AUTHORS WANTED! Page Publishing will help you self- publish your own book. FREE au- thor submiss ion kill Limiled of- fer! Why wolf? Coll now 877-850-4787.	Seeking a Licensed Practical Nurse (LPN) for community based residential program for adults with intellectual	LISTED BY: MADERA HOLLOWELL	TE AugustaRealEstate.c
Houses for Rent	maintenance - Insured & Banded THE BEST ONE	thar submiss ion kit! Limited of- fer! Why wait? Coll now	program for adults with intellectual disabilities. The LPN provides rursing	Madera Hollowell C: 706-726-6606 O: 706-945-0512	They want & research
2140 Mims Rd Hephzibah, GA 30815	706-504-8890	"New High-Speed Internet	program for adults with intellectual disabilities. The UN provides running services, health care remotiving, and lattif training. The position requires a wald LPM icensurer and a reminimum of net year arraining agenetience is preferred. This position requires the ability to work cooley with other agency personnel and the medical correnzuly, knowledge of physical assessments, and knowledge of pharmacology, particularly		1
-\$700/month \$700 deposit		live. 25Mbps download speeds!! No hard data cap. Ask for free, next day installation. 888-313-8504.	one year nursing experience is preferred. This position requires the	CHRO	NICLEMEDIA
3809 Woodlake Dr			ability to work closely with other agency personnel and the medical		
Hephzibah, GA 30815 \$900/month \$900 deposit	AUTO	OXYGEN-Anytime.Anywhere. No tonks to refill. No deliveries. The All-New Inogen one GS is only 2.8 pounds FAA opproved! FREE info kit: 885-601-0024	assesaments, and knowledge of pharmacology, perticularly	Sales E	Ingineer
Contact agent Jessica	autos.augusta.com	kit: 888-601-0024	pharmacology, particularly psychotropic medication. A valid driver's license and vehicle insurance acceptance is required. For more	Chronicle Media, now part of Gatel metia publishing companies in the	House Media ane of the largest
AcMonigle at 706-592-1947 for more details	Topustonion	Rectain your independence and enjoy greater mobility with the compact design & long-lasting bat- tery of the Inogen One partab ie		media publishing companies in the Engineer to manage all phases of t process, including creating propose	
National Mills Area 3hd/7ha		axygen concentrator. 877-925-6492	instructions, go to <u>preveryoses.org</u> EOE/Drug Free Workplace/E-Verity.	compolyn lounches and optimizatio	in for performance, retention and
National Hills Area, 3bd/2ba, Jving Rm, Dining Rm, heated & coeled surroom, single corport, 1106/mo Credit Check, Required Call Jan at (706) 399-6340		PUBLIC HEA	RING NOTICE	process, including creating propose composite hourches and optimizatio ussell. Responsibilities will include relationships and sales processes in their revenue goals. The label cand self-directed and adept at using cri- challenges. Team members will be motivated Ad Sales team at GateH satisfanction is key.	guarantee the Sales teams hit
	Cars	A public hearing for the Cit	y of Hephzibah, GA, will take	self-directed and odept of using cri challenger. Team members will be	tical thinking skills to solve
RENTALS 1-5 BEDROOMS Augusta Partners Property Managment 765-722-7945	2002 Toyota Carrry LE Original ONE owner with 55K miles, Engine: 2.4L WT-i DOHC 16V, Automatic. \$21501 Contact: 8544280039	place Thursday, August 23, Henhzibah City Hall located	, 2018 (from 6pm - 7pm) at d at 2538 Georgia 88, at the	motivated Ad Sales team at GateH satisfection is key.	ouse Media where customer
Managment 76-922-9045 sgustapropertymanagement.com WE MANAGE RENTALS		corner of GA-88 and Broth	ersville Road,	Key Responsibilities:	
	RV's	The purpose of this public r	meeting will be to present,	Collaborate with Sales Executive	
Mobile Homes for Rent	2000 Terry 27X Travel Trailer, 2 Bunka, Queen Bod, Sleeps 6, No Slideout, Super clean, 55,500 OBD. 706-863-8024.	inform, and discuss propos	ed updates to the City's h is a guide for how the City	abjectives in order to deliver needs customers while maximizing reven • Assist and be accessible to Soles industry research, including both b frem multiple resources and syster • Be accountable for campaign res tactical guidance to achieve client • Cambine data analytics and clien and andimize companies to meet cl	ue for GateHouse Media.
FURNISHED MH - 2BR, 1BA		will grow and develop in the	e future. Residents wishing	<ul> <li>Assist and be accessible to sales industry research, including both b</li> </ul>	Executives for pre-sale and rainstorming and gathering data
Tatal Electric, Convenient to Ft.Gordon & Augusta Mall	SUV's / Vans / Jeeps	to learn more, comment, or welcome to attend.	make suggestions are	Be accountable for compaign res	ns. uits and providing strategic and
NO PETS! 706.863.6395	Original Soft Top is brand new and still in the box. Contact: (712) 216-7568 PRICE: \$10,000.00	City of Hephzibah staff will	ha in attendance to discuss	Combine data analytics and clien	feedback to configure, operate,
		the plan process, inform the	e public of other upcoming	Work with all internal department	ts (ThriveHive, Ad Ops, Market-
	Trucks	public hearing dates on this	plan, and answer questions,	ing, Management, Site Team, etc.) implementation of client compaign • Work closely with the Director of	s as necessary.
MERCHANDISE	199 Taylos Tacama XTRACAB, Automatic, 52,100 Block, 3.4L V6, 107k miles. Call 845-508-7682	For details, contact the City	Clerk, Martha Allen, at	Work closely with the Director of company-wide goals and improve a Ensure all companians an live on	perational sales process.
classifieds.augusta.com	Notices	cityofhephzibah@bellsouth	net or call (706) 592-4426,	Work closely with the Director of company-wide goals and improve c ensure all compaigns go live on t liaising with Ad Ops while address? Lead the maniforing and reportin proactively communicate any issue	ing any complications or concern
		<b>.</b>		+ Lead the maniforing and reportin proactively communicate any issue	g at campaign performance and is to the internal team and client

