



COMPREHENSIVE PLAN - 2018



CITY OF HEPHZIBAH

Momentum ♦ Progress ♦ Achievement

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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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Flags fly high over the Hephzibah City Hall building (top).

A sign of welcome shows the City was established in 1870 (left).

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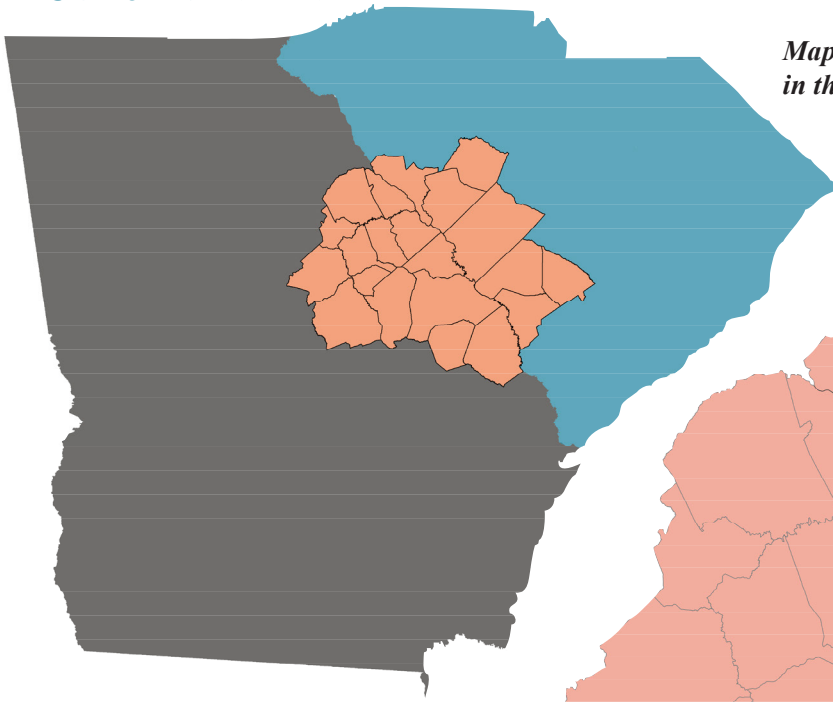
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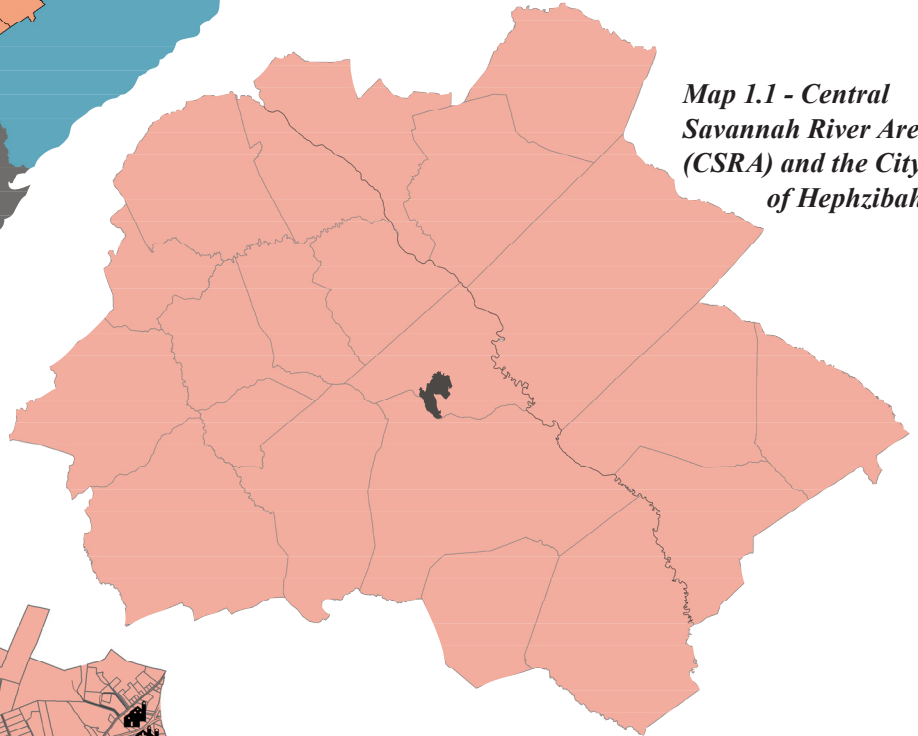


Work continues on improvements to around the Hephzibah Post Office on Windsor Spring Road.

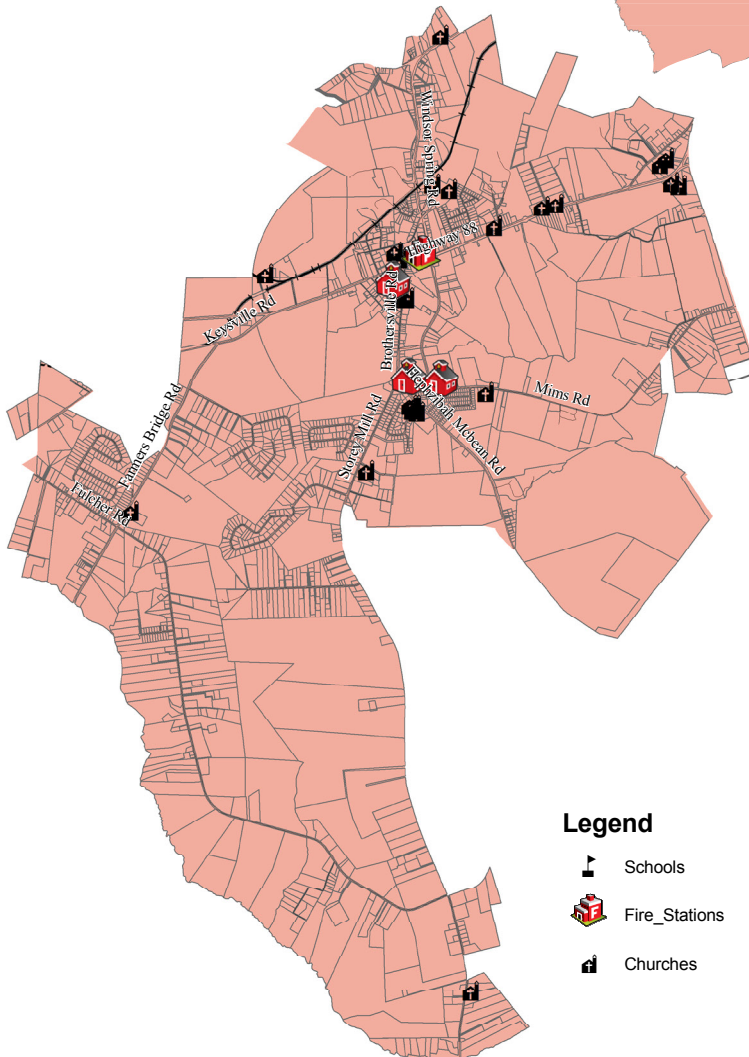
Map 1.0 - Georgia, South Carolina, and Counties in the Central Savannah River Area (CSRA).






Map 1.1 - Central Savannah River Area (CSRA) and the City of Hephzibah.



Map 1.2 - Notable Locations in the City of Hephzibah.



Legend

-  Schools
-  Fire_Stations
-  Churches



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.

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

Map 1.3 - The City of Hephzibah.

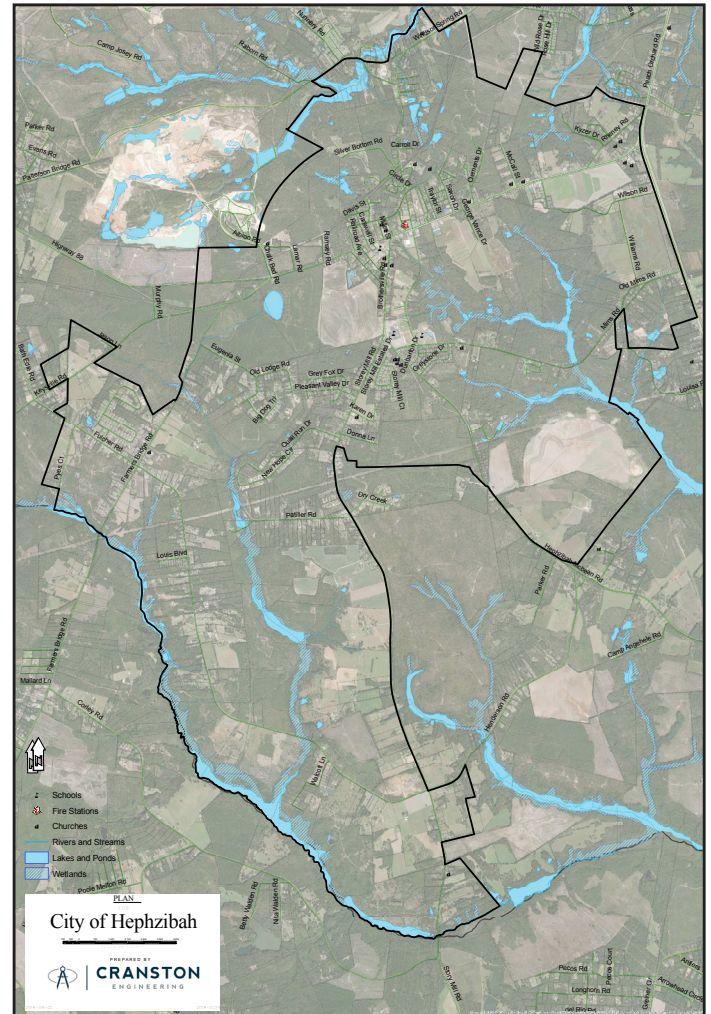


Figure 1.0 illustrates the location of each component in the Comprehensive Plan in relation to the structure of this document.

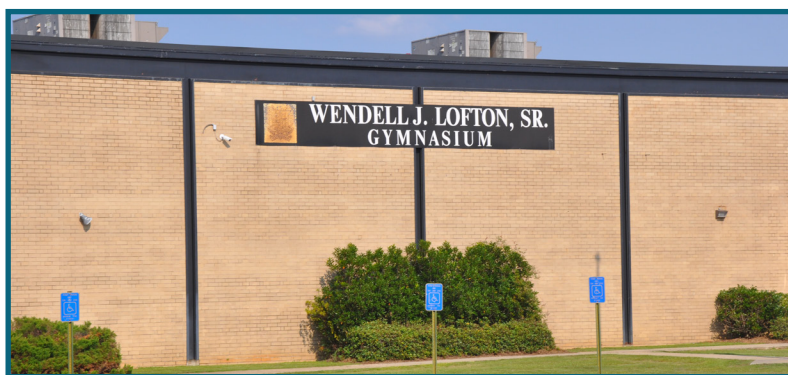
Figure 1.0 - Document Components and Location

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



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

"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	Richmond County	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
- Summary of the S.W.O.T. Analysis
- Needs and Opportunities
- Alternatives and Strategies

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:

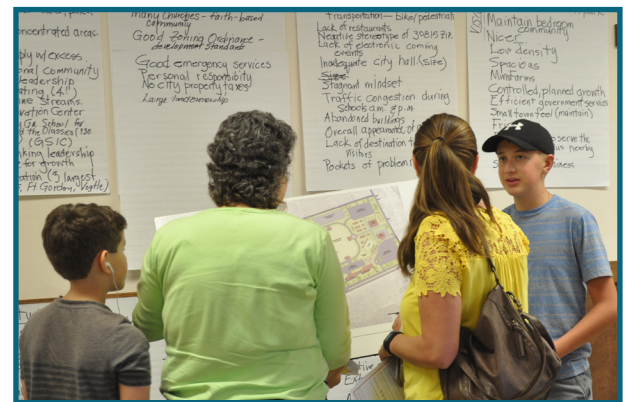
- Chairman Robert Buchwitz
- Commission Member Jody Boulineau
- Commission Member Sissi Dozier
- Commission Member Frank Godbee
- Commission Member Clay Fulcher
- City Clerk Martha R. Allen

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.



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

“WORDS ARE WHERE MOST CHANGE BEGINS.”

--BRANDON SANERSON, *WORDS OF RADIANCE*

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 - Planning Process

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

“HAPPILY, WE DO THE WORK.”

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



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.

Citizens discuss plan ideas at a Public Hearing and prepare to give their input.



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:

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
 - City 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
 - 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
 - Dissuade push-back on City zoning ordinances
- Road Infrastructure expansion / updates needed
 - 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
 - Focus on the cyber community
 - 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
 - Civil unrest
 - 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*



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 size of City Hall.
Create a plan to remove abandoned buildings.
Develop a website for the City, social media presence, other communication with citizens.
Dispose of solid waste adequately while maximizing the county landfills.
Upgrade & activate a second fire station on Fulcher Road to serve south end of city.
New pavilion constructed - Windsor Spring Rd. Hephzibah Carroll Community Center.
Replacement of Murphy St. water treatment building.
Relocate playground equipment to pavilion area - Hephzibah Carroll Community Center.
Add street lights, as needed.
Add quality-of-life activities and activity spaces, such as pedestrian trails, disc golf, biking areas, etc.
Create a Town Center or Town Square.



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

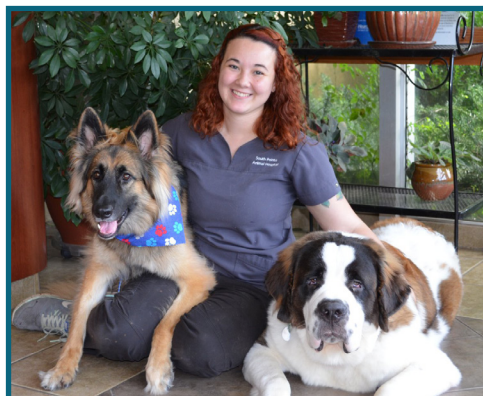
Strategies:
Support zoning and ordinances to attract sit-down restaurants.
Complete the Hephzibah Innovation Center to accommodate growth of Georgia School for Innovation and the Classics (GSIC).
Encourage business formation in the service sector to serve anticipated demand from Ft. Gordon, National 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.
Repace 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.



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.

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.



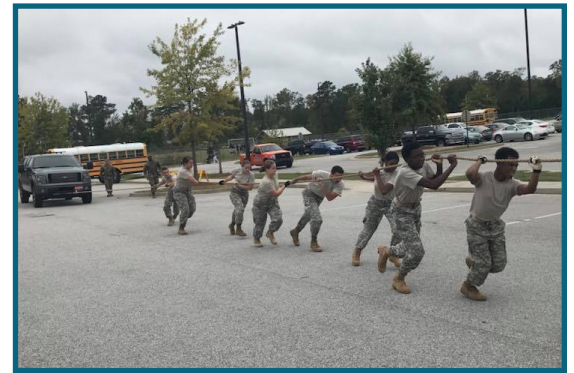
Police staff serve and protect around the City.

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.

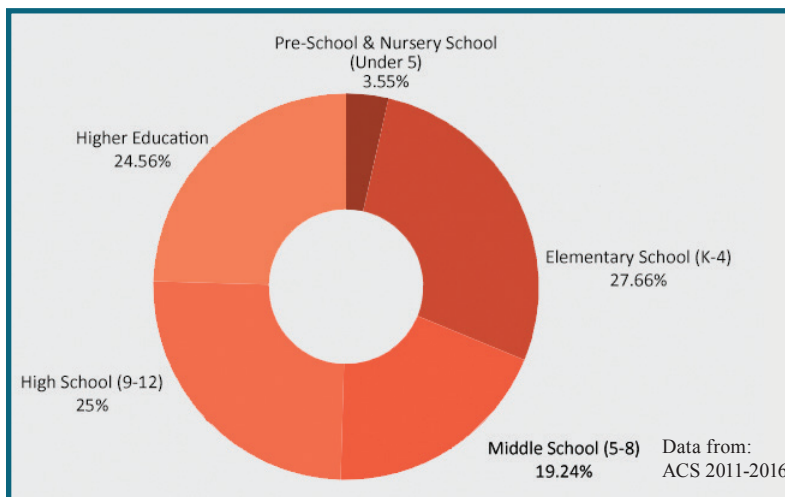
The public school system is recognized as family-friendly; and, having an encouraging and zealous attitude towards educational achievement. The high school boasts a Foreign Language Club and an award-winning Junior R.O.T.C. program, among many other academic and extracurricular opportunities for students.

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 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.
Photo used with permission from the Hephzibah High School Army JROTC Facebook page.

Figure 2.0 - Student Demographics



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

consideration the flow of weekday traffic and highway usage.

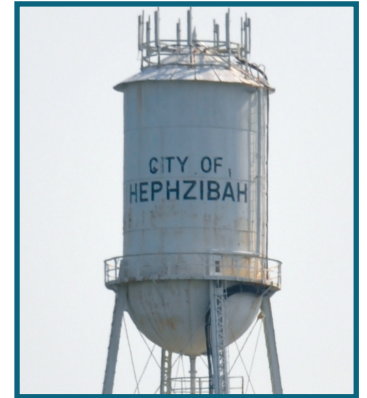
College or graduate-level program enrollment, while lower in Hephzibah than the County, is in alignment with the State of Georgia's goals.

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.

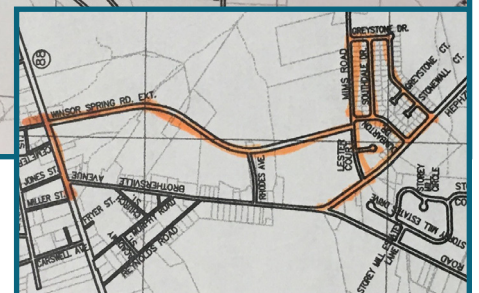
See Map 2.0a and 2.0b below for the Hephzibah sewer system with accompanying inset for a detail view and Map 2.1 for the Hephzibah water system.