**CLASSIFIED ADVERTISING** 

B12 Saturday, September 1, 2018 The Augusta Chronicle - augustachronicle.

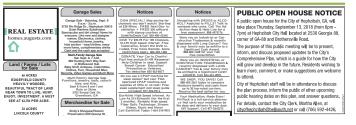
The Augusta Chronicle • augustachronicle.com Saturday, September 8, 2018 B11

# **CLASSIFIED ADVERTISING**



B12 Saturday, October 6, 2018 The Augusta Chronicle • augustachronicle.com

# **CLASSIFIED ADVERTISING**



# **CLASSIFIED ADVERTISING**

E 2



The Augusta Chronicle • augustachronicle.com Sunday, October 7, 2018 F7

# **CLASSIFIED ADVERTISING**

	Employment	Skilled Trades	Public Sale / Auctions	
MERCHANDISE	Chief Financial Officer Sizemore, Inc. is currently seeking a CFO. You must have the following to qualify and begin the application	CARPENTER Established Construction Company looking for a self-starter with the ability to work as a team. 5 year	NOTICE OF PUBLIC SALE The following vehicles will be up for auction October 15th at 9 a.m. at QUIET STORM AUTO REPAIR at 1912 LUMPKIN RD, AUGUSTA, GA 30906.	Medical
classifieds.augusta.com	procedure.	Experience required. Valid D/L, background check & drug screening.	DESCRIPITION: 2004 Nissan Quest VIN: 5N1BV28U84N326615 DESCRIPTION: 2003 CHRYSLER PT	PINELAND BHDD IS HIRING
	-Mature, results-oriented, strategic planner & thinker -At least 20 years of diverse	Call (706) 592-1947 between 8AM- 4:30PM Mon-Fri for more information.	VIN: 3C8FY78G33T567970 Quiet Storm Auto Repair 1912 LUMPKIN RD.	Impact Clubhouse Program
	Controller/CFO managerial experience -Excellent verbal & written	ELECTRICIANS/FOREMEN	AUGUSTA, GA 30906. 706-814-5930 Oct, 1-Oct, 14, 2018	Program Director (Addiction Counselor)
Merchandise for Sale	communication skills -In-depth proficiency in MS Office	Commercial experience required.	Ad# 3095895	Substance Abuse Counselor Case Manager
Kenmore, High efficiency, 27°, Super Capacity, 3.8 cu ft, Stacked washer/	-A bachelor's degree in Accounting, Finance or Business Management with commensurate experience	Barbee Electric, Inc. (803) 279-0971		Family Advocate SST1
dryer, white, \$750. (706) 306-4666	-Professional accounting certification - CPA or CMA	(003) 213-0311	SELL LITTLE AS	Submit Applications to:
Cemetery Plots	-MBA, Master of Accountancy & auditing experience is a plus An in-depth job description is		YOUR \$799	Human Resources Dept. PO Box 745, Statesboro, GA 30459 OR Fax: 912-489-3058 OR
Bellevue Memorial: 2 plots w/ 2 vaults, paid \$7k asking \$4,200 for both. 706-863-3663	available online at www.jobs.augusta.com		STUER MON-THURS	resumes@pinelandcsb.org
	No phone calls. Please submit a cover letter & resume to: HR@sizemoreinc.com		STUFF	Clerical
	Sizemore is an Equal Opportunity Employer			CORPORATE ADMINISTRATIVE ASSISTANT
JOBS	Director of	Want to find		Busy corporate office located in Thomson, Georgia seeking a career-minded
augustajobs.com	Weekday Education	a trade-in		individual with clerical experience. Must be a team player with a positive attitude and a good work ethic who enjoys challenges and is able to multi-
	is seeking a qualified candidate for the full-time position of Director of Weekday Education.	value?	and the second second	task and learn quickly. Job duties include: •General office duties.
	Qualified candidates will have earned a Bachelor's Degree in	AugustaAutos.com	NERCHARDELAND RUTCHOTHE ADS CHEM	<ul> <li>Receptionist responsibilities such as answering phones, greeting visitors and routing mail.</li> </ul>
Clerical	Childhood Education or closely related field and have experience in a preschool setting.	PUBLIC HEAR		Limited accounting/bookkeeping duties.     Event planning.     Travel planning.
Administrative Assistant,	Persons interested should send a	<ul> <li>7pm) at Hephzibah City H</li> </ul>	City of Hephzibah, GA, October 11, 2018 (from 6pm Iall located at 2530 Georgia	Assisting in other departments when needed.
Minimum Salary \$26,988 per year (salary commensurate with	resume, along with an appropriate cover letter, to Cyndi Busby at cbusby@fbcaugusta.org.	The purpose of this public inform, and discuss prop	nd Brothersville Road. meeting will be to present, osed updates to the City's	Experience with MS Office (Word, Excel, PowerPoint) required. Experience with Google Docs and Sheets helpful. 2-5 years clerical/administrative experience preferred. Our company offers an excellent benefits package
education and experience) - USCA Mathematical Sciences	For more information and a job description, visit	Comprehensive Plan, which will grow and develop in th	h is a guide for how the City e future. Residents wishing or make suggestions are	including paid holidays, paid vacation, a comprehensive insurance (medical/dental/life) package, an employer matched 401(k) plan with profit
Department. Primary responsibilities include	www.fbcaugusta.org.	welcome City of Hephzibah staff will	to attend. be in attendance to discuss blic of other dates related to	sharing and a bonus program. Compensation based on experience.
administrative assistance for the Chairperson and the faculty of the	Heavy Equipment Operators	For details, contact the C	an, and answer questions. The clerk, Martha Allen, at 1. net or call (706) 592-4426.	Retail Retail
Department of Mathematical Sciences, which includes Math, Computer Science and Engineering.	Uperators Wanted For Immediate Hire. Local Augusta Area	10/6 & 10/7, 2018 Ad#3099222		
Requires a Bachelor's degree, or a	Commercial Site & Road	L		CAI EQDEADI E NEEDED



# We would like your suggestions on proposed updates to the Comprehensive Plan for the City.

Help us take forward steps for the City of Hephzibah and its future. Join us for a public hearing to review the plan, and you can provide your comments.