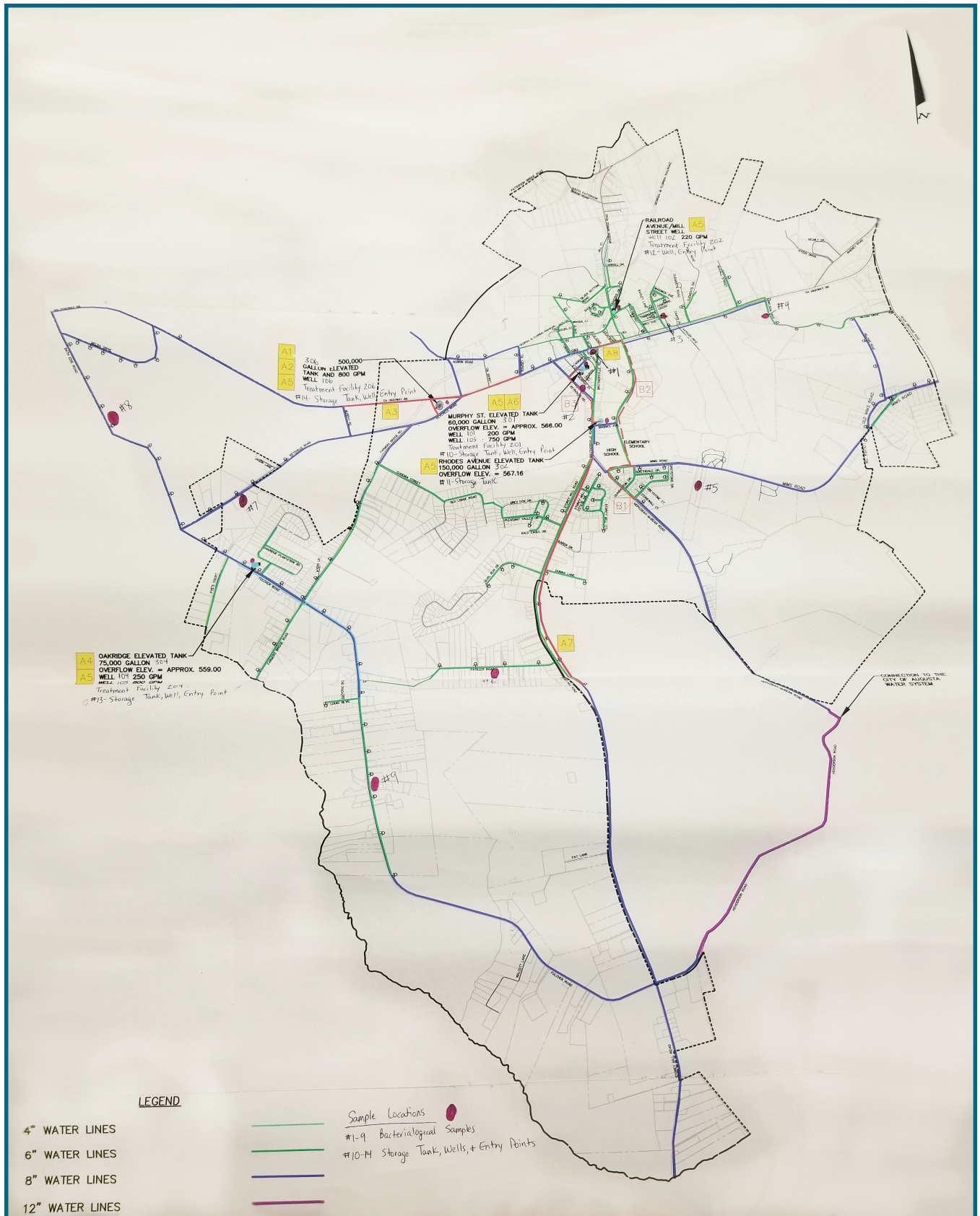
Map 2.0a - Hephzibah Sewer



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)

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

vi. COMMUNITY FACILITIES COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Improve or increase the size of City Hall.		X				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.		X				City Commission. City Clerk.	\$5,000	City funds.



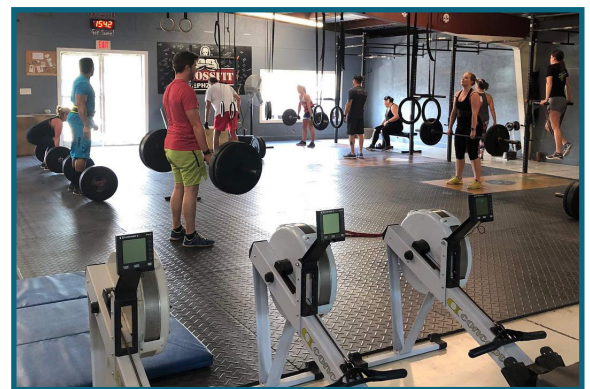
COMMUNITY FACILITIES COMMUNITY WORK PROGRAM (CONTINUED)

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.

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.



Citizens in Hephzibah enjoy active hobbies, such as Crossfit. Photo used with permission.

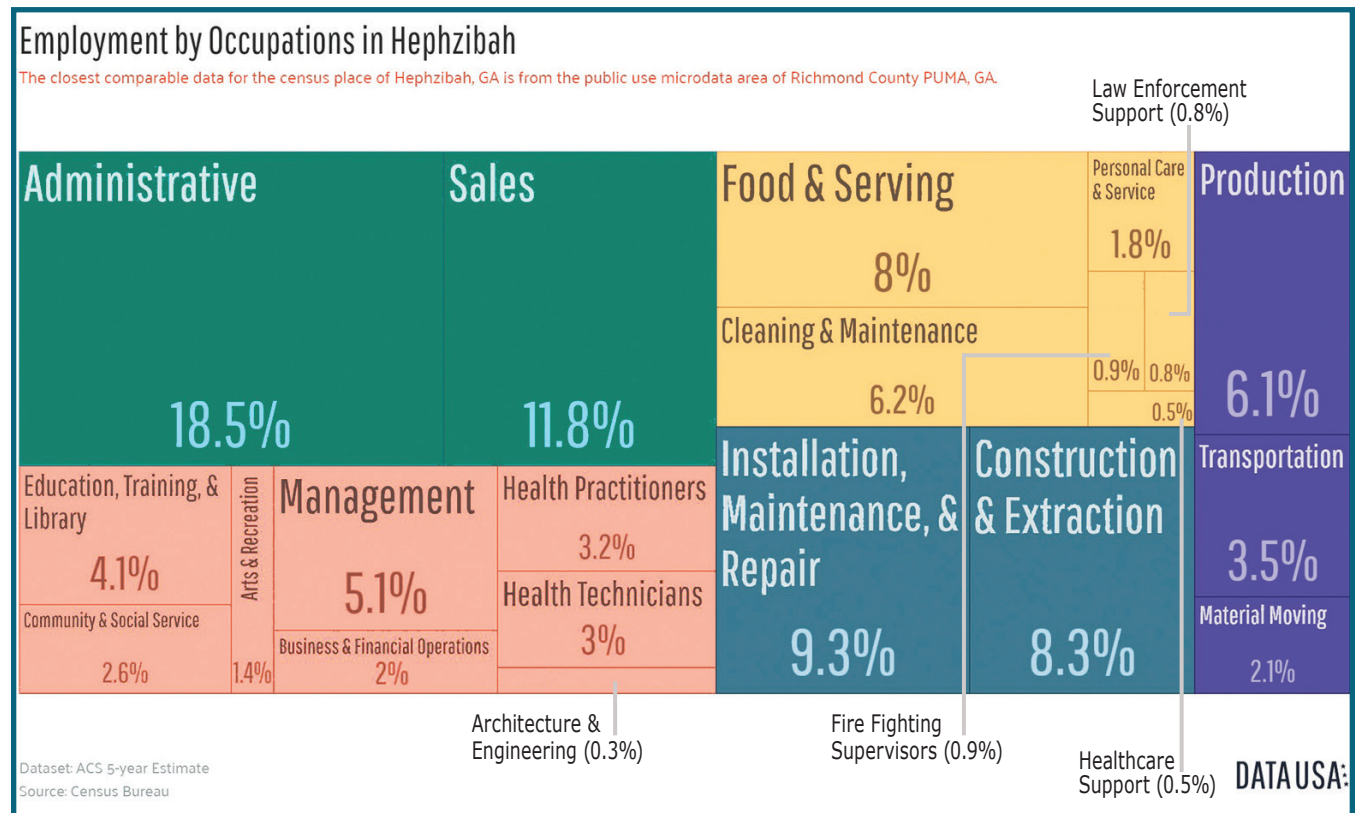
"THE SHAPE OF SOLUTIONS OF THE FUTURE RELY TOTALLY ON THE COLLECTIVE EFFORT OF PEOPLE WORKING TOGETHER. WE ARE ALL AN INTEGRAL PART OF THE WEB OF LIFE.

-- 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:

Figure 2.1 - Employment Percentages by Occupation

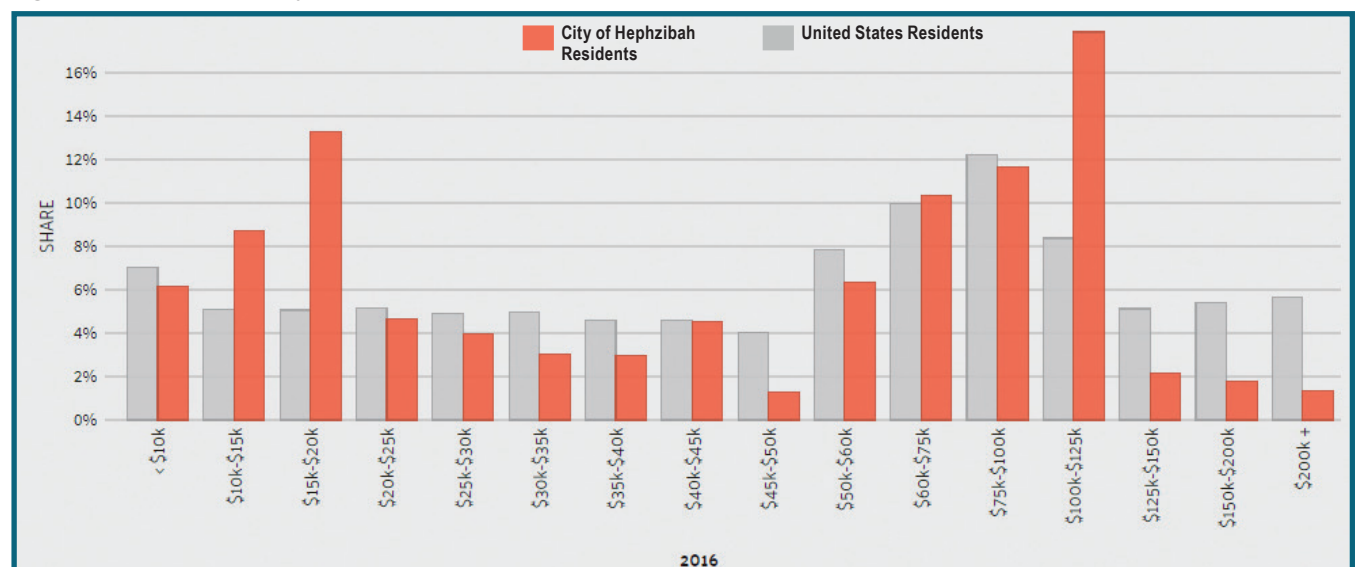


iii. ANNUAL INCOME

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)