> Public Hearing #1 Thursday, August 23, 2018 • 6pm - 7pm at Hephzibah City Hall 2538 Highway 88, Hephzibah, GA





Public Open House #1

Thursday, September 13, 2018 • 6pm - 7pm at Hephzibah City Hall 2538 Highway 88, Hephzibah, GA



# **Public Hearing**

Voice your ideas. We value your input!

# We would like your suggestions on proposed updates to the Comprehensive Plan for the City.

Help us take forward steps for the City of Hephzibah and its future. Join us for a public hearing to review the plan, and you can provide your comments.

> Public Hearing #2 Thursday, October 11, 2018 • 6pm - 7pm at Hephzibah City Hall 2538 Highway 88, Hephzibah, GA



# СІТҮ ОГ НЕРНΖІВАН

# APPENDIX B. COMMUNITY PARTICIPATION SIGN-IN SHEETS

STEERING COMMIT	<b>Sign In Sheet</b> TTEE MEETING #1 - HEPHZIBAH COMPREF August 23, 2018 (4:00 pm)	IENSIVE PLAN	
NAME	EMAIL	ORGANIZATION	
Martha R Allen	matt city Theploziba	City Dellsouth	net
	, · · · · ·	City of Hephribah	
Clay Fulcher Jody Boulineay	jboylinean Ogsiccharter.om	City of Hepherba 5	
Robert Buchwitz		as to an	
Irul Codlan	fgodbor @ bellsouth . Not	2 / C C C	



<b>Sign In Sheet</b> PUBLIC HEARING #1 - HEPHZIBAH COMPREHENSIVE PLAN August 23, 2018 (6:00 pm)				
NAME	PHONE*	EMAIL*		
Martha Aller	706-592-44	3 City of hephilato	6	
Our Fulin	706 840-1465		ব	
Robert Bucksitz	704-799-5704	Robert. Buckwitze CoviAcopp.		
JodyBoylineau	106-836-0169	jboulineau@gsicchapter.com	214	
Frond Co She	716 799-2521	fyudbor Dballsouth Net		
Dily agrim	706504-5579	b.pilgrin@yahov.con.		
Patrick Kilgrim	706-504-554	WRIGRIM 1005858 Yakoo. Com		
Jessica Yoder	706.829.1832	jessica yoder 91011e gmailiam		
Kathryn Baker	706.592-4648	Kbpopcorn Coutlook.com		
Renee Feterson		reneepeterson 29@gmail.com		
Charlie Byd		southpoint si hoftmail.com		
Darrent Konty Sr	in 700-542-	Snithtize@csecinfo.com		
Alex Warren	706-339-9864			
MARIE WARBEN	B16.646.9833			



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

<b>Sign In Sheet</b> STEERING COMMITTEE MEETING #2 - HEPHZIBAH COMPREHENSIVE PLAN September 13, 2018 (4:00 pm)				
NAME	EMAIL	ORGANIZATION		
(Boice cano at				
Amanda Adams		Cranston		
Tom Robertson	throbertson@ cranstoning	ineering . com		
Martha Allon	throbertson@cranstoning cityothephzibah@bell=so	uth		
		City of Hephzike		



<b>Sign In Sheet</b> PUBLIC OPEN HOUSE #1 - HEPHZIBAH COMPREHENSIVE PLAN September 13, 2018 (6:00 pm)			
NAME	PHONE*	EMAIL*	
BrianLicklider	706 8257431	lickliderb@Tuhoo.com	
Michael Oslesby	706 825 0877		
Larry Oglesty	706 831 2859	Larry Colosby 19 Con. Mr	
Ruth Dalesby	706-799-5022		
Billy Dylesby	7067496783	BORDAUGOYAhoo	
Joy Osborn	706 8362798		
Buddy Marks	706 592 4374		
Amanda Brookins	106-799-4799	4	
BRANDON GAEDON	706 8366317	electerandun distri d 8 egmail. com	
Dr. M. France Colim	706 592 1121		
Jessica Joder		jessicqyoder91011eqmail con	
J. S. RowE	206-542-5685		
Rombel Druyton	706-592-95		
Shen Makennon	706 832 563	>	
Guni Flake	\$ 106 592 4	46 Heph. phagace	



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# СІТҮ ОГ НЕРНΖІВАН

<b>Sign In Sheet</b> PUBLIC OPEN HOUSE #1 - HEPHZIBAH COMPREHENSIVE PLAN September 13, 2018 (6:00 pm)			
NAME	PHONE*	EMAIL*	
Aaron Barnhost	2068717062		
Asron Barnhost Chily Barnhaff Mike Arrington	2068717062 706726-49974		
Mike Arrington		x	
t			



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<b>Sign In Sheet</b> STEERING COMMITTEE MEETING #3 - HEPHZIBAH COMPREHENSIVE PLAN September 19, 2018 (4:00 pm)				
NAME	EMAIL	ORGANIZATION		
Jody Boulineary	jboulineau egsiccharter.	Gity		
FRANIZ Godber	fyodbee @ bellsouth - Aley	cit x		
Robert Buchwitz	Robert. Buchwitz Consia Cong. con	n City		
MarthaRAllen	cityothephzibah@ bellsouth			
amanda adams		Cransten		
Tom Robertson	throbertson@cransforengineen	ing 'com Cranste		



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<b>Sign In Sheet</b> STEERING COMMITTEE MEETING #4 - HEPHZIBAH COMPREHENSIVE PLAN October 11, 2018 (4:00 pm)			
NAME	EMAIL	ORGANIZATION	
Scott WILLIAMS		CRANSTON	
TOM ROBSETSON		CRANSTON	
Clay Fulcher		City	
Front Godkee		City City	
RobertBuchwitz		Y	
Jet Barlineon		City	
AmandaBrookins		City	



<b>Sign In Sheet</b> PUBLIC HEARING #2 - HEPHZIBAH COMPREHENSIVE PLAN October 11, 2018 (6:00 pm)				
NAME	PHONE*	EMAIL*		
DANNY Brady	706-231-8563			
	706-231-0985			
Amanda Brookins				
Robert Buchwitz				
Clizabeth Morrow	808-657-6509	morrow. elizabether Egmail.		
Dwayne Flowers	701 301 7537			
Jey Aleh				
SCOTT WILLIAMS		CRANSTON		
TOM ROBERTSON		CRANSTON		
FRANK Godbae	7067992521	CITY		
Sharon BENNET	706-799-2770	holgepodge6584ahoo.com		
Bully + Pra Wash	106-592-4374	Fulcher Rd # 47gk		
John Osboin	706836-2799	jandj Osbana yahoo. Com		
Joy Osborn	706836-2798	i and j Osboind yabou. con		
DEREKPARTRIDGE	706-833-7271	deke 1463@gmail.com		
John Particlye	706 799-8574	jpartiidsc 06200 hotmil. kon		



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<b>Sign In Sheet</b> PUBLIC HEARING #2 - HEPHZIBAH COMPREHENSIVE PLAN October 11, 2018 (6:00 pm)		
NAME	PHONE*	EMAIL*
Lheather Dye	706-564-7942	heatherdeaaesignco.com
Michael Oslesby	706 825 0817	Michael & ogkøby tax.com
Juff Rown	706 564 6228	
Jessica Yoder	706.829.1832	
Remet Flipp	706 592 2250	hiphormogo ballswhith
Stephen Barplan		
Shen Adamaan	106-5132.5630	
Philip Barnhart	706-726-4974	
SodyBoulineau		City of Appheibah
/-		



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# COMPREHENSIVE PLAN - 2018

APPENDIX C. COMMUNITY SURVEY RESPONSE REPORTS

# **SURVEY RESPONSES Comprehensive Plan for City of Hephzibah**

Community Survey Form Responses Friday, October 12, 2018

(20 survey responses to date)