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Encourage business formation in service sector to serve anticipated demand from Fort Gordon, National Science Center (NCS), and City growth.		X			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.		X			Added street trees and landscaping/shrubs.
Strive to attract new businesses to the City.		X			Extended sewerage service to downtown portion of the City.

iv. ECONOMIC DEVELOPMENT COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Complete the Hephzibah Innovation Center building for growth of the Georgia School for Innovation and the Classics (GSIC), which leases this building.	X	X	X	X	X	City Commission.	\$5,000,000	City funds.
Strive to attract new businesses to the City.	X	X	X	X	X	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	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 surrounding citizens as a destination with amenities and cultural events.	X	X	X	X	X	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.

C. HOUSING

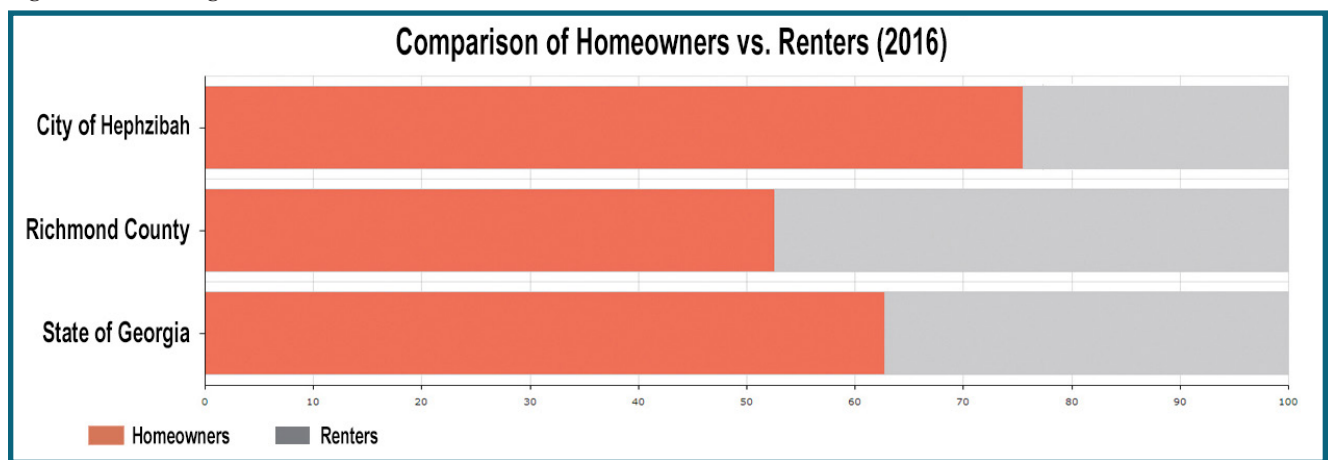
Residential properties are the second major land use in Hephzibah. The ability for a community to ensure existing and potential residents have adequate housing is a general goal. However, beyond this goal is the desire to provide a variety of housing choices which enhances the lives of residents. Housing 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



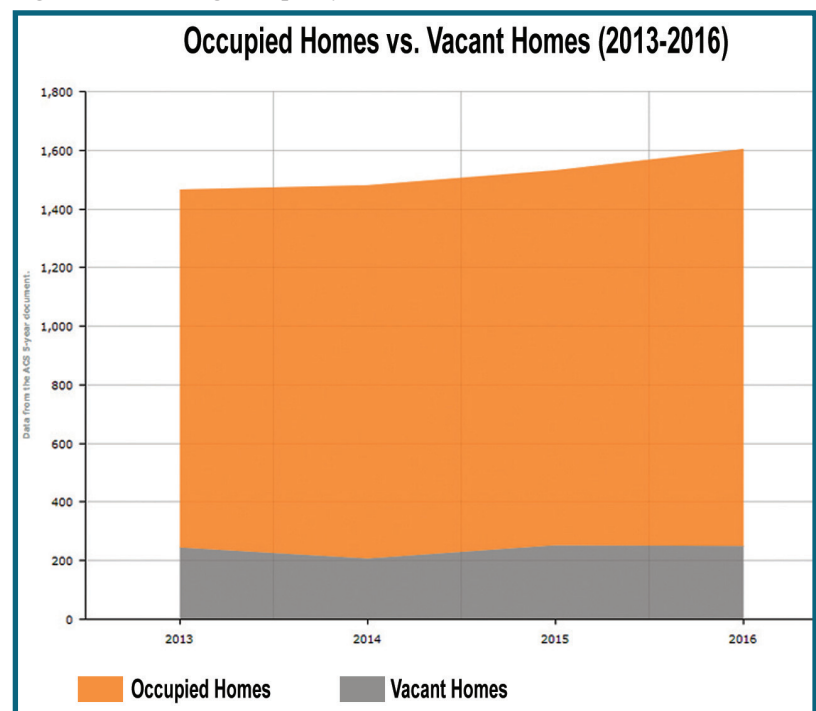
ii. HOUSING OCCUPANCY

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

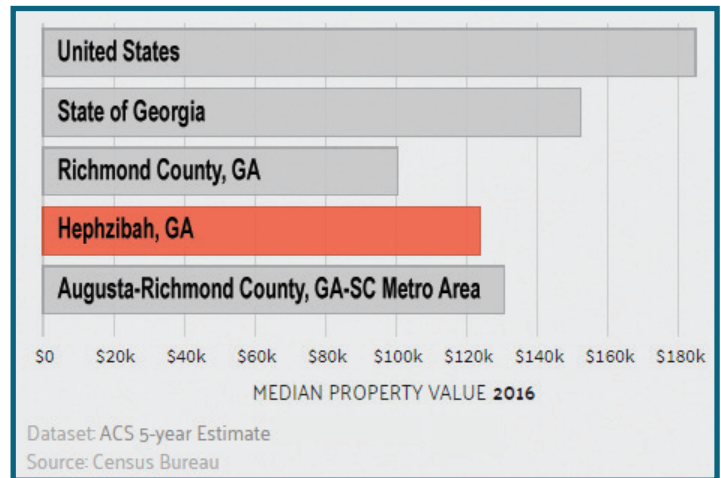


iii. MEDIAN VALUE

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



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

Figure 2.6a - Age of Housing in Hephzibah

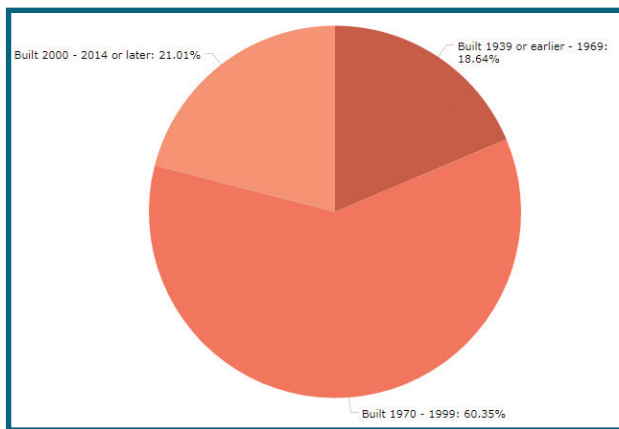
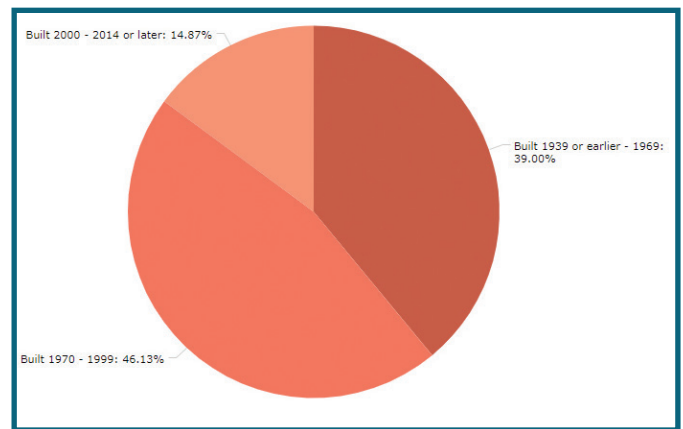


Figure 2.6b - Age of Housing in Richmond County



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)

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

vi. HOUSING COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.	X	X	X	X	X	City Commission.	\$5,000	City funds.
Encourage development of new housing that conforms to the City's zoning districts.	X	X	X	X	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 area 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 privately-owned 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.

One Family Residential District (R-43) – 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.

General Residential District (GR) – 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.

Professional Office District (OI) – 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.

General Commercial District (GC) – 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.

General Industrial District (GI) – 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.

Agricultural Reserve District (AR) – 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.

Airport Zoning (AI) – 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.



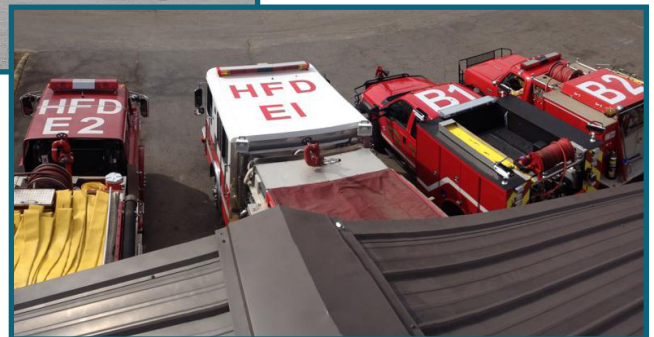
Open spaces for livestock.



Fertile land.

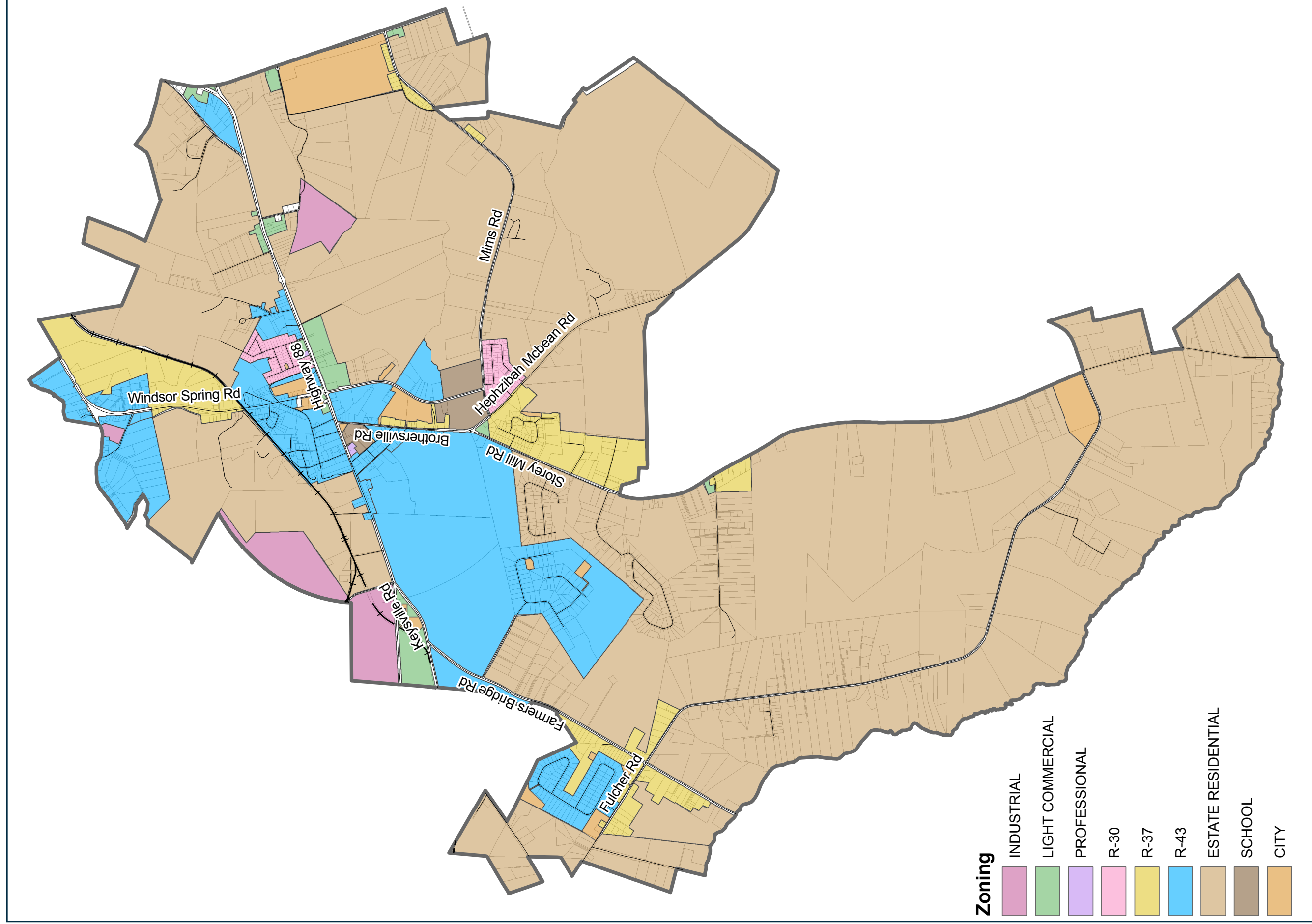


Hephzibah Fire Department vehicles on display.



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

Map 2.1 - Hephzibah Current Zoning Districts



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

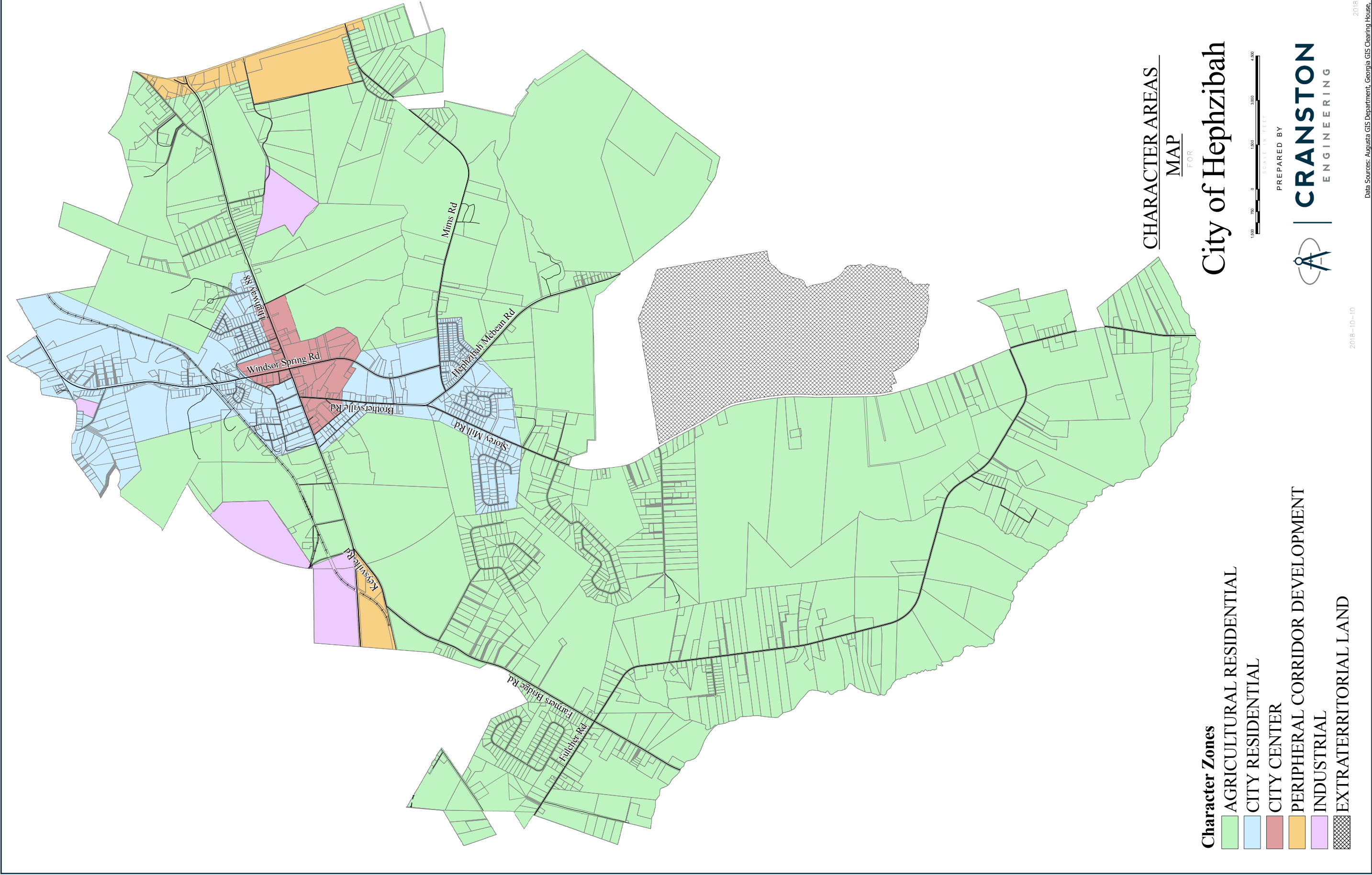
Encourage industry to locate within appropriate areas.
Limit industry to those appropriate areas.
Construct infrastructure improvements, as needed.
Require buffering of the perimeter of industrial areas adjoining residential land uses.

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.



Map 2.2 - Hephzibah Character Areas



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

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Discourage development on land mapped with severe environmental limitations.		X			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.				X	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.		X			This is handled on an ongoing basis through zoning.
Review Zoning Map to ensure proper land use.		X			
Update Zoning Map to reflect existing land use and other relevant considerations.		X			
Update local zoning and development ordinances as necessary to achieve quality growth.	X				
Evaluate the feasibility of using conversation districts as an alternative to historic district designations in some neighborhoods.				X	
Continue to promote greenspace and the protection of environmentally-sensitive lands as open space.		X			
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance.		X			
Continue the permitting and enforcement provision of the Flood Damage Prevention Ordinance.		X			

v. LAND USE COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.	X	X	X	X	X	City Commission.	Staff time.	City funds.
Continue to promote greenspace and the protection of environmentally-sensitive lands as open space.	X	X	X	X	X	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.



LAND USE COMMUNITY WORK PROGRAM (CONTINUED)

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

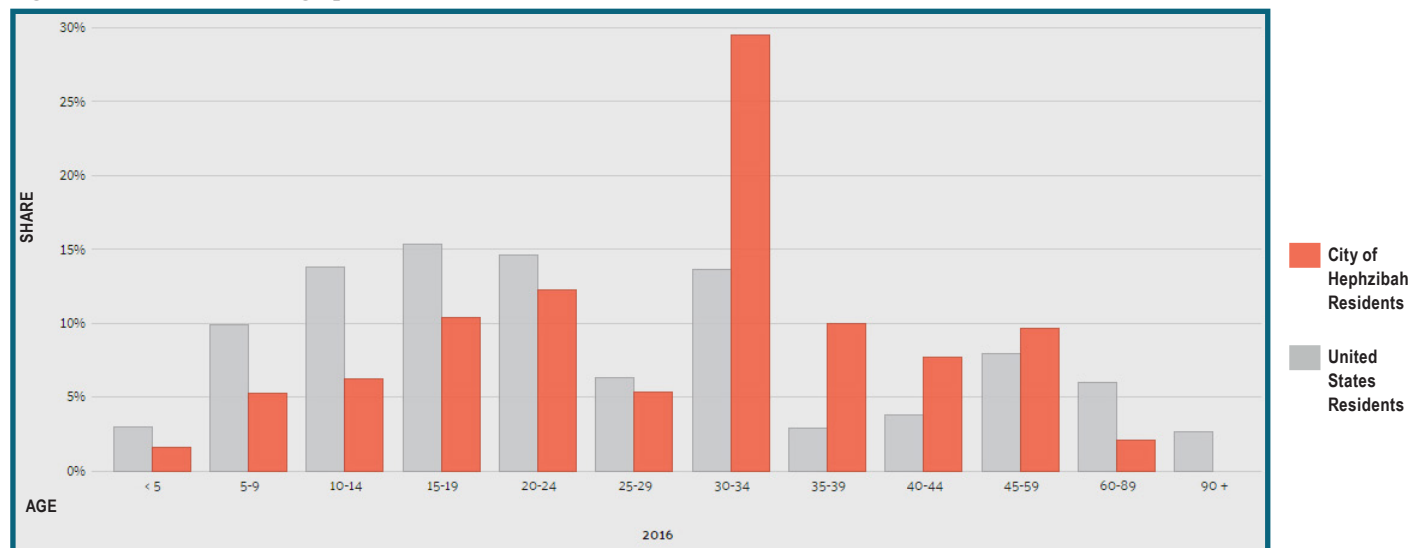
E. TRANSPORTATION

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.

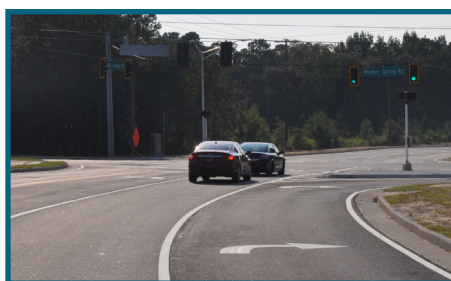
According to data from the U.S. Census Bureau, households in Hephzibah averaged approximately two cars each and as much as 90% of the population drove alone in single cars for their primary mode of travel as opposed to carpooling. The average commute time of Hephzibah residents to their place of employment 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.

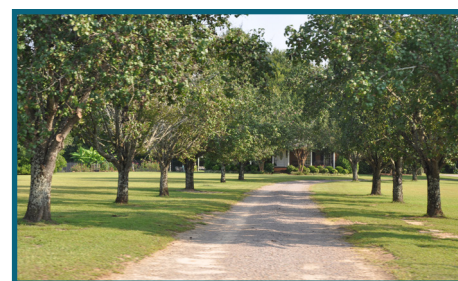
Figure2.7 - Commuter Demographics



Roadway improvements show City's progress.



Windsor Spring Road intersection.



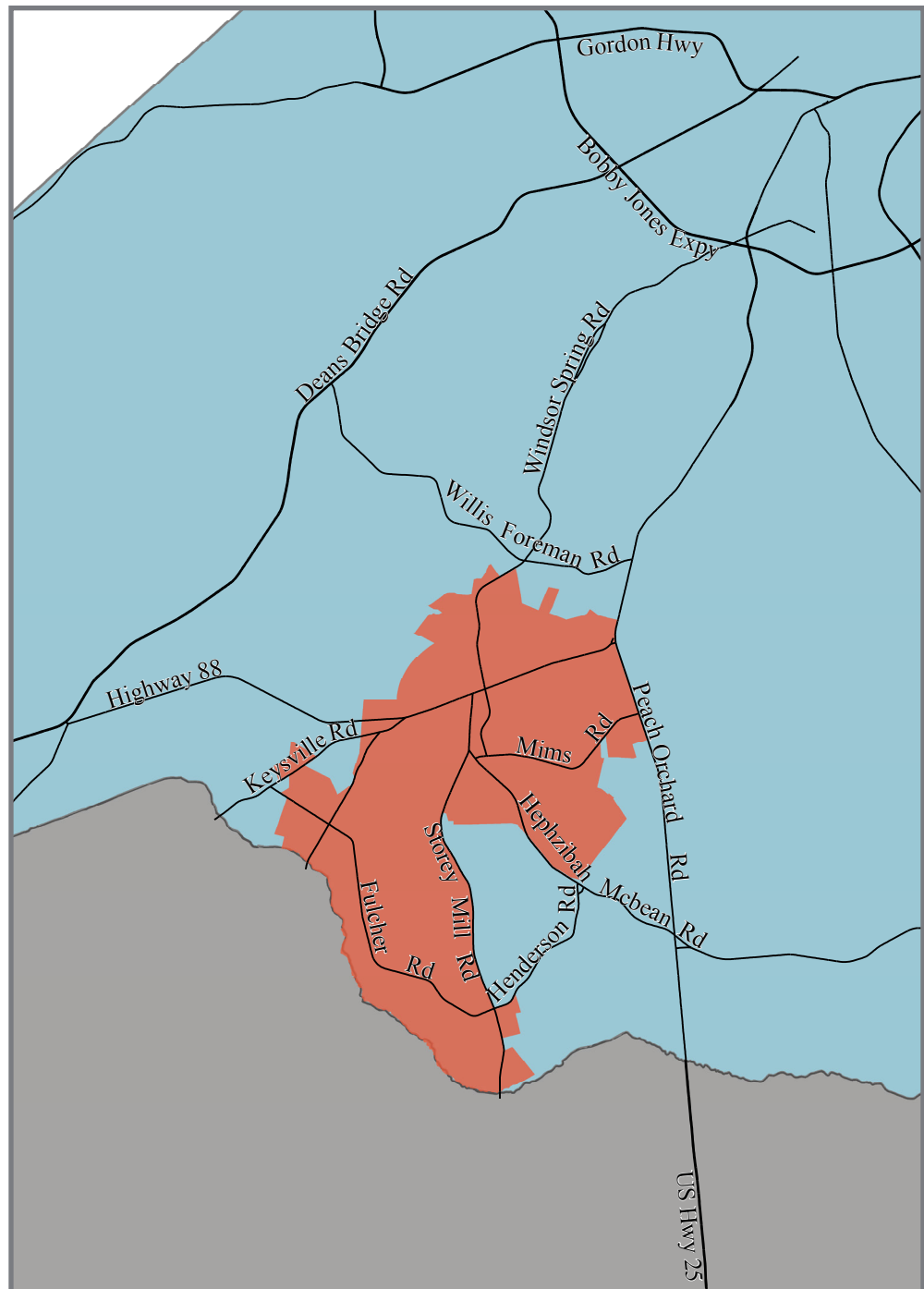
Unpaved lengthy driveways are part of the City, too.

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

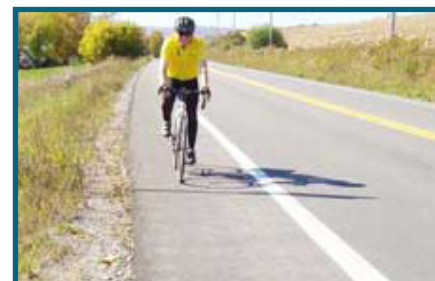
While Hephzibah's suburban nature is exemplified in large measure by the farm-to-market type roads described above, there are several areas where improvements might be effective.

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)

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
Provide for the safe and convenient flow of people and freight throughout the City.		X			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.		X			Nearing completion as of October 2018.
Complete roundabout improvements at the Henderson and Fulcher intersection.		X			Project is in the bidding stage.
Repave various roads.		X			
Repave the entryway road and loop area of the Oakridge Subdivision.		X			Project is in the bidding stage.
Continue to implement enhancement projects on the city rights of way.		X			Added street trees and landscaping/shrubs.

v. TRANSPORTATION COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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	X	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	X	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 resources, 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



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

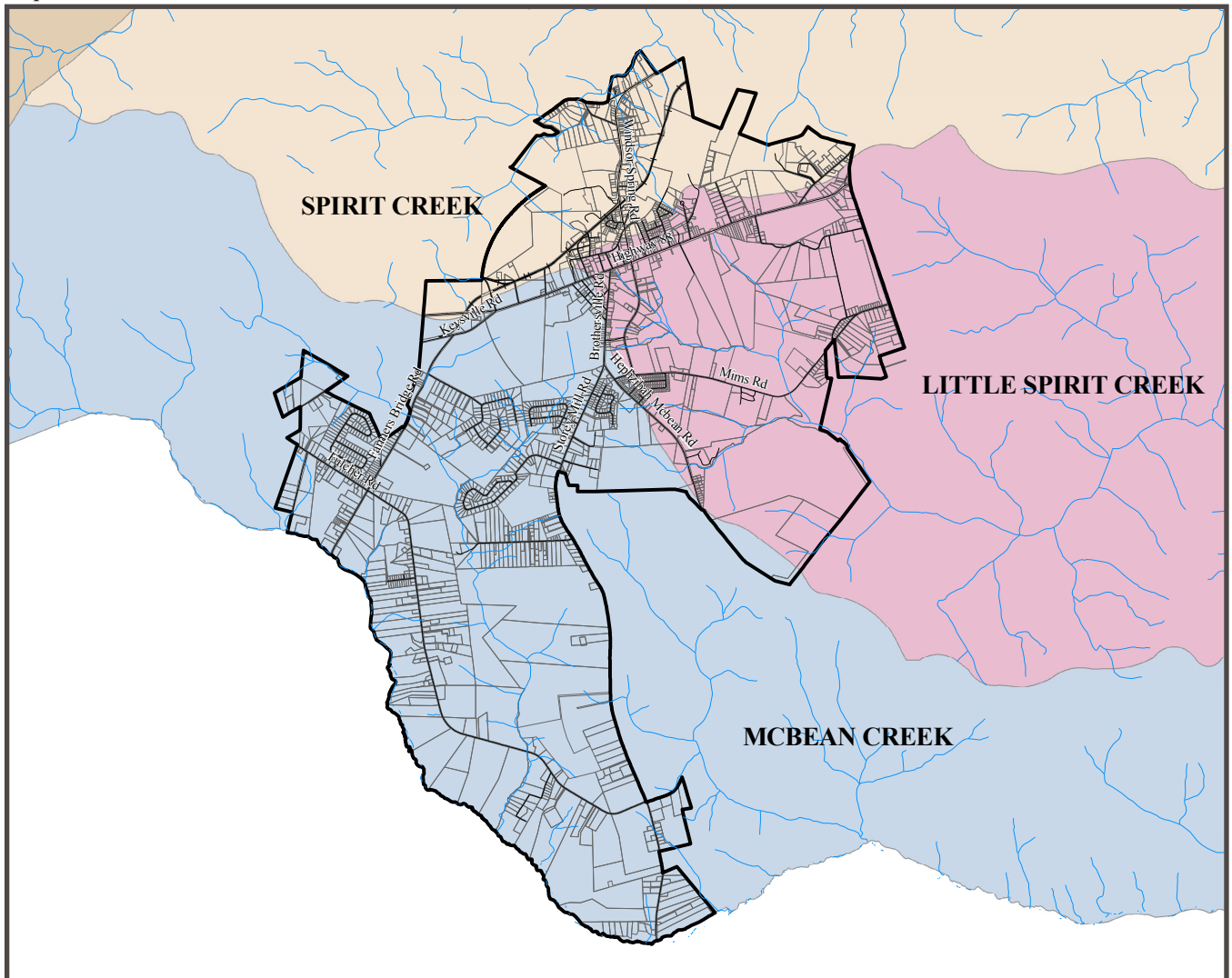
These geologic circumstances combine to provide the City of Hephzibah an abundant supply of groundwater to supply its potable water system through deep wells.

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

Map 2.4

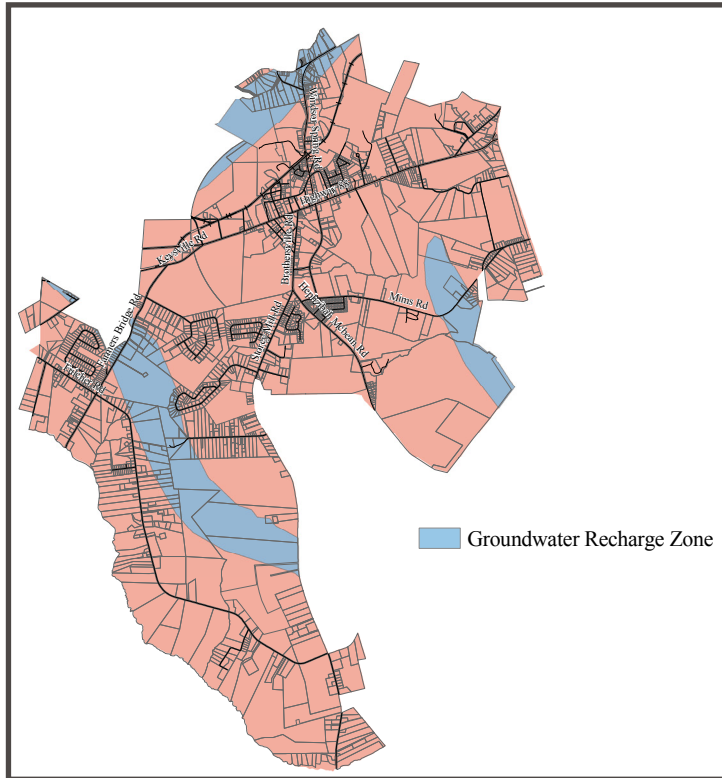


“COLLABORATION IS LIKE CARBONATION FOR FRESH IDEAS. WORKING TOGETHER BUBBLES UP IDEAS YOU WOULD NOT HAVE COME UP WITH SOLO, WHICH GETS YOU FURTHER FASTER.”

--CAROLINE GHOSN

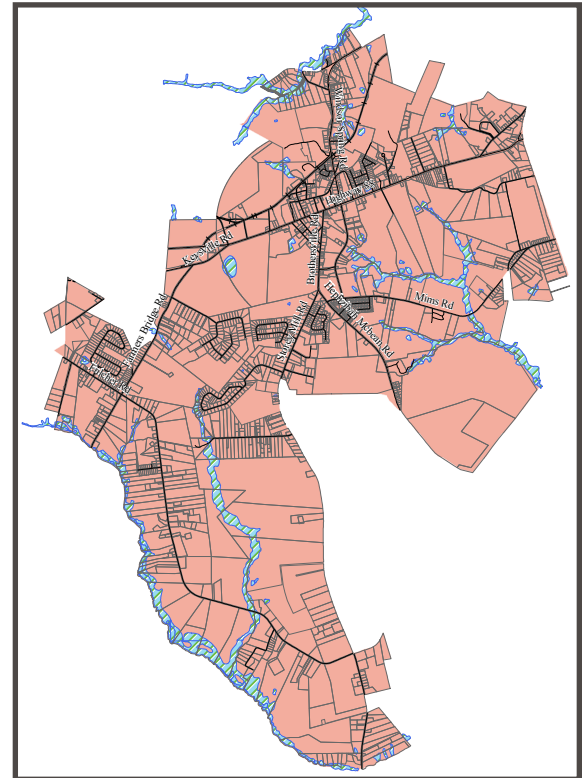
• GROUNDWATER RECHARGE AREAS

Map 2.5



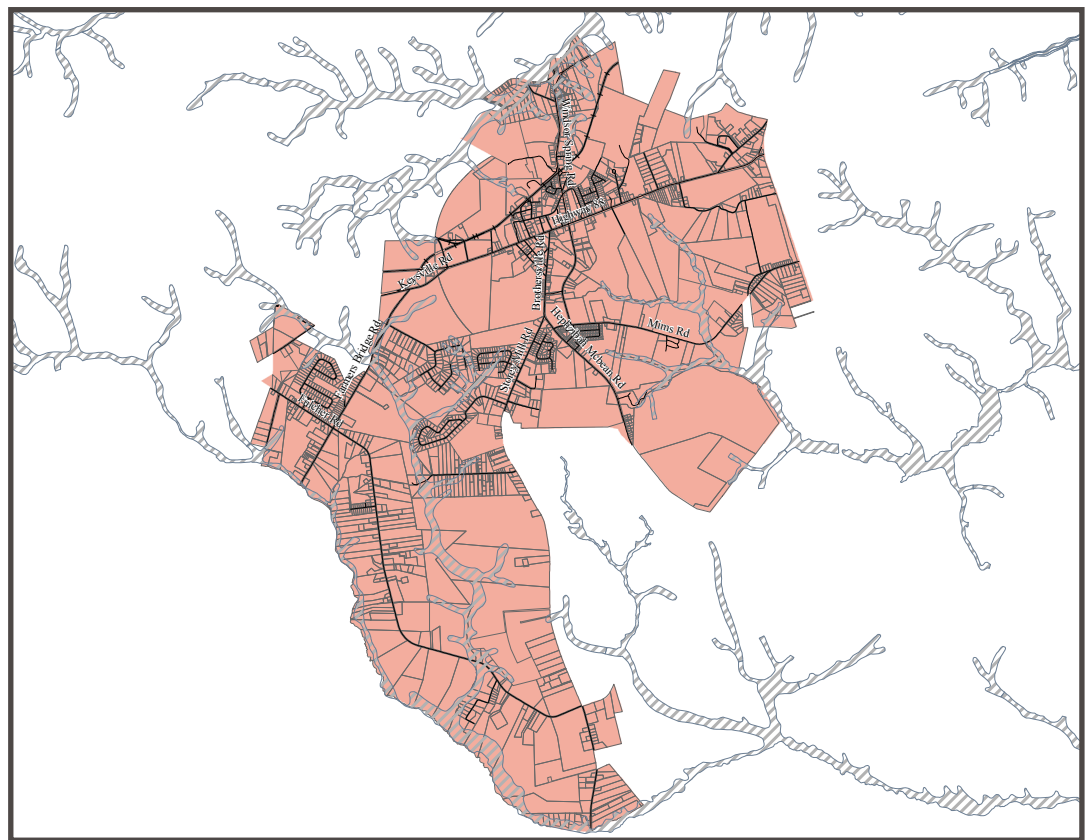
• WETLANDS

Map 2.6



• FLOOD ZONES

Map 2.7



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)

PROJECT	STATUS				COMMENTS
	Completed	Ongoing	Postponed	Not Accomplished	
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.	X				
Continue community outreach related to water quality and quantity.		X			

v. NATURAL RESOURCES COMMUNITY WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.					X	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.

G. COMMUNITY WORK PROGRAM SUMMARY

COMMUNITY FACILITIES WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.
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

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



ECONOMIC DEVELOPMENT WORK PROGRAM (CONTINUED)

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
Offer 5G wireless service at no cost to the community.			X	X	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.	X	X	X	X	X	City Commission.	Staff time.	City funds.
Create a plan for use of Storey Mill property.	X	X				City Commission.	\$25,000	SPLOST.

HOUSING WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.	X	X	X	X	X	City Commission.	\$5,000	City funds.
Encourage development of new housing that conforms to the City's zoning districts.	X	X	X	X	X	City Commission.	N/A	City funds.

LAND USE WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.	X	X	X	X	X	City Commission.	Staff time.	City funds.
Continue to promote greenspace and the protection of environmentally-sensitive lands as open space.	X	X	X	X	X	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.	X	X	X	X	X	City Commission.	Staff time.	City funds.



TRANSPORTATION WORK PROGRAM

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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	X	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	X	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

WORK PROGRAM PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
	2018	2019	2020	2021	2022			
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.					X	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

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CLASSIFIED ADVERTISING

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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 #1

Thursday, August 23, 2018 • 6pm - 7pm
at Hephzibah City Hall
2538 Highway 88, Hephzibah, GA



Public Hearing

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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
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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



APPENDIX B. COMMUNITY PARTICIPATION SIGN-IN SHEETS

Sign In Sheet STEERING COMMITTEE MEETING #1 - HEPHZIBAH COMPREHENSIVE PLAN August 23, 2018 (4:00 pm)		
NAME	EMAIL	ORGANIZATION
Martha R Allen	martha.city@hephzibah.com	City of Hephzibah
Clay Fulcher		City of Hephzibah
Jody Boulineau	jboulineau@gsiccharter.com	City of Hephzibah
Robert Buchwitz		" " "
Frank Goddard	fgoddard@bellsouth.net	" " "



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Sign In Sheet PUBLIC HEARING #1 - HEPHIZBAH COMPREHENSIVE PLAN August 23, 2018 (6:00 pm)		
NAME	PHONE*	EMAIL*
Martha Allen	706-592-4423	City of Hephzibah@bellsouth.net
Clay Fulk	706 840-1465	
Robert Buckwitz	706 799-5704	Robert.Buckwitz@CoviaCorp.com
Jody Boulineau	706-836-0169	jboulineau@gsicorp.com
Frank G. Gue	706 799-2521	f.gudboe@bellsouth.net
Bil Pilgrim	706 504-5579	b.pilgrim@yahoo.com
Patrick Pilgrim	706-504-5529	wpilgrim100585@yahoo.com
Jessica Yoder	706-829-1832	jessicayoder91011@gmail.com
Kathryn Baker ^{+Kekin}	706-592-4648	kbpopcorn@outlook.com
Renee Peterson	605-695-7754	reneepeterson29@gmail.com
Charlie Byrd	592-0155	southpr.sts.hatmail.com
Darrent + Karmy Smith	706-592-3555	Smithktr@csesinfo.com
Alex Warren	706-339-9864	
MARIE WARREN	816-646-9833	



*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.

Sign In Sheet STEERING COMMITTEE MEETING #2 - HEPHZIBAH COMPREHENSIVE PLAN September 13, 2018 (4:00 pm)		
NAME	EMAIL	ORGANIZATION
Beccanone th		
Amanda Adams		Cranston
Tom Robertson	throberson@cranstonengineering.com	
Martha Allen	cityofhephzibah@bellsouth	
		City of Hephzibah



Sign In Sheet PUBLIC OPEN HOUSE #1 - HEPHZIBAH COMPREHENSIVE PLAN September 13, 2018 (6:00 pm)		
NAME	PHONE*	EMAIL*
Brian Licklider	706 825 7431	lickliderb@yahoo.com
Michael Oglesby	706 825 0871	mike@oglesbytax.com
Larry Oglesby	706 831 2859	Larry Oglesby 19@com.net
Ruth Oglesby	706-799-5022	
Billy Oglesby	706 799 6783	BORO AUG@YAHOO
Joy Osborn	706 836 2798	
Buddy Marks	706 592 4374	
Amanda Brookins	706-799-4799	
BRANDON GARDEN	706 836 6317	electbrandundistrid@gmail.com
Dr. M. James Collins	706 592 1121	
Jessica Yoder	706-829-1832	jessicayoder9101@gmail.com
J. S. ROWE	706-592-5085	
Ronald Drayton	706-592-9583	ronald.drayton@yahoo.com
Shawn McKinnon	706 832 5630	
Gweni Flakes	706 592 4646	Heph. pharmacy



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Sign In Sheet PUBLIC OPEN HOUSE #1 - HEPHZIBAH COMPREHENSIVE PLAN September 13, 2018 (6:00 pm)		
NAME	PHONE*	EMAIL*
Aaron Barnhart	206 871 7062	
Philip Barnhart	706 726-4974	
Mike Arrington		



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Sign In Sheet STEERING COMMITTEE MEETING #3 - HEPHZIBAH COMPREHENSIVE PLAN September 19, 2018 (4:00 pm)		
NAME	EMAIL	ORGANIZATION
Jody Boulineau	jboulineau@gsiccharter.com	City
FRANIZ Godbee	fgodbee@bellsouth.net	city
Robert Buckwitz	Robert.Buckwitz@CoriaCorp.com	City
Nartha R Allen	cityofhephzibah@bellsouth.net	City
Amanda Adams		Cranston
Tom Robertson	throberson@cranstonengineering.com	Cranston



Sign In Sheet STEERING COMMITTEE MEETING #4 - HEPHIZIBAH COMPREHENSIVE PLAN October 11, 2018 (4:00 pm)		
NAME	EMAIL	ORGANIZATION
Scott Williams		CRANSTON
Tom Robertson		CRANSTON
Clay Fulcher		City
Frank Godlee		city
Robert Buchwitz		
Jody Baulinean		city
Amanda Brookins		City



Sign In Sheet PUBLIC HEARING #2 - HEPHZIBAH COMPREHENSIVE PLAN October 11, 2018 (6:00 pm)		
NAME	PHONE*	EMAIL*
Danny Brady	706-231-8563	
Grace Brady	706-231-0985	
Amanda Brooks		
Robert Buckwitz		
Elizabeth Morrow	808-651-6509	morrow.elizabeth21@gmail.com
Dwayne Flowers	706 306 7537	
Clay Fulk		
SCOTT WILLIAMS		CRANSTON
TOM ROBERTSON		CRANSTON
FRANK Goddard	706 799 2521	CITY
Sharon Bennett	706-799-2770	hodgepodge65@yahoo.com
Budley & Fran Wank	706-592-4324	Fulcher Rd # 470K
John Osborn	706 836-2799	jandj Osborn@yahoo.com
Joy Osborn	706 836-2798	jandj Osborn@yahoo.com
DEREK PARTRIDGE	706-833-7271	derek1463@gmail.com
Jon Partridge	706 799-8574	jpartridge0628@hotmail.com



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Sign In Sheet PUBLIC HEARING #2 - HEPHIZIBAH COMPREHENSIVE PLAN October 11, 2018 (6:00 pm)		
NAME	PHONE*	EMAIL*
Heather Dye	706-564-7942	heatherd@aaa-signco.com
Michael Olesby	706 825 0877	Michael@olesbytax.com
Jeff Rowe	706 564 6228	
Jessica Yoder	706-829-1832	
Permett Flax	706 592 2257	hpharmog@belsouth.net
Stephen Barlow	706 799 7223	
Shen Robinson	706-532-5630	
Philip Barnhart	706-726-4974	
Sody Boulineau		City of Hephibah



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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
 - 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?
 - 17 said yes to both questions
 - 1 did not indicate
 - 1 said yes to “easy to find” but did not answer if location was “comfortable” etc.
 - 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?
 - 11 responded Yes
 - 2 did not indicate
 - 1 responded No
 - Comment: “They were not appealing, but they were informational.”

- 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?
 - 10 responded Yes
 - 7 did not indicate
 - 1 responded No
 - 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
 - 1 did not indicate
 - 1 gave 1 star
 - 2 gave 2 stars
 - 2 gave 3 stars
 - 1 gave 4.5 stars
 - 8 gave 4 stars
 - 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.”

Thank You DATE / /
for your Feedback!

DATE / /

☐ Flyer ☐ Newspaper ☐ Word of Mouth
☐ Social Media ☐ Other _____

Was the location comfortable and accessible? ☐ YES ☐ NO

Did you find the presentations, displays, & materials easy to understand? ☐ YES ☐ SOMEWHAT ☐ 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... _____

Rate our meeting:
circle, shade or check the stars



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, P.O. Box 250, Hephzibah, GA 30815, Phone: 706-592-4426, or comments can be emailed to CityOfHephzibah@bellsouth.net.