- How did you hear about these meetings?
  - 1 did not indicate
  - 2 heard through newspaper
  - o 4 heard through social media
  - 6 heard through word of mouth
  - 3 heard through the flyer
  - 4 heard through another source
    - Scouts (1)
    - Another Public Meeting (1)
    - Water bill (2)
- Were the meetings easy to find / was the location comfortable and accessible?
  - o 17 said yes to both questions
  - o 1 did not indicate
  - o 1 said yes to "easy to find" but did not answer if location was "comfortable" etc.
  - o 1 said no to "easy to find" but said yes to location being "comfortable"
- Did you find the presentations, displays, & materials to be easy to understand?
  - 1 did not indicate
    - (comments in relation to this question sent via email, see Comments section)
  - 14 responded Yes
  - 5 responded Somewhat
    - Comment: "Printed list of items as observed on possible plans/suggestions."
    - Comment: "Hard to read the screen. I will obtain a hard copy."
    - Comment: "Put signs out by the Highway for meeting, like advertising for other city functions."
    - Comment: "Could have used guideline work booklets to follow and make notes."
- Were the presentations, displays, & materials visually appealing?
  - o 11 responded Yes
  - 2 did not indicate
  - 1 responded No
    - Comment: "They were not appealing, but they were informational."

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# Сіту об Нернгіван

- 6 responded Somewhat
  - Comment: "Print list of items as observed on possible plans/suggestions."
  - Comment: "Larger Display."
  - Comment: "Try to use Richmond County sewage to assist Hephzibah waste water deficiencies."
- Were your questions answered by the staff at the meeting?
  - o 10 responded Yes
  - $\circ$  7 did not indicate
  - $\circ$  1 responded No
  - o 2 responded Somewhat
    - Comment: "If a [sic] ordinance does not meet local needs, they need to be changed (signs)."
    - Comment: "Commissioners need to be at the meeting to answer questions."
    - Comment: "Not really, many questions."
- Rating
  - $\circ$  1 did not indicate
  - o 1 gave 1 star
  - $\circ$  2 gave 2 stars
  - o 2 gave 3 stars
  - 1 gave 4.5 stars
  - o 8 gave 4 stars
  - o 5 gave 5 stars
- Comments
  - "Many items and suggestions. How many will be Action Items? Will there be a "Citizens Advisory Group" to assist?"
  - "Build a GaGa Ball area, disc golf / foot golf, archery, splash pad, fitness station (like Odell Weeks), waterpark, dog park."
  - "We need restaurants and shopping centers. Solar energy is ineffective & costly. Why endorse it? We do need better internet in area!!"
  - "Lack of communication with the community."
  - "Great to see resources protected and used to the better of the city. Like the use of the simplicity of a S.W.O.T. analysis."
  - "We need sewer on Hwy 25 & Mims Rd. to bring more business. We have 4 lane hwy with no sewer and you could really grow if sewer was installed."



- "The expansion and/or replacement of City Hall is important, and a Town Center would aid in attracting others to the community."
- "Needs:
  - Improve communication: use local business to promote meetings and digital signs at City Hall.
  - Transparency in govt./communication: Develop/enhance website to include future plans for Hephzibah meetings, minutes, proposals for developments, interactive site for comments/ideas (Augusta State University, IT department, students could help develop this)
  - Building owners must renovate old buildings in downtown or sell/remove old properties (Waynesboro has model.) Expand Windsor Spring Rd to Hephzibah-McBean Rd with county sewage; this increases commercial development. (We lost University Primary Care facility, several fast food restaurants, housing development for elderly, etc. because of lack of sewage system.)
  - Build/move City Hall/Town Square across from community center in order to be in a central location.
  - Story [sic] Mill Innovation expand to kindergarten thru 12th grade if possible with adequate necessary accreditation choices (reference to the Hephzibah Innovation Center).
  - Business Developments: YMCA, park with streams/lake development if available.
  - Residential development section, retirement home for elderly and so forth.
  - Expansion of municipal cemetery."



APPENDIX D. COMMUNITY SURVEY FORM EXAMPLE

□ □   □ Newspaper   □ No      Were the meetings easy to find?   □ YES   □ NO   Was the location comfortable and accessible?   □ YES   □ NO   Did you find the presentations, displays, & materials   □ YES   □ NO   Ways we can improve   □ Were the presentations, displays, & materials visually appealing?   □ YES   SOMEWHAT □   NO   Ways we can improve   Were your questions answered by the staff at the meeting?   □ YES   SOMEWHAT □   NO   Ways we can improve   Were your questions answered by the staff at the meeting?   □ YES   SOMEWHAT □   NO   Ways we can improve   □   Rate our meeting:   circle, shade or check the stars	Thank You DATE _/
□ □   □ Newspaper   □ No      Were the meetings easy to find?   □ YES   □ NO   Was the location comfortable and accessible?   □ YES   □ NO   Did you find the presentations, displays, & materials   □ YES   □ NO   Ways we can improve   □ Were the presentations, displays, & materials visually appealing?   □ YES   SOMEWHAT □   NO   Ways we can improve   Were your questions answered by the staff at the meeting?   □ YES   SOMEWHAT □   NO   Ways we can improve   Were your questions answered by the staff at the meeting?   □ YES   SOMEWHAT □   NO   Ways we can improve   □   Rate our meeting:   circle, shade or check the stars	for your Feedback!
Was the location comfortable and accessible? YES   Did you find the presentations, displays, & materials YES   SOMEWHAT NO   Ways we can improve   Were the presentations, displays, & materials visually appealing? YES   SOMEWHAT NO   Ways we can improve	
Did you find the presentations, displays, & materials YES     Ways we can improve      Were the presentations, displays, & materials visually appealing?   YES   SOMEWHAT   NO   Ways we can improve   Were your questions answered by the staff at the meeting?   YES   SOMEWHAT   NO   Ways we can improve   Ways we can improve   Rate our meeting:   Aracle our check the stars	Were the meetings easy to find? YES NO
ways we can improve     Were the presentations, displays, & materials visually appealing?     YES   SOMEWHAT   NO      Ways we can improve     Were your questions answered by the staff at the meeting?     YES   SOMEWHAT   NO      Ways we can improve     Ways we can improve     Ways we can improve     Rate our meeting:   Circle, shade or check the stars     Circle, shade or check the stars	Was the location comfortable and accessible?
Were the presentations, displays, & materials visually appealing?   YES   SOMEWHAT   NO      Were your questions answered by the staff at the meeting?   YES   SOMEWHAT   NO   Ways we can improve   Ways we can improve   Rate our meeting:    Charles	Did you find the presentations, displays, & materials easy to understand?
Ways we can improve         Were your questions answered by the staff at the meeting?         YES       SOMEWHAT         NO         Ways we can improve         Rate our meeting: $\overleftrightarrow$ $\overleftrightarrow$ $\overleftrightarrow$ $\Leftrightarrow$ $\overleftrightarrow$ $\Leftrightarrow$ $\checkmark$ $\circ$ $\checkmark$ $\circ$ $\checkmark$ $\circ$ $\checkmark$ $\circ$ $\checkmark$ $\circ$ $\checkmark$ $\circ$ $\checkmark$	Ways we can improve
Rate our meeting: circle, shade or check the stars $\overleftrightarrow \ \overleftrightarrow \ \overleftrightarrow \ \overleftrightarrow \ \overleftrightarrow \ \overleftrightarrow \ \overleftrightarrow$	Ways we can improve Ways we can improve Were your questions answered by the staff at the meeting? YES SOMEWHAT NO
	Ways we can improve
Comments about the Comprehensive Plan:	Rate our meeting: circle, shade or check the stars $\checkmark$ $\checkmark$ $\checkmark$ $\checkmark$ $\checkmark$ $\checkmark$
	Comments about the Comprehensive Plan:
Check here & give us your e-mail address to join our e-mail list Email: Comments about the Comprehensive Plan can be mailed to Martha Allen, Hephzibah City Clerk, at the Hephzibah City Hall,	Check here & give us your e-mail address to join our e-mail list Email: