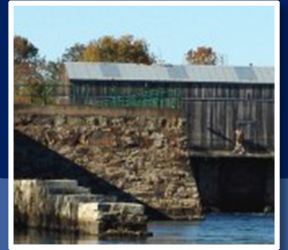


APPENDIX B

GROWTH AND DEVELOPMENT TRENDS COMMUNITY INFORMATION

VISION 2035

COLUMBIA COUNTY, GEORGIA



Columbia County Comprehensive Plan

Adopted March 15, 2016



ACKNOWLEDGEMENTS

BOARD OF COMMISSIONERS

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Columbia County. Board of Education

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Development Authority of Columbia County

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Columbia Co. Historical Property Advisory Committee

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Harlem City Planner

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Columbia County Chamber of Commerce

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Chair, Columbia County Greenspace Advisory Board

Jim Cox
Planning Commission

Marva Dixon
Fort Gordon

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Vice-Chair, Development Authority of Columbia County

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District 4 Representative

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Grovetown City Planner

John Ramey
Fort Gordon

Ken Richards
Pierwood Construction

Gary Richardson
Planning Commission

Ken Shah
District 3 Representative

Charles Sharpe
District 2 Representative

Thom Tuckey
CSRA Alliance District 1 Representative

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Chapter 1

EXECUTIVE SUMMARY

Summary of the Columbia County Comprehensive Plan: Highlights and Putting the Plan into Action

Columbia County's Comprehensive Plan, *Vision 2035*, is a policy document that presents the community's primary goals for achieving its vision for growth and development over the next 20 years. This executive summary presents **Plan Highlights** and **Putting the Plan into Action**. **Plan Highlights** provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** provides a synopsis of the steps and players involved in implementation of this Comprehensive Plan.

PLAN HIGHLIGHTS

Recognizing the County will continue to be the fastest growing county in the region, this plan balances the need for residential and economic growth with the desire to maintain rural character. This plan also acknowledges the need to plan in more specific detail for activity centers and major corridors as well as for green space, parks, economic development, and public infrastructure (water, sewer and transportation).

The 'Community Vision', as presented by the Future Development Guide in Chapter 4 and the summarized goals that are categorized by 'Vision Themes' on the following pages, describes the community's desired future state of the County (see Chapter 3 for the more detailed version of the goals and strategies). This vision was formed from stakeholder input gathered during an extensive public involvement process and from an assessment of existing conditions in the County (see *Community Assessment* portion of the plan).

The four Vision Themes are *Development Patterns*, *Resource Conservation*, *Social and Economic Development*, and *Intergovernmental Coordination*. They are intended to organize and represent citizens' ideas and concerns related to the topics of land use, population, housing, economic development, natural resources, historic resources, community facilities and services, transportation, and intergovernmental coordination.

DECISION-MAKING FRAMEWORK

*This plan is based on the community's **VISION** for growth and development over the next 20 years. The vision is expressed by a set of goals that address specific needs and opportunities (see Chapter 3) and a Future Development Guide with a map and narrative (see Chapter 4).*

GOALS define the desired future state of the community and generally relate to big picture ideas.

STRATEGIES are specific action steps that when completed should implement the community vision. Strategies are represented in Chapters 3 and 5 of this plan.

Overall, the Comprehensive Plan is used by elected officials to make decisions that guide growth in Columbia County.

Development Patterns

DP Goal 1: Preserve rural development patterns in the Clarks Hill Lake and Appling Areas

- Guide future planning for sewer infrastructure expansion projects, directing growth to areas not designated as Rural Communities
- Create an Agriculture/ Forestry/Rural-Residential zoning district with a 5-acre lot minimum
- Evaluate new tools for conserving land

DP Goal 2: Protect and enhance established neighborhoods

- Implement sidewalk and bicycle facility projects
- Prevent encroachment of commercial uses in residential areas with updated zoning standards
- Identify opportunities for greenspace preservation
- Implement stormwater management projects
- Maintain residential use as the primary land use along major roadways in neighborhood areas (e.g. Riverwatch Parkway)

DP Goal 3: Promote high quality new construction

- Ensure a high quality of residential development with updated standards (e.g. enhanced open space and pedestrian connectivity standards)
- Develop design standards for apartment and townhome projects
- Develop design standards for non-residential development

DP Goal 4: Create vibrant activity centers

- Prepare a new master plan for Evans Town Center
- Update the Central Martinez Area Study
- Prepare master plans for the proposed Gateway Activity Center and Appling-Harlem Employment Center along I-20

DP Goal 5: Improve corridors and connectivity

- Prepare studies for major corridors to improve functionality and land use/transportation relationships
- Update the 2004 Columbia County Long Range Transportation Plan (LRTP)
- Study the feasibility of I-20 frontage road corridor
- Evaluate the potential for corridor-based Community Improvement Districts (CIDs) for funding transportation and aesthetic improvements
- Incorporate streetscape enhancements along major corridors
- Incorporate bicycle/pedestrian projects in future road widenings
- Continue implementation of road improvement projects to improve traffic flow

Resource Conservation (RC)

RC Goal 1: Protect water resources and improve water quality

- Adopt groundwater recharge areas, water supply watersheds and wetland protection ordinances in accordance with state models
- Evaluate potential for increasing the County's rating in the National Flood Insurance Program's Community Rating System
- Monitor impaired streams
- Prepare master plans for water and wastewater
- Support Columbia County Health Department efforts to undertake performance evaluations of septic systems

RC Goal 2: Permanently Protect 20% of the County's land as greenspace consistent with the Columbia County Greenspace Program

- Create a Greenway Master Plan to interconnect recreation areas and protected floodplain areas
- Update the 2006 Greenspace Master Plan
- Monitor the effectiveness of the open space and tree protection standards in the Zoning Ordinance, and consider changes as necessary
- Amend regulations to incorporate minimum open space standards for all new development
- Adopt a Conservation Subdivision Ordinance to encourage design of residential developments with a high percentage of open space

RC Goal 3: Identify and protect historic resources

- Prepare a historic resource survey to identify buildings/sites of historical significance and those that have been lost to development
- Adopt a Historic Preservation Ordinance to meet the eligibility requirements of the federal Certified Local Government (CLG) Program, which provides financial and technical assistance for historic preservation activities
- Pursue CLG status to become eligible for federal historic preservation funding (requires adoption of a Historic Preservation Ordinance)
- Consult with the state's Historic Preservation Division for technical and financial assistance
- Update the list of buildings and sites that are eligible for listing on the National Register of Historic Places

Social and Economic Development (SED)

SED Goal 1: Enhance recreation opportunities for residents

- Expand the Euche Creek Greenway and provide parks to meet needs in underserved areas of the county
- Update the 2002 Recreation Master Plan
- Coordinate with organizations to fund and implement the expansion of a coordinated trail network throughout the county

SED Goal 2: Capitalize on natural resources as an economic development tool

- Address eco-tourism as part of a county-wide Economic Development Strategy
- Identify and implement appropriate Wildwood Park site enhancements/revenue generators
- Develop a county-wide Gateways and Wayfinding Program to guide visitors to major county sites/facilities

SED Goal 3: Create employment opportunities by recruiting new employers and expanding business diversity

- Prepare an Economic Development Strategy for Columbia County
- Assist with the update to the 2011-2015 regional Comprehensive Economic Development Strategy (CEDS)
- Study the potential for an I-20 “Technology Corridor”

SED Goal 4: Provide infrastructure to accommodate desired development, including ‘target industries’ identified by the Columbia County Development Authority

- Prepare Water and Wastewater Master Plans
- Incorporate applicable 2040 Augusta Regional Transportation Study recommendations into the update to the county Long Range Transportation Plan
- Coordinate the installation of public infrastructure with the Future Development Map and support industrial development

SED Goal 5: Maintain high quality community services for the citizens of Columbia County

- Implement SPLOST projects to maintain and/or improve public facilities and services
- Prepare a county-wide Solid Waste Management Plan update
- Identify Capital Improvement Projects needed to expand cultural and civic facilities/ services and to maintain a high standard of emergency response

Intergovernmental Coordination (IC)

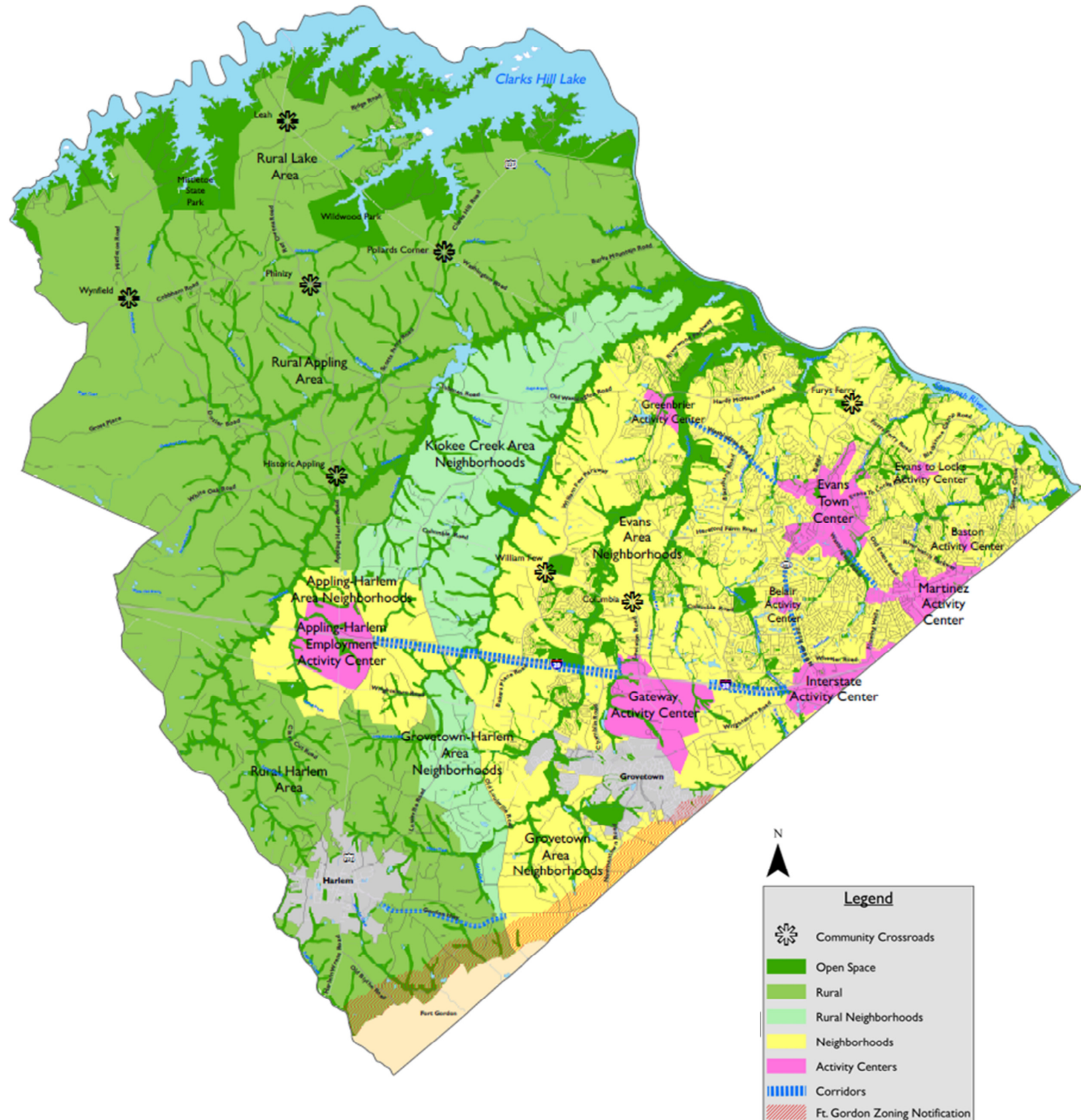
IC Goal 1: Collaborate with other local governments and entities to address land use and development issues

- Participate in Fort Gordon Joint Land Use Study
- Notify Fort Gordon of nearby zoning proposals in accordance with state law requirements
- Invite Grovetown and Harlem planners to comment on rezoning/development proposals in the vicinity of the cities’ boundaries
- Coordinate with the School Board regarding school siting decisions

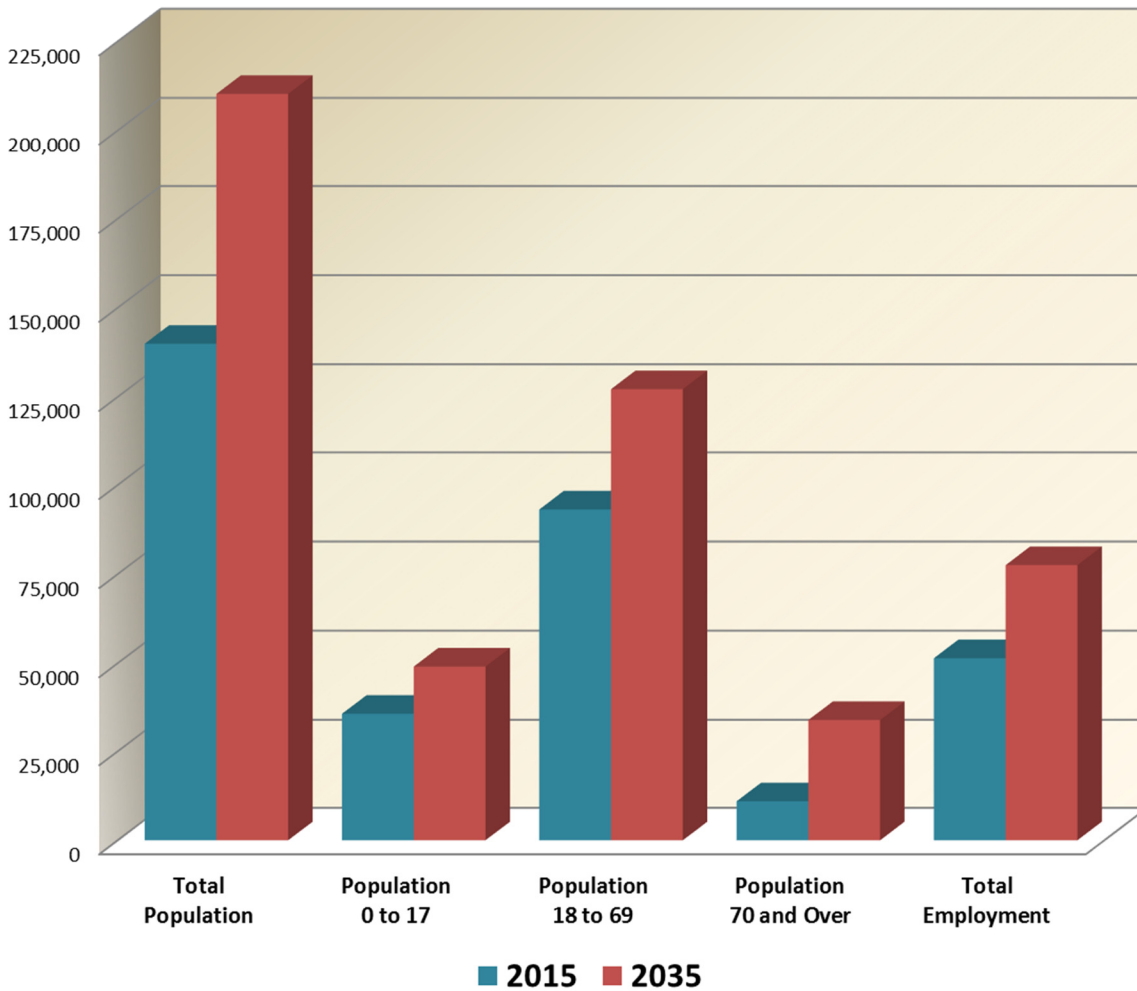
IC Goal 2: Foster a collaborative of local, regional and state leaders to set regional priorities that affect the County

- Participate in regional planning efforts undertaken by the Central Savannah River Area Regional Commission, Augusta Area Metropolitan Planning Organization (transportation planning), and the Savannah-Upper Ogeechee Council (water planning)

COLUMBIA COUNTY FUTURE DEVELOPMENT MAP



Columbia County Population and Employment Forecasts



	Total Population	Population 0 to 17	Population 18 to 69	Population 70 and Over	Total Employment
2015	139,883	35,807	93,127	10,949	51,392
2035	210,259	49,050	127,148	34,061	77,511

Summary: Columbia County Past, Present and Future

	People				Households				Working Age				Jobs in Columbia County					Total Employment											
	Total Population		Minority Population		Population 0 to 17		Population 70 and Over		Average HH Size		Number of Households		Mean HH Income		Incomes Less Than \$30K		Population 18 to 69		Farm, Forestry & Mining Jobs		Construction Jobs		Commercial & Industrial		US Civilian & Military Jobs		State & Local Government		
1990	66,819	10,081	20,496	2,376	2.99	21,942	\$ 87,209	3,914	43,947	427	2,451	13,104	444	2,285	18,711	45,771	403	403	2,430	2,430	13,864	390	2,390	19,477	45,771	404	416	2,389	20,227
1991	69,625	10,545	21,303	2,551	2.98	22,993	\$ 86,642	4,275	47,055	404	2,448	14,389	417	2,570	20,227	47,055	404	404	2,448	2,448	14,389	417	2,570	20,227	47,055	404	416	2,389	21,359
1992	71,767	11,001	21,994	2,718	2.96	23,927	\$ 90,638	4,555	49,175	443	2,462	15,363	417	2,674	21,359	49,175	443	443	2,462	2,462	15,363	417	2,674	21,359	49,175	443	416	2,674	23,004
1993	75,226	11,698	23,123	2,928	2.96	25,098	\$ 90,121	4,784	51,063	454	2,580	16,790	376	2,804	23,004	51,063	454	454	2,580	2,580	16,790	376	2,804	23,004	51,063	454	376	2,804	24,452
1994	78,149	12,415	23,821	3,265	2.95	26,143	\$ 91,722	4,948	53,117	474	2,765	18,173	394	2,646	24,452	53,117	474	474	2,765	2,765	18,173	394	2,646	24,452	53,117	474	384	2,769	25,765
1995	81,491	13,231	24,752	3,622	2.92	27,570	\$ 92,649	4,988	54,050	463	2,881	19,268	400	2,781	25,765	54,050	463	463	2,881	2,881	19,268	400	2,781	25,765	54,050	463	411	2,840	26,932
1996	83,077	13,896	25,101	3,926	2.90	28,351	\$ 93,557	5,120	55,350	506	2,977	20,268	411	2,840	29,507	55,350	506	506	2,977	2,977	20,268	411	2,840	29,507	55,350	506	400	2,912	30,853
1997	85,106	14,590	25,540	4,216	2.88	29,285	\$ 95,713	5,137	56,275	505	3,168	22,583	403	3,031	32,226	56,275	505	505	3,168	3,168	22,583	403	3,031	32,226	56,275	505	411	2,912	32,266
1998	86,675	15,294	25,928	4,472	2.86	30,078	\$ 99,173	5,038	57,464	461	3,492	23,572	416	3,196	34,170	57,464	461	461	3,492	3,492	23,572	416	3,196	34,170	57,464	461	404	3,393	36,446
1999	88,280	15,944	26,205	4,611	2.83	30,902	\$ 101,377	5,142	58,640	469	3,605	24,718	403	3,329	36,446	58,640	469	469	3,605	3,605	24,718	403	3,329	36,446	58,640	469	404	3,393	37,989
2000	90,138	16,224	26,621	4,877	2.86	31,321	\$ 104,636	5,158	60,329	457	3,644	24,565	404	3,488	38,710	60,329	457	457	3,644	3,644	24,565	404	3,488	38,710	60,329	457	404	3,593	40,705
2001	92,537	17,572	26,939	5,269	2.78	33,023	\$ 101,186	5,653	62,538	439	3,777	26,183	442	3,329	41,710	62,538	439	439	3,777	3,777	26,183	442	3,329	41,710	62,538	439	404	3,593	43,311
2002	95,818	18,965	27,640	5,640	2.77	34,349	\$ 99,902	6,087	64,453	471	3,917	28,116	454	3,488	44,716	64,453	471	471	3,917	3,917	28,116	454	3,488	44,716	64,453	471	404	3,593	45,254
2003	98,761	20,402	28,259	6,049	2.73	35,860	\$ 100,671	6,460	67,315	462	4,267	30,781	428	3,772	46,926	67,315	462	462	4,267	4,267	30,781	428	3,772	46,926	67,315	462	404	3,593	47,095
2004	102,934	22,422	29,078	6,541	2.74	37,287	\$ 101,500	6,847	69,764	482	4,794	33,717	431	3,887	48,203	69,764	482	482	4,794	4,794	33,717	431	3,887	48,203	69,764	482	404	3,593	49,246
2005	106,477	23,794	29,894	6,819	2.73	38,708	\$ 102,961	6,968	72,677	482	4,984	34,834	454	4,500	50,310	72,677	482	482	4,984	4,984	34,834	454	4,500	50,310	72,677	482	404	3,593	51,392
2006	110,845	25,474	30,966	7,202	2.73	40,280	\$ 105,808	7,102	75,450	493	5,093	36,287	472	4,750	52,498	75,450	493	493	5,093	5,093	36,287	472	4,750	52,498	75,450	493	404	3,593	53,620
2007	115,074	27,101	32,065	7,559	2.72	42,078	\$ 107,744	7,478	77,323	507	4,702	37,989	537	4,990	54,763	77,323	507	507	4,702	4,702	37,989	537	4,990	54,763	77,323	507	404	3,593	55,928
2008	117,504	28,029	32,508	7,673	2.72	42,950	\$ 111,555	7,814	79,949	522	4,063	36,990	567	5,003	57,119	79,949	522	522	4,063	4,063	36,990	567	5,003	57,119	79,949	522	404	3,593	59,548
2009	121,050	29,629	33,198	7,903	2.73	44,034	\$ 109,182	7,950	82,762	440	3,799	37,206	593	4,888	60,795	82,762	440	440	3,799	3,799	37,206	593	4,888	60,795	82,762	440	404	3,593	62,065
2010	124,934	31,132	33,988	8,184	2.75	45,220	\$ 110,983	8,823	85,427	449	3,582	37,718	616	4,811	63,359	85,427	449	449	3,582	3,582	37,718	616	4,811	63,359	85,427	449	404	3,593	64,674
2011	128,112	33,232	34,099	8,586	2.74	46,551	\$ 112,484	9,426	87,305	452	3,599	38,630	625	4,897	66,008	87,305	452	452	3,599	3,599	38,630	625	4,897	66,008	87,305	452	404	3,593	67,369
2012	130,959	34,293	34,549	9,105	2.76	47,273	\$ 115,925	9,242	89,143	455	3,616	39,558	633	4,984	68,747	89,143	455	455	3,616	3,616	39,558	633	4,984	68,747	89,143	455	404	3,593	69,266
2013	133,874	35,350	34,986	9,745	2.74	48,689	\$ 116,007	9,514	91,091	457	3,633	40,506	642	5,072	70,151	91,091	457	457	3,633	3,633	40,506	642	5,072	70,151	91,091	457	404	3,593	71,578
2014	136,852	36,471	35,436	10,235	2.72	50,115	\$ 116,187	9,709	93,127	460	3,649	41,473	650	5,160	72,677	93,127	460	460	3,649	3,649	41,473	650	5,160	72,677	93,127	460	404	3,593	73,026
2015	139,883	37,584	35,807	10,949	2.70	51,544	\$ 116,475	9,899	95,010	463	3,665	42,460	660	5,250	74,499	95,010	463	463	3,665	3,665	42,460	660	5,250	74,499	95,010	463	404	3,593	74,996
2016	142,964	38,716	36,356	11,598	2.69	52,958	\$ 116,907	10,082	96,436	465	3,681	43,464	669	5,341	76,912	96,436	465	465	3,681	3,681	43,464	669	5,341	76,912	96,436	465	404	3,593	76,912
2017	146,099	39,899	36,873	12,790	2.68	54,350	\$ 117,488	10,257	97,980	467	3,696	44,489	679	5,432	78,961	97,980	467	467	3,696	3,696	44,489	679	5,432	78,961	97,980	467	404	3,593	78,961
2018	149,286	41,101	37,482	13,824	2.67	55,724	\$ 118,207	10,424	99,671	470	3,711	45,534	688	5,525	80,961	99,671	470	470	3,711	3,711	45,534	688	5,525	80,961	99,671	470	404	3,593	80,961
2019	152,525	42,348	37,983	14,871	2.66	57,091	\$ 119,034	10,585	101,431	474	3,726	46,602	699	5,618	82,952	101,431	474	474	3,726	3,726	46,602	699	5,618	82,952	101,431	474	404	3,593	82,952
2020	155,809	43,601	38,527	15,851	2.65	58,461	\$ 119,953	10,646	103,205	476	3,741	47,685	709	5,712	84,943	103,205	476	476	3,741	3,741	47,685	709	5,712	84,943	103,205	476	404	3,593	84,943
2021	159,147	44,917	39,113	16,829	2.65	59,839	\$ 120,941	10,699	104,942	478	3,755	48,788	720	5,807	86,934	104,942	478	478	3,755	3,755	48,788	720	5,807	86,934	104,942	478	404	3,593	86,934
2022	162,528	46,250	39,672	17,914	2.65	61,194	\$ 122,052	10,739	106,452	481	3,769	49,911	731	5,903	88,925	106,452	481	481	3,769	3,769	49,911	731	5,903	88,925	106,452	481	404	3,593	88,925
2023	165,952	47,632	40,347	19,153	2.64	62,536	\$ 123,262	10,767	107,958	483	3,783	51,056	743	6,000	90,916	107,958													

The information under each of the following topics (pages 6-10) is drawn from the Woods & Poole forecasts of growth and change in each of the region's six counties. Detailed data tables and graphs are contained in the Atlas of Tables & Charts.

POPULATION

Columbia County has been and will continue to be the fastest growing county in the region. At an average growth rate per year of 2.5%, the county's 2035 population of 210,259 will closely rival Augusta-Richmond County (at 213,168) and Aiken County (215,388). Columbia County's 'share' of the total regional population is projected to grow from about 24% to over 29% by 2035, compared to Augusta-Richmond County's share falling from almost 35% to 30% and Aiken County's share increasing from almost 29% to only 30%. Together, these three counties will be home to slightly more than 89% of the total population in the region by 2035.

Average Annual Growth Rate	
Columbia County*	2.5%
Augusta-Richmond Co.	0.2%
McDuffie County	0.1%
Burke County	0.5%
Aiken County	1.3%
Edgefield County	0.4%

*See Appendix A-2 for city-specific data

Over the next 20 years Columbia County is projected to grow by approximately 50%. The City of Grovetown's population is projected to increase 74%, which is consistent with the city's proximity to Fort Gordon and the anticipated employment growth that the Army base is expected to generate (and its need for close in 'quick-response' housing). Unlike Grovetown, Harlem's growth is anticipated to take advantage of a somewhat different set of opportunities, including its access to I-20, developing commercial and workplace concentrations, and its relatively higher-priced housing market (see the Building Permits section). From its small current size of almost 3,000 people, Harlem is expected to experience the highest growth rate in the county, increasing 125% to over 7,100 people by 2035.

MINORITY POPULATION

The region's minority population is projected to increase from 273,401 today to 369,660 by 2035, growing from 46.6% to 51.5% of the total regional population. Only Columbia County and Aiken County are expected to increase their proportion of minority population in the coming 20 years, with Columbia County increasing the most by 4.5 percentage points compared to Aiken's 3.7.

Minority Population: Percent of Region		
	2015	2035
Columbia County	13.7%	18.2%
Augusta-Richmond Co.	47.6%	42.3%
McDuffie County	3.6%	3.2%
Burke County	4.7%	4.2%
Aiken County	20.3%	24.0%
Edgefield County	10.0%	8.0%

The projected increase in Columbia County's minority population between 2015 and 2035 is 80% (from 37,584 to 67,453 individuals), which is less than half the growth in the county's minority population between 1995 and 2015 (184%).

Housing Units: 2000 & 2010				
	Unincorporated County	Grovetown	Harlem	Total County
2000 Census – All Units	30,085	2,473	763	33,321
Less: Manufactured Homes in 2000	3,518	968	33	4,519
Net Units – 2000	26,567	1,505	730	28,802
Plus: New Units Added 2000-2010	10,841	2,053	226	13,120
Net Units – 2010	37,408	3,558	956	41,922
Plus: Manufactured Homes in 2010	3,718	883	10	4,611
Imputed Total Units	41,126	4,441	966	46,533
2010 Census Count	43,208	4,298	1,120	48,626
Variance	2,082	(143)	154	2,093

As a general rule, some housing units get permitted but are never built. The ‘net percentage’ of actual building activity can be an important indicator for future growth, particularly by housing type. To correlate housing production between the Census counts of 2000 and 2010 with permit authorizations, manufactured homes are first subtracted from the total 2000 housing count, the number of new units added to the inventory during 2000 to 2010 are included, and the number of manufactured homes in 2010 are added in. The results, shown on the table, vary considerably from the actual housing unit counts in the 2010 Census.

New Housing Units					
Permit Issued*	Added to Inventory	Unincorporated County	Grovetown	Harlem	Total County
1999	2000	1,095	80	9	1,184
2000	2001	868	67	8	943
2001	2002	983	74	2	1,059
2002	2003	1,375	111	3	1,489
2003	2004	1,302	121	8	1,431
2004	2005	1,370	272	8	1,650
2005	2006	1,450	335	9	1,794
2006	2007	1,027	313	53	1,393
2007	2008	940	274	53	1,267
2008	2009	568	243	53	864
2009	2010	958	243	29	1,230
2010	2011	1,075	182	29	1,286
2011	2012	1,074	180	11	1,265
2012	2013	1,118	72	19	1,209
2013	2014	1,139	84	18	1,241

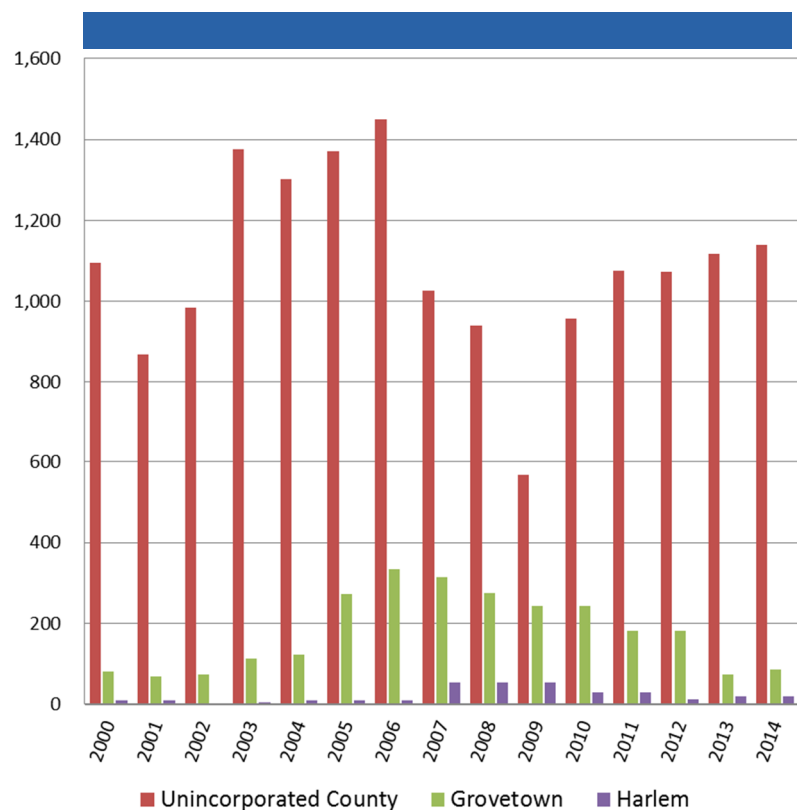
Note: Permits for new construction exclude manufactured homes.

* Totals include Census Bureau estimates for months not reported by locality.

Source: US Bureau of the Census, monthly building permit reporting system.

While the accuracy of the building permit data is questionable, partly because the Census Bureau ‘imputes’ its own data when nothing is submitted by the locality, the ‘cost of construction’ figures offer some insight to the different housing markets in the county.

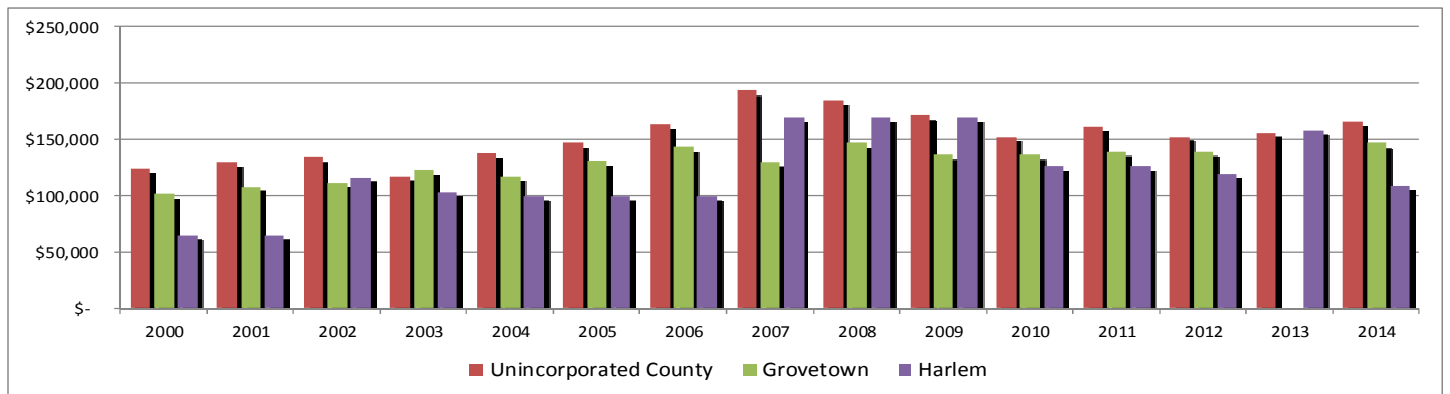
The table on the next page shows the construction costs for single-family homes by issuing authority added to the inventory between 2000 and 2014. These figures, as noted above, are estimates, are not verified in any way, and no comparison between estimated construction cost and sales price has ever been done. However, trends are apparent. While cost estimates for homes in the unincorporated area are generally higher every year than in the cities, overall Grovetown homes have



generally paced the county costs while Harlem gained considerably in cost estimates from 2007 to 2013, exceeding Grovetown in several years. For the 2000-2014 period, the average construction cost estimated in the unincorporated area was \$152,270. For Grovetown, the average \$133,938 was 88% of the county's, while Harlem's average of \$144,877 was 95% of the county average over the 15 year period (primarily affected by its 2007-2013 surge). While cautiously interesting, little reliance can be placed on these figures.

Average Construction Costs: Single Family Homes

Permit Issued*	Added to Inventory	Unincorporated County			Grovetown			Harlem		
		Units	Total cost**	Average	Units	Total cost**	Average	Units	Total cost**	Average
1999	2000	891	\$ 110,369,126	\$ 123,871	80	\$ 8,129,413	\$ 101,618	9	\$ 585,788	\$ 65,088
2000	2001	868	\$ 112,740,532	\$ 129,885	63	\$ 6,811,350	\$ 108,117	8	\$ 520,700	\$ 65,088
2001	2002	983	\$ 131,766,898	\$ 134,046	74	\$ 8,231,465	\$ 111,236	2	\$ 233,000	\$ 116,500
2002	2003	1,181	\$ 138,635,404	\$ 117,388	107	\$ 13,145,520	\$ 122,855	3	\$ 307,900	\$ 102,633
2003	2004	1,302	\$ 179,718,845	\$ 138,033	121	\$ 14,143,275	\$ 116,887	8	\$ 798,900	\$ 99,863
2004	2005	1,360	\$ 199,977,284	\$ 147,042	272	\$ 35,600,930	\$ 130,886	8	\$ 798,900	\$ 99,863
2005	2006	1,450	\$ 237,670,739	\$ 163,911	319	\$ 45,821,861	\$ 143,642	9	\$ 898,762	\$ 99,862
2006	2007	1,025	\$ 198,312,973	\$ 193,476	301	\$ 39,168,148	\$ 130,127	53	\$ 8,985,750	\$ 169,542
2007	2008	940	\$ 173,388,449	\$ 184,456	274	\$ 40,406,835	\$ 147,470	53	\$ 8,985,750	\$ 169,542
2008	2009	568	\$ 97,379,144	\$ 171,442	243	\$ 33,136,400	\$ 136,364	53	\$ 8,985,750	\$ 169,542
2009	2010	958	\$ 145,525,140	\$ 151,905	243	\$ 33,136,400	\$ 136,364	17	\$ 2,150,800	\$ 126,518
2010	2011	1,075	\$ 173,283,010	\$ 161,193	182	\$ 25,403,430	\$ 139,579	17	\$ 2,150,800	\$ 126,518
2011	2012	1,074	\$ 163,905,732	\$ 152,612	180	\$ 25,124,271	\$ 139,579	3	\$ 357,000	\$ 119,000
2012	2013	1,118	\$ 174,202,026	\$ 155,816	0	\$ -	\$ -	7	\$ 1,107,800	\$ 158,257
2013	2014	1,139	\$ 189,089,980	\$ 166,014	84	\$ 12,345,992	\$ 146,976	18	\$ 1,959,500	\$ 108,861



* Totals include Census Bureau estimates for months not reported by locality.

** Direct cost of construction as estimated by builders. Does not include land or profit.

Source: US Bureau of the Census, monthly building permit reporting system.

The areas of most intense development in Columbia County include both incorporated and unincorporated communities. South of I-20, the cities of Harlem and Grovetown have concentrations of development that are typical of small towns in the CSRA region, though Grovetown has seen more residential expansion that is largely attributable to its proximity to Fort Gordon. North of I-20, approximately one quarter of the county has been substantially developed in the unincorporated Evans and Martinez communities.

Despite the significant levels of land development and population growth in recent decades, approximately half of Columbia County is still classified as Agriculture/Forestry; the vast majority being pine forest in active silviculture. An additional 5.9% of the county's land area is classified as Parks/Recreation/Conservation, and 3.1% was determined to be "Undeveloped" by land use analysis. In total, approximately 59% of Columbia County has not been developed for residential or commercial/industrial land use.

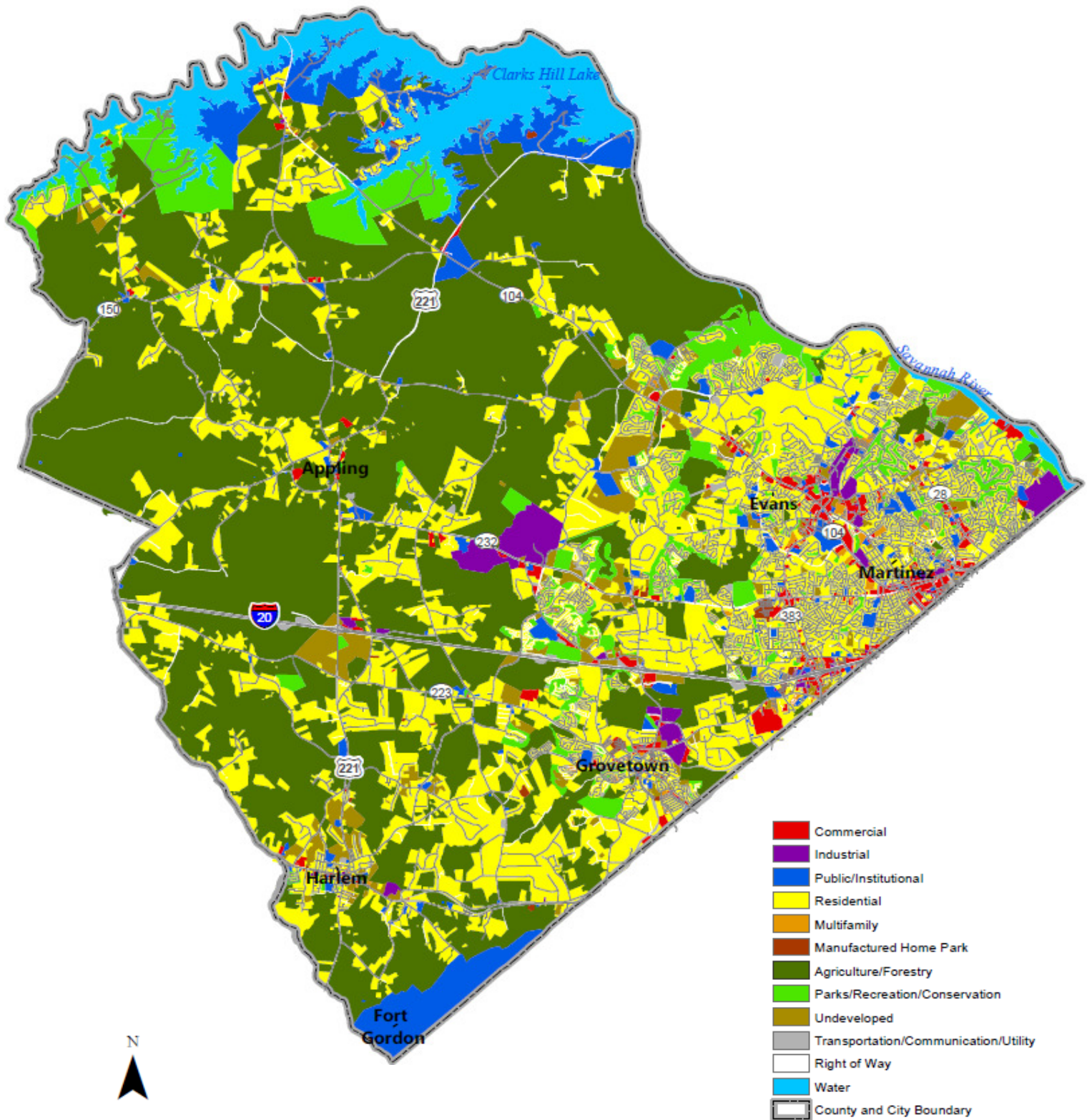
Three residential categories together represent 31.7% of countywide land use. Of all residential land use, 98% is classified as single-family residential. The relatively small amount of multi-family residential land use is mostly located in Evans and Martinez. Manufactured home parks are scattered, with several in the Grovetown community.

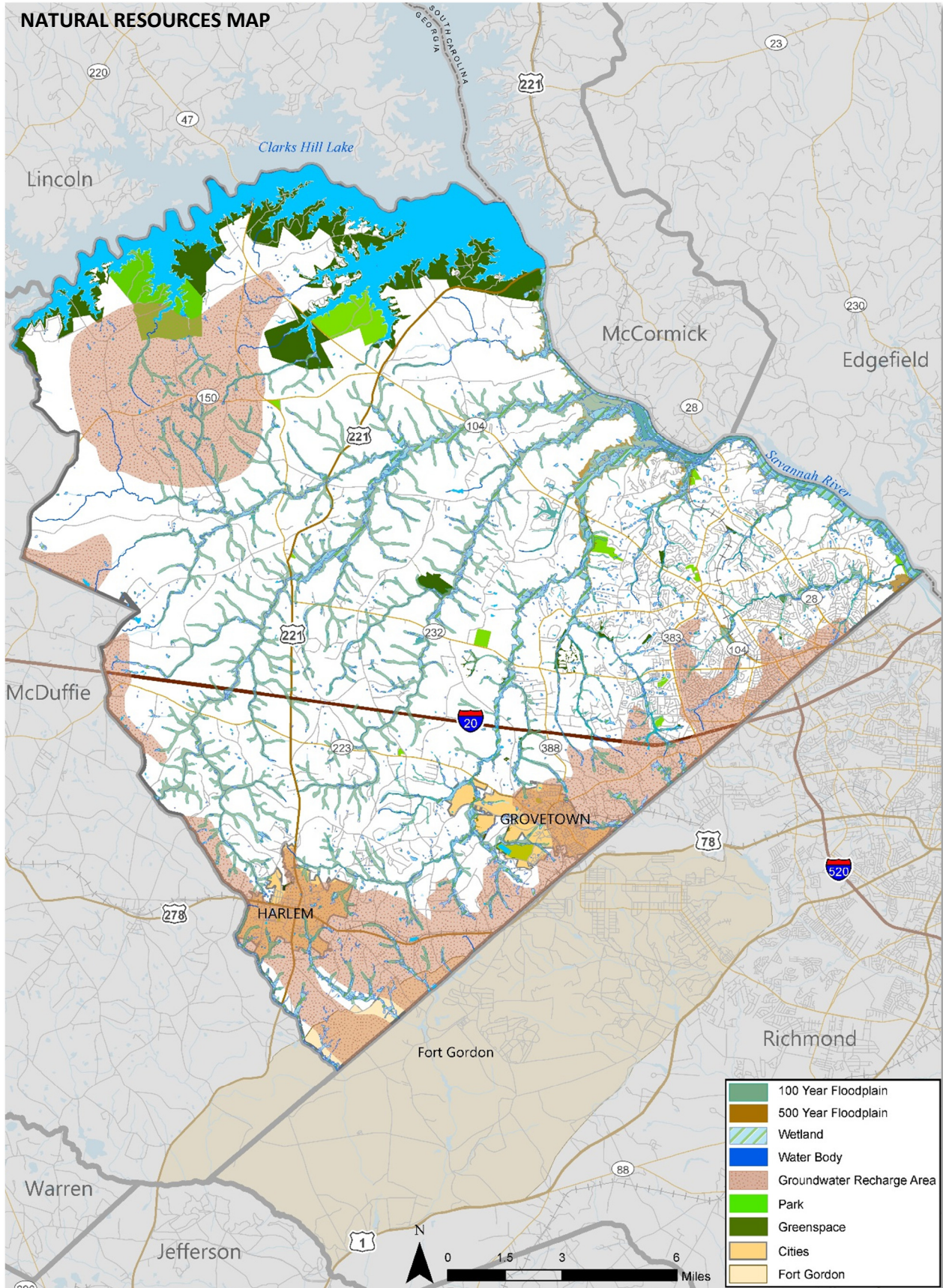
The combination of existing commercial and industrial land use in Columbia County totals approximately 3.1% of countywide land use. Of this, approximately 55% is classified as commercial and 45% industrial. The majority of commercial use is situated along the major road corridors in the Evans, Martinez and Grovetown communities, and adjacent to I-20 exits. Industrial land is generally clustered in industrial park settings, with some exceptions.

Due largely to the portion of Fort Gordon that is located within Columbia County, the Public/Institutional classification totals 5.6% of countywide land. Other Public/Institutional uses include schools, churches, and local government facilities.

Existing Land Use Composition (includes cities)		
Land Use Classification	Acres	% of Total
Agriculture/Forestry	88,985	50.1%
Parks/Recreation/Conservation	10,449	5.9%
Residential (single-family)	55,200	31.1%
Multi-Family	704	0.4%
Manufactured Home Park	377	0.2%
Commercial	3,003	1.7%
Industrial	2,498	1.4%
Public/Institutional	10,034	5.6%
Transportation/Communication/Utilities	932	0.5%

EXISTING LAND USE MAP





To do this, the 1990-1999 Bureau estimates are projected to what the 2000 census count would have been, had those annual estimates been correct. This figure is compared to the ‘actual’ 2000 census figures and the variance between them is determined. This variance is then applied in increasing annual steps to the 1991-1999 estimates (as reported by the Census Bureau) to modify them to the ‘actual’ 2000 census figure.

Time Series Population Estimates 1990-2000

Census Bureau Annual Estimates (7/1 of each year)											Actual
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Columbia County*	66,819	69,625	71,767	75,226	78,149	81,491	83,077	85,106	86,675	88,280	90,138
Grovetown	3,891	3,960	4,003	4,159	4,368	4,612	4,856	5,206	5,502	5,740	6,137
Harlem	2,294	2,297	2,316	2,390	2,444	2,484	2,487	2,508	2,516	2,513	2,010
Unincorporated	60,725	63,848	66,350	70,067	73,239	76,858	78,744	80,981	82,836	85,059	81,991

Annual Census Estimates Projected to 2000

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Variance
Grovetown	3,725	3,901	4,086	4,280	4,482	4,695	4,917	5,150	5,394	5,649	5,917	1.0373
Harlem	2,294	2,323	2,352	2,381	2,410	2,439	2,468	2,498	2,527	2,556	2,585	0.7776

Annual Census Estimates Rectified to 2000 Census

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Grovetown	3,891	3,975	4,033	4,205	4,433	4,698	4,965	5,342	5,666	5,932	6,137
Harlem	2,294	2,246	2,213	2,231	2,227	2,208	2,155	2,118	2,068	2,010	2,010

* Intercensal estimates by Census Bureau post 2000 Census.

Time Series Population Estimates 2000-2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Columbia County	90,138	92,537	95,818	98,761	102,934	106,477	110,845	115,074	117,504	121,050	124,942	128,096	131,563	135,416
Grovetown	6,137	6,581	7,087	7,560	8,126	8,650	9,249	9,841	10,283	10,794	11,311	11,727	12,172	12,389
Harlem	2,010	2,054	2,118	2,172	2,254	2,323	2,411	2,495	2,541	2,608	2,687	2,751	2,784	2,848
Unincorporated	81,991	83,902	86,613	89,029	92,554	95,504	99,185	102,738	104,680	107,648	110,944	113,618	116,607	120,179

Notes: All data as of July 1 each year.

Source: US Bureau of the Census, Population Division:

2000-2009 population: Intercensal Estimates of the Resident Population for Counties and Cities of Georgia.

2010-2013 population: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2013, released March 2014.



GROVETOWN, GEORGIA

A City on the Move

Comprehensive Plan 2016-2026



Grovetown Comprehensive Plan 2016-2026

Prepared For:

The Mayor and City Council

Of

Grovetown, Georgia

103 Old Wrightsboro Road
Grovetown, Georgia

Adopted: February 8, 2016

The Mayor and Council members of the City of Grovetown acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

This plan will provide important information for community members and decision makers in the future. To get to this point, Central Savannah River Area Regional Commission (CSRA-RC) staff assisted the city by:

- Facilitating multiple meetings with community members and leaders, where they discussed the future of Grovetown
- Conducting a community survey and open house
- Compiling research and analysis
- Creating various plan components and assembling the plan document

Dedicated municipal staff were critical in the development of the comprehensive plan, providing key background information and generating sound ideas for inclusion in the plan.

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Preface: THE COMPREHENSIVE PLAN PROCESS

Counties, cities, and towns all experience change at various points in time, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning.

Community stabilization and quality growth begin with a consistent locally generated vision and a plan of implementation which can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

Grovetown officials acknowledge the importance of this comprehensive planning process to address multiple community needs and opportunities, including concerns regarding the availability and quality of housing, economic development, natural and cultural resources, transportation and future land use. This document consolidates identified issues and locally generated solutions.

The Grovetown Comprehensive Plan is the official guiding document for the future of the city. The comprehensive plan serves the following functions:

- It lays out a desired future
- It guides how that future is to be achieved
- It formulates a coordinated long-term planning program

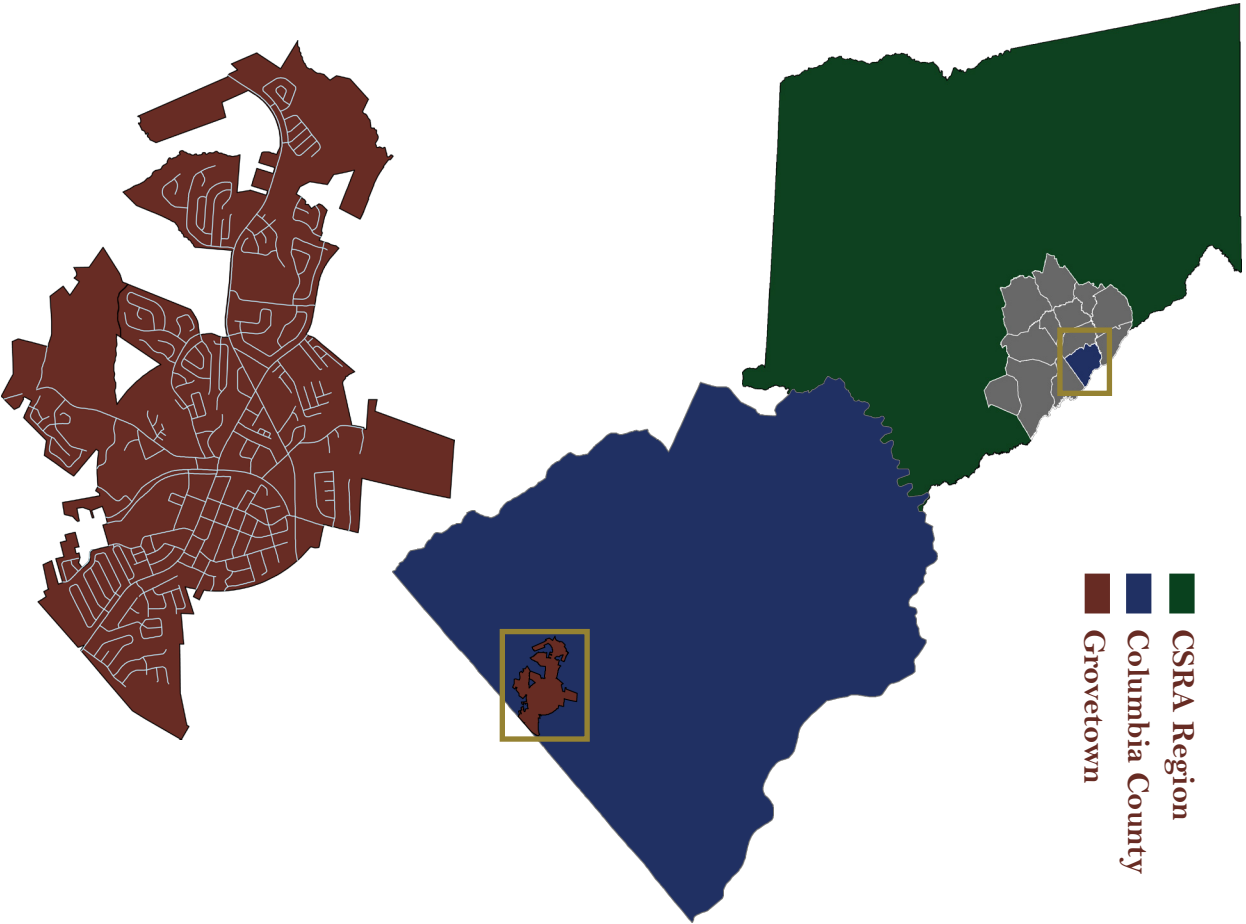
The plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

- land will be developed
- housing will be improved and made available
- businesses will be attracted and retained

In conjunction with the county's Service Delivery Strategy (see p. 5), the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.



Map 1.1 : The CSRA Region, Columbia County, and the City of Grovetown



Preface: COMMUNITY CONTEXT

The City of Grovetown is located in Columbia County, Georgia. It is one of 41 municipalities within the Central Savannah River Area (CSRA) Region of Georgia and one (1) of two (2) incorporated jurisdictions in the county. The CSRA Regional Commission is the regional entity for the area and works with the local governments on multiple projects. Grovetown's location in south central Columbia County places it at the edge of the developing urbanized area of metropolitan Augusta, which presents its own benefits and challenges. It lies on high ground northwest of Fort Gordon.

The history of the city of Grovetown can be told through its cultural resources and those who built and occupied them. Some of these resources are still in existence, but many are gone forever, demolished by fire and the pressure of development throughout time. It is said that the community of Grovetown grew from Old Grove Baptist Church, established in 1808 in Columbia County. James M. Atkinson, a Georgia legislator, journalist, and the church's minister, advocated for the community to incorporate. The City of "Grovetown" was incorporated in 1881 by charter from the Georgia General Assembly. James M. Atkinson is buried in the present day Grove Baptist Church Cemetery in Grovetown. He is best remembered as the founder of The Columbia Sentinel newspaper in 1882, forerunner of the Columbia County News Times.

Preface: RECENT PLANNING INITIATIVES

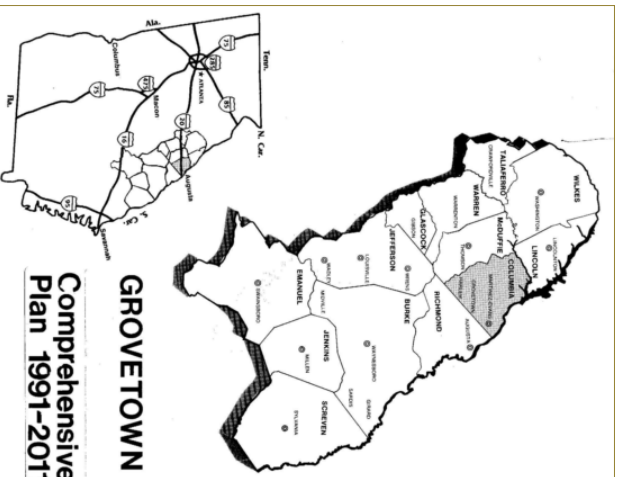
The comprehensive plan is a living document that should be updated as the communities it describes change. The Georgia Department of Community Affairs (DCA) requires 10-year updates of the plan and 5-year updates of the community work program portion of the plan to ensure community needs are met.

The Grovetown Comprehensive Plan 1991-2011 was prepared by the then titled CSRA Regional Development Center (CSRA RDC) and completed in 1991. Consistent with DCA standards, the plan outlined municipal conditions that existed at the time and formulated goals to address those conditions. The Grovetown Comprehensive Plan 2006-2016 was also prepared by the CSRA RDC and adopted in 2007. This plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.

The Picture Grovetown Urban Redevelopment Plan 2012-2017 (URP) was created by the now titled CSRA Regional Commission (CSRA-RC) and adopted in 2012. It designated several areas in the community for redevelopment and included suggestions regarding housing, public green space, and bicycle/pedestrian facilities.

Following the adoption of the URP, the city pursued the creation of a form-based code. Part of the form-based code regulates a series of City Center districts intended to promote redevelopment in the city center as defined by the URP. The code also furthers the public purposes of reinforcing the city center, maintaining the local “small town” human scale atmosphere, and protecting/enhancing the city’s attractiveness through high quality distinctive design.

These and other locally driven planning documents serve as the initial reference points for the new comprehensive plan, which will supersede all prior comprehensive plans.



GROVETOWN COMPREHENSIVE PLAN

(2006-2016)

Prepared by:
CSRA Regional Development Center

For:

City of Grovetown, Georgia

February, 2007

PICTURE GROVETOWN

URBAN REDEVELOPMENT PLAN (2012-2017)



City of Grovetown
ARTICLE III. CITY CENTER DISTRICTS

Prepared for:
The City of Grovetown, Georgia
adopted May 12, 2014
updated August 2014

POPULATION

The dynamics of Grovetown's past, present population, population trends and population projections provide essential information in the decision-making process for certain plans and projects taking place over the next few years. Data collected from the U.S. Census Bureau is the basis for the analysis of demographic changes throughout this document. Census data from the years 1990, 2000, and 2010, along with the 2009-2013 American Community Survey (2013 ACS) are used.

The population in the city of Grovetown has dramatically increased over the last twenty years. **Figure 2.1** illustrates the total population for Grovetown for the years 1990, 2000, and 2010. It clearly reveals the rapid growth occurring in the city, some of which has been influenced by growth at Fort Gordon.

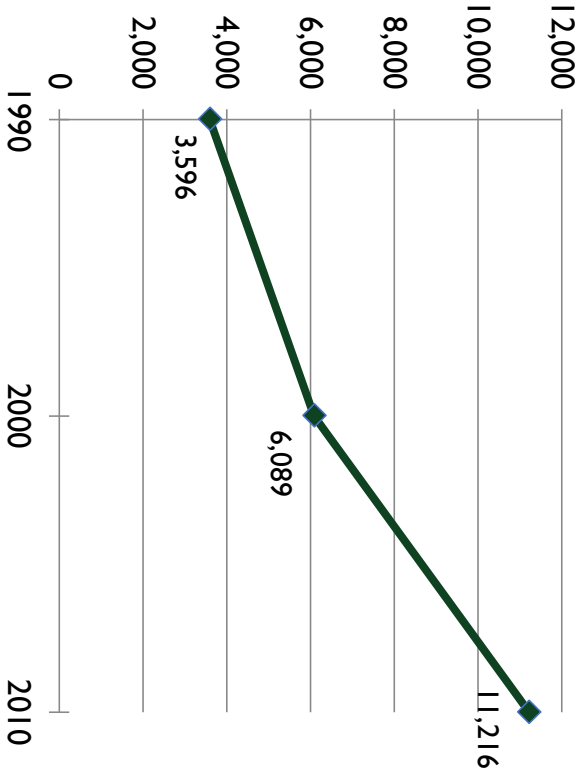
Figure 2.2: 1990, 2000 & 2010 Population Comparison

	1990	2000	2010	1990-2010 Change	1990-2010 Percent Change
Grovetown	3,596	6,089	11,216	7,620	211.9%
Columbia County ¹	66,031	89,288	124,053	58,022	87.9%
Harlem	2,199	1,796	2,666	467	21.2%
McDuffie County ¹	20,119	21,231	21,875	1,756	8.7%
Thomson	6,862	6,828	6,778	-84	-1.2%
Georgia	6,478,216	8,186,453	9,687,653	3,209,437	49.5%

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

¹ U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated areas.

Figure 2.1: Population in Grovetown



Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

POPULATION TRENDS

According to the U.S. Census Bureau data depicted in **Figure 2.2**, the population of Grovetown has nearly doubled every ten years since 1990. This has outpaced growth in McDuffie County, Columbia County and the state of Georgia. For example, between 2000 and 2010, Grovetown gained 5,127 new residents, a percent increase of 84.2 percent. Simultaneously, Columbia County, including Grovetown and Harlem, gained 34,765 new residents, a percent increase of only 38.9 percent. As Grovetown continues to grow, it must do a thorough examination of services, housing, and other amenities necessary to meet the needs of a rapidly growing population.

Community Profile: GENERAL DEMOGRAPHICS

HOUSEHOLDS

Not only has the City of Grovetown experienced growth in overall population, it has also experienced a similar growth in the number of households. In 2010, there were 3,896 households in Grovetown; this is an 80.5 percent increase from the year 2000, when there were only 2,159 households. As **Figure 2.3** illustrates, this level of growth did not occur in the other areas examined. For example, although the City of Harlem and Columbia County both grew significantly between 2000 and 2010, their rate of growth was still much lower than that of Grovetown. Grovetown also eclipsed household increases for state as a whole and McDuffie County.

Generally the distribution of household types has remained consistent over the study period of 2000 to 2010; each subgroup grew between 72 and 84 percent. The only household type that is increasing at a slower rate than the others is unmarried females with children. Family households are growing at a slightly faster rate than non-family households. Married couples, which comprised approximately 50 percent of all households in 2010, were the fastest growing subgroup, experiencing an 84 percent increase since the year 2000. Householders living alone, which comprised approximately 20 percent of all households in 2010, increased by only 75 percent.

Figure 2.3: 2000 & 2010 Number of Households

	2000	2010	2000-10 Change	2000-10 Percent Change
Grovetown	2,159	3,896	1,737	80.5%
Columbia County ¹	31,120	44,898	13,778	44.3%
Harlem	704	1,020	316	44.9%
McDuffie County ¹	7,970	8,289	319	4.0%
Thomson	2,609	2,662	53	2.0%
Georgia	3,006,369	3,585,584	579,215	19.3%

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1
¹ U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated areas.

This relatively proportionate growth between household subgroups in Grovetown contrasts with growth in Columbia County, where non-family households are growing faster than family households. Non-family households represented 22 percent of the total households in Columbia County the year 2010, up from 18.5 percent in the year 2000. Family households represented 78 percent of the total population, a decline from the year 2000 level of 81.5 percent. Additionally, female householders are the fastest growing subgroup.

NUMBER OF HOUSING UNITS

With an increasing population, the need for housing availability and affordability increases. According to the 2009-2013 American Community Survey, the city of Grovetown contains 4,470 housing units. This represents a significant increase since the 2000 Census, when there were only 2,368 units reported. As depicted in **Figure 2.6**, housing unit growth within Grovetown has outpaced growth in both Harlem and Columbia County; this increase is consistent with its rapid population growth.

Figure 2.6: Change in Number of Housing Units 2000-2013

	2000	2013	Change	Percent Change
Grovetown	2,368	4,470	2,102	88.8%
Columbia County	33,321	49,926	16,605	49.8%
Harlem	789	1,262	473	59.9%
McDuffie County	8,916	9,274	358	4.0%
Thomson	2,901	2,717	-184	-6.3%

Source: U.S. Census Bureau, 2000 Census Summary File 3 (SF3) and 2009-2013 American Community Survey



OCCUPIED AND VACANT HOUSING

Grovetown has experienced little change in terms of occupancy and home ownership. Between the years 2000 and 2013, The vacancy rate has remained relatively the same, increasing only one percent from 12.7 percent to 13.7 percent. Over the same time period, city resident homeownership in has increased. Approximately 64 percent of housing units were occupied by owners in the year 2013, compared to 59.7 percent in the year 2000. In contrast, approximately 41 percent of housing units in Thomson were owner-occupied in the year 2013, a 13 percent drop since the year 2000. This trend is true for McDuffie County as well, where occupation is shifting toward a greater percentage of renters and fewer homeowners.

HOUSING COST

Between the years 2000 and 2013, both the median value of homes and median rent increased. As depicted in **Figure 2.7 on page 10**, Grovetown has experienced a significant increase in home values in particular, from \$85,600 to \$151,700. The 2013 level is similar to that of the state of Georgia and its close neighbor, Harlem. Columbia County retains the highest median home values at over \$160,000.

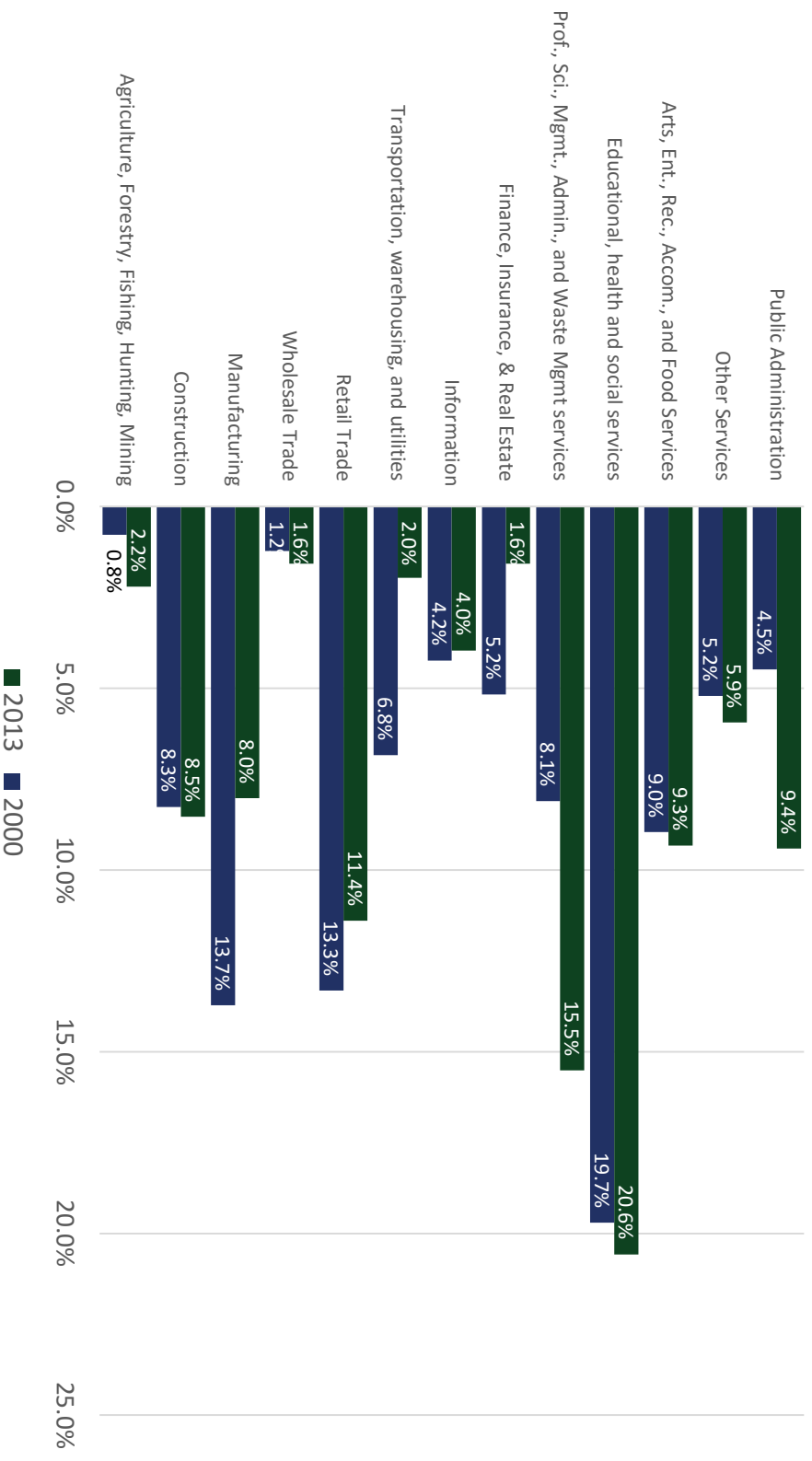
In 2013, 45.7 percent of homes were valued \$150,000-199,999. This represents a significant shift since the year 2000, when only one (1) percent of housing was valued at this level and 65.8 percent of homes were valued \$50,000-99,999.

EMPLOYMENT BY INDUSTRY

An analysis of specific economic indicators provides important information key to aiding Grovetown accomplish its economic goals, and **Figure 2.1.1** displays some of the information collected. According to data from the U.S. Census Bureau, the educational, health and social services industry

cluster contains the greatest percentage of employment with 20.6 percent. Additionally, the professional, managerial, health and administrative industry cluster grew the most between 2000 and 2013, from 8.1 percent to 15.5 percent. Over the same period, manufacturing and retail trade industries both experienced a decline.

Figure 2.1.1 : Employment by Industry



Source: U.S. Census 2000 and American Community Survey 2009-2013

Community Profile: ECONOMIC DEVELOPMENT

LABOR FORCE PARTICIPATION

Population growth often leads to an expanded labor force. Between 2000 and 2013, the population of residents 16 years and over in Grovetown more than doubled. Approximately 70 percent of that group is a part of the labor force. During the study period, this country endured an economic recession. As a result, many communities experienced a rise in unemployment. Grovetown was one of them. According to the 2013 ACS, unemployment increased to 7.4 percent in 2013, up from 4.6 percent in the year 2000. The 2013 rate is consistent with that of the state of Georgia, which was 7.2 percent.

MEANS OF TRANSPORTATION TO WORK

As shown in **Figure 2.13**, Very little has changed in terms of the way residents get to work since the year 2000. Approximately 80 percent of residents drive alone to work. While about 13 percent carpool.

One of the major concerns of residents is traffic congestion, particularly during peak hours of morning travel to work and afternoon return travel home. Some infrastructure improvements are being made to better address this concern.

Figure 2.12: Labor Force Participation and Unemployment Rates

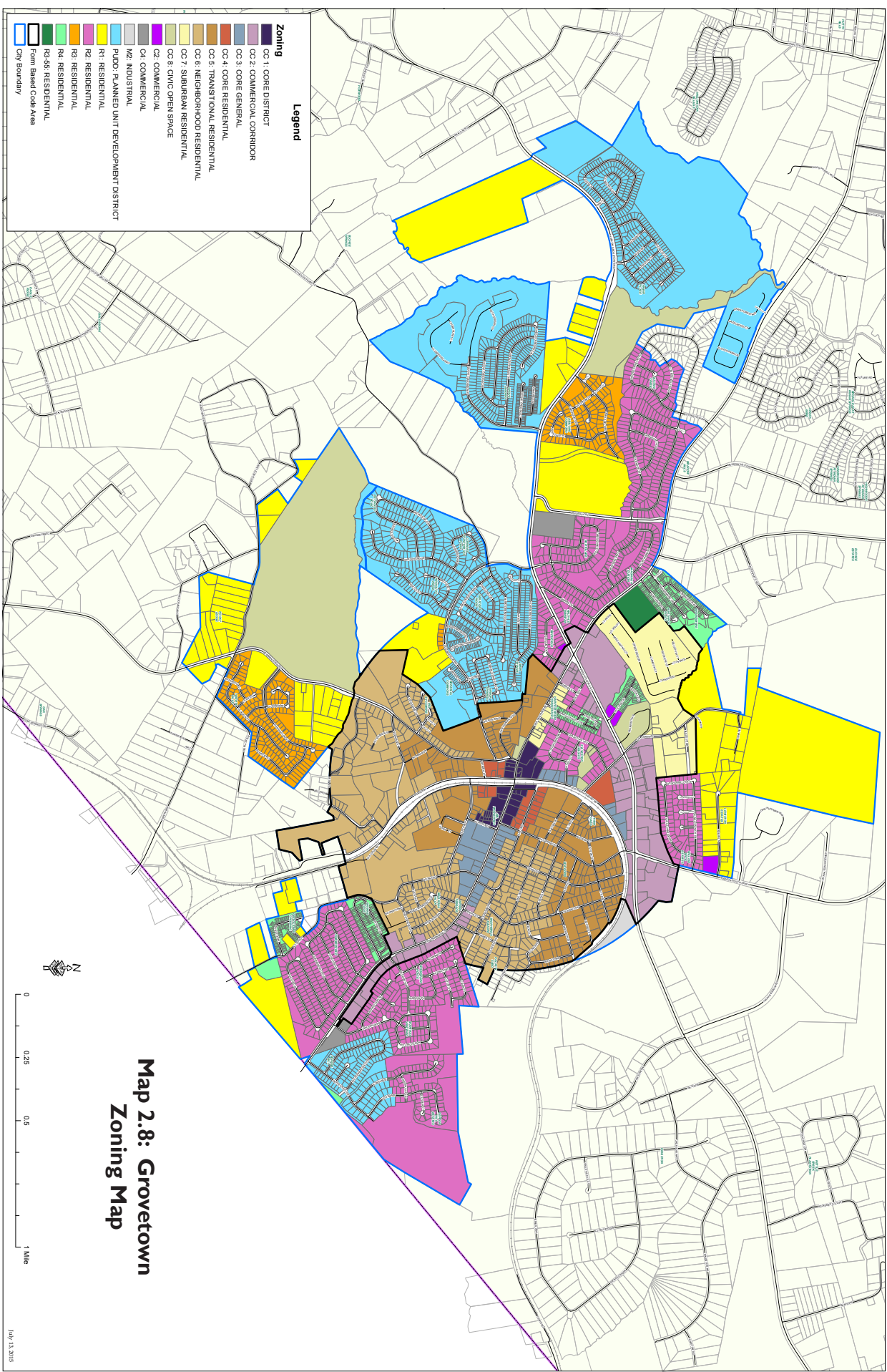
	2000	Percent of Labor Force	2013	Percent of Labor Force	Change from 2000 to 2013	Percent Change from 2000 to 2013
Population 16 and Older	4,193	100.0%	8,419	100.0%	4,226	100.8%
Employed	2,456	58.6%	4,898	58.2%	2,442	99.4%
Unemployed	192	4.6%	624	7.4%	432	225.0%
Armed Forces	263	6.3%	460	5.5%	197	74.9%
Not in Labor Force	1,282	30.6%	2,437	28.9%	1,155	90.1%

Source: U.S. Census 2000 and American Community Survey 2009-2013

Figure 2.13: Means of Transportation to Work

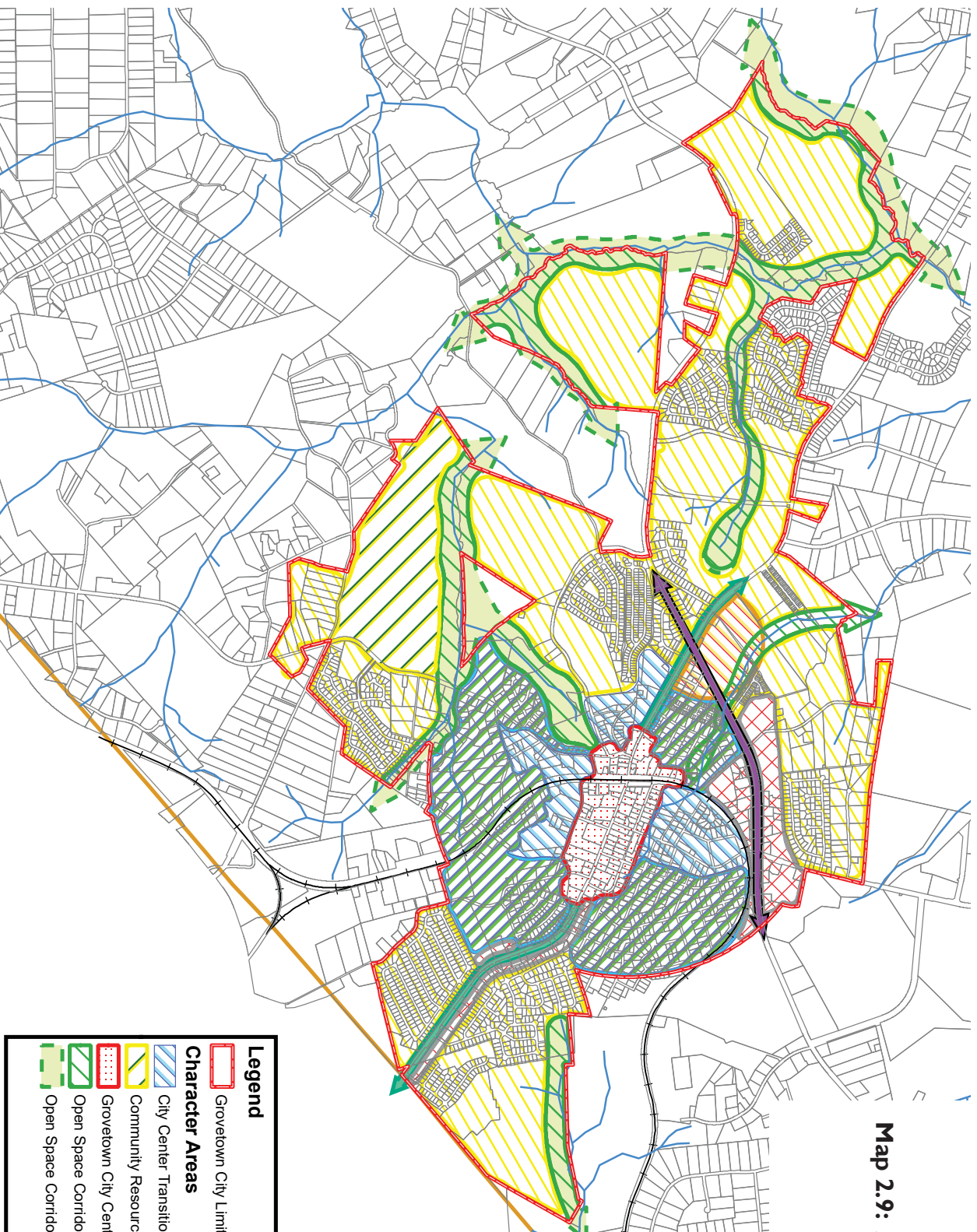
	2000	2000 (Percent)	2013	2013 (Percent)
Workers 16 years and over	2,645	n/a	5,279	n/a
Car, truck, or van -- drove alone	2,092	79.1%	4,272	80.9%
Car, truck, or van -- carpool	392	14.8%	693	13.1%
Public transportation (including taxicab)	0	0.0%	0	0.0%
Walked	80	3.0%	162	3.1%
Other means	66	2.5%	49	0.9%
Worked at home	15	0.6%	103	2.0%

Source: U.S. Census 2000 and American Community Survey 2009-2013



Map 2.9: 2006 Character Areas Map

During the 2006 Comprehensive Plan process, the city chose to focus on character areas. Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. These character areas were adopted as part of the Plan.



Legend		Grovetown City Limits		Parkway Commercial
Character Areas		City Center Transitional		Regional Commercial
	Community Resource			Residential Infill
	Grovetown City Center			Robinson Parkway
	Open Space Corridors in City			Suburban Residential
	Open Space Corridors Outline			Wrightsville Parkway
				Columbia County
				Railroads



CITY OF HARLEM, GEORGIA

COMPREHENSIVE PLAN 2016-2026





CITY OF HARLEM, GEORGIA

COMPREHENSIVE PLAN 2016-2026

Prepared for

The Mayor and City Council

Harlem Georgia

320 North Louisville Street

Harlem, Georgia 30814

The Mayor of the City of Harlem, Georgia and Council members of The City of Harlem recognize the efforts and input of multiple individuals who contributed to the creation of this comprehensive plan document which will provide vital information for decision making over the course of the next decade. This blueprint, for future area development, is the culmination of multiple meetings in which area leaders came together to discuss the future of the City of Harlem.

City staff exhibited an unwavering commitment towards the development of this comprehensive plan as they have dedicated numerous hours compiling data, providing valuable time to provide their insight into their communities, and generating sound ideas to include in this plan.

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THE COMPREHENSIVE PLANNING PROCESS

Communities which have the ability to anticipate and accommodate change over a period of time are communities that are very likely to survive and thrive. A number of uncontrollable variables (ex. *national, state, regional economic issues, etc.*) can have an impact on whether any given jurisdiction will remain a viable place to reside, work, and have amenities for residents to enjoy over an extended period of time.

Change is an inevitable event in most communities through political leadership and ideology, population change, and development or stagnant development which can lead to dilapidated buildings and increasing blight. Community stabilization is a vital factor in remaining viable and encouraging quality growth. A vision which is consistent and locally generated in conjunction with a implementation plan can ignite economic opportunities and encourage social cohesiveness in any given jurisdiction.

Elected officials and city leaders have recognized the importance of a coordinated and comprehensive planning effort in order to address the needs and opportunities of the community which includes concerns regarding development, housing, vitality, an the maintaining of small town character. This comprehensive plan document presents these issues and locally-agreed upon solutions. The Harlem Comprehensive Plan is the official guiding document for the City of Harlem and serves the following purposes:

- OUTLINES A DESIRED FUTURE
- PROVIDES A GUIDE TO HOW THAT FUTURE IS ACHIEVED
- FORMULATES A COORDINATED LONG-TERM PLANNING PROGRAM

The comprehensive plan also seeks to capitalize on opportunities in the areas of transportation, economic development, cultural & natural resources, and land uses. This is accomplished by providing guidance for:

- LAND DEVELOPMENT
- ATTRACTION AND RETENTION OF JOBS
- IMPROVEMENTS OF RECREATIONAL FACILITIES
- PROVISION OF PUBLIC SERVICES AND FACILITIES

In conjunction with Columbia County's Service Delivery Strategy (see page 6), this comprehensive plan document is a resource that provides a locally-agreed upon map for a unique and successful jurisdiction. This resource should be used by appointed and elected officials as they deliberate development issues and help their respective citizenry understand the benefits of the policy.



THE COMPREHENSIVE PLAN PROCESS

In order for any city, town, or county to continue to be a viable place to work, live, and play over a period of time the jurisdiction must anticipate and accommodate the aforementioned change.

The stabilization and quality growth of a city begins with a consistent and locally generated vision and implementation plan that has the ability to ignite economic opportunity, social cohesiveness, and general excitement towards the ability of the community to be more than it is.

Officials with the City of Harlem understand the requirement for a coordinated and comprehensive planning process to address the needs of Harlem and improve the opportunities the city has to offer. Concerns include economic vitality and population increase. This document consolidates these identified issues and locally agreed-upon solutions.

The 2016 Harlem Comprehensive Plan is the official guiding document for the future of Harlem and serves the following functions:

- Lays out a desired future for the community
- Provides a guide for how that future is to be achieved
- Provides the framework for a coordinated long-term planning program

This document also addresses issues regarding transportation, economic development, cultural and natural resources, and land use in a coordinated manner for the purposes of serving as a guide for how:

- Land will be developed within the city limits
- Commercial retail stores will be attracted and retained
- Greenspaces will be created and used
- Public infrastructure will be improved
- Public services and facilities will be provided

In conjunction with the county's Service Delivery Strategy the comprehensive plan document becomes a resource for elected and appointed officials as they deliberate issues of development and convey policies to their respective citizenry.



THE COMPREHENSIVE PLAN STRUCTURE

The City of Harlem selected the Central Savannah River Area (CSRA) Regional Commission as the planning coordinator for the City of Harlem 2016-2026 Comprehensive Plan. This document has been prepared to meet the minimum requirements of the Georgia Department of Community Affairs' 2014 Minimum Planning Standards and Procedures for Local Comprehensive Planning which were made effective in July 2014.

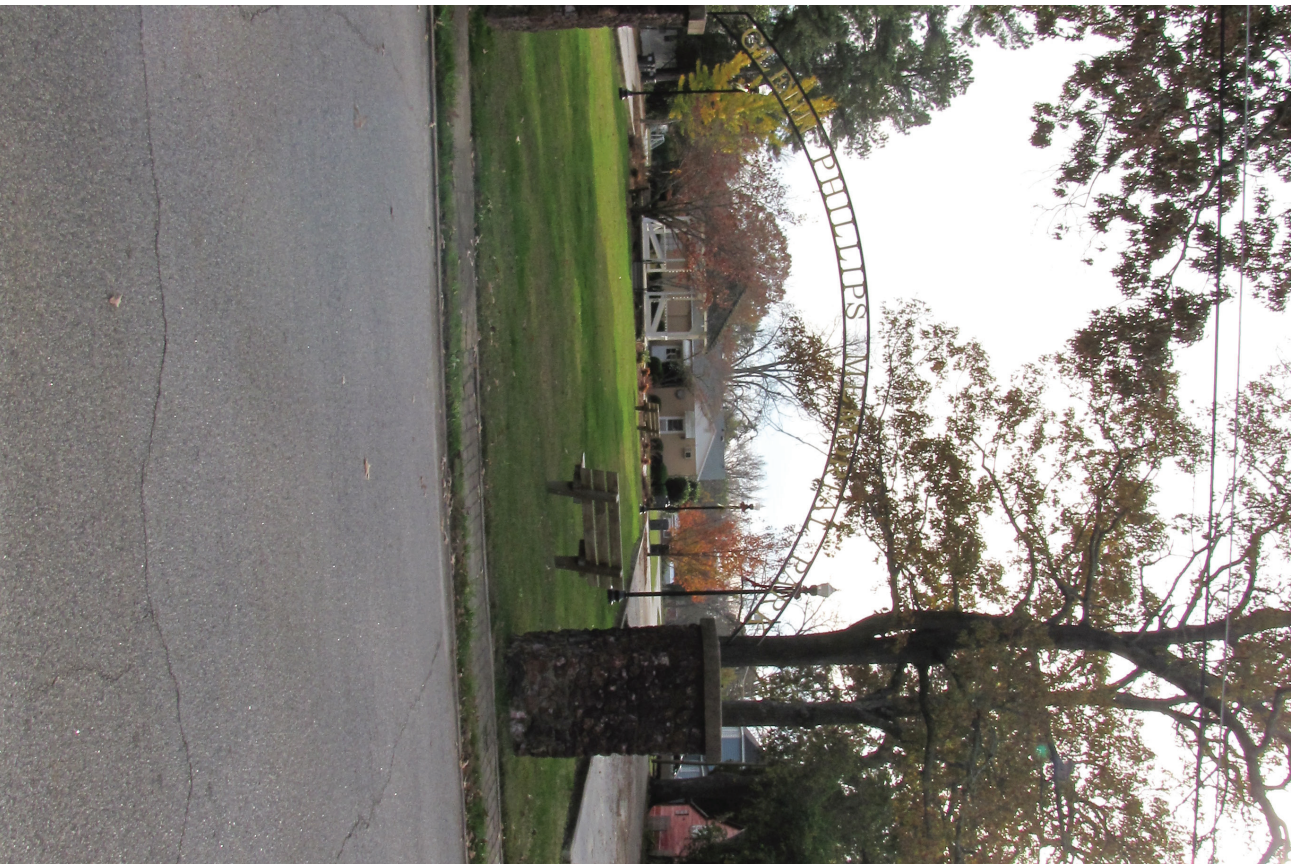
The 2016-2026 plan includes the following state-required components:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element
- Land Use Element

The Harlem Comprehensive Plan also includes the following additional topic-specific sections:

- Community Facilities
- Community Facilities - Transportation
- Cultural and Natural Resources
- Housing

The state-required comprehensive planning components, and additional elective elements listed are distributed throughout the 2016-2026 Comprehensive Plan within three different sections: Introduction, Community Profile, and the Community Agenda.



2.1 GENERAL DEMOGRAPHICS

Figure 2.1.1: Population for Harlem, Surrounding Jurisdictions, and State of Georgia

	2000	2010	2000 -2010 Change	2000 - 2010 Percent Change
<i>City of Harlem</i>	1,796	2,666	870	48.4 %
<i>Columbia County</i>	89,288	124,053	34,765	38.9 %
<i>McDuffie County</i>	20,119	21,231	1,112	5.5 %
<i>Georgia</i>	8,186,453	9,687,653	1,501,200	18.3 %

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1A) CSRA-RC Staff Calculations

Figure 2.1.2: Projected Population for Harlem, Surrounding Jurisdictions, and State of Georgia

	2020	2030	2020 -2030 Change	2020 -2030 Percent Change
<i>City of Harlem</i>	2,753	2,814	61	2.2 %
<i>Columbia County</i>	149,889	163,993	28	19.3 %
<i>McDuffie County</i>	23,361	24,463	1,102	4.7 %
<i>Georgia</i>	11,326,787	13,154,530	1,827,743	16.1 %

Source: Projections provided by the Georgia's Governor's Office of Management & Budget and Calculations by CSRA-RC Planning Staff

POPULATION

The dynamics of the City of Harlem's population trends, current population, and projected population provides a certain level of clarity for initiatives to be undertaken over the prescribed time period of this comprehensive plan.

This analysis of population data indicates the population of Harlem is exceeding the growth rate of its containing county by 9.5 percent between the years 2000 and 2010 and have exceeded statewide growth by approximately 30 percent during this time period.

Figure 2.1.1 illustrates the total population of Harlem, surrounding jurisdictions, and the State of Georgia for 2000 and 2010. It is clear that Harlem and Columbia County have experienced tremendous growth when compared to McDuffie County and the State of Georgia.

POPULATION PROJECTIONS

The population of Harlem is increasing in conjunction with Columbia County as its population has increased by 38.9 percent between 2000 and 2010. Between 2010 and 2014, it is estimated that Columbia County grew by 12.3 percent, ranking Columbia County as the 29th fastest growing county in the United States. Harlem should benefit from this growth.

Harlem should attract new residents as population growth within the county and the addition of staff on the Fort Gordon military installation will bring an influx of potential new residents to the area. **Figure 2.1.2** provides projected population for multiple jurisdictions, including Harlem and surrounding jurisdictions. Harlem residents felt that the 2.2 percent increase in population is modest and that the city will have a higher rate of growth based on the factors mentioned in the population section.

2.1 GENERAL DEMOGRAPHICS

HOUSEHOLDS

A household may be defined as one or more people living within a single dwelling unit and sharing meals or living space and may consist of a group of individuals related or unrelated. An analysis of households is useful for the analysis of people living in housing units throughout the city of Harlem. Figure 2.1.3 detailed information regarding housing types in Harlem for the years 2000 and 2010.

The change in the number of households is the first statistic to be examined as it provides further insight into population trends for the city. Harlem increased its number of households by 47 percent between the year 2000 and 2010. This is a substantial increase in population during this timeframe providing further evidence of population growth.

The change in the number and type of households within the city of Harlem between the year 2000 and 2010 provides another indicator regarding the type of population change the city experienced. Figure 2.1.3 indicates the types and number of households within the city limits of Harlem, Georgia for the aforementioned years. Consistent with population growth, all categories of households have experienced growth over the last ten years.

Based on the data in Figure 2.1.3, Harlem is seeing its greatest growth in the number of Married Couples and Family Household locating within the city between the year 2000 and 2010. Significant increases have occurred in a majority of categories of households having an increase of nearly 30 percent. The exceptions are households with a female householder with no husband with child (an increase of 7.3 percent) and female households with no husband (an increase of 19.6 percent).

Figure 2.1.3: Comparison of Household Type and Number in The City of Harlem

	2000	2010	2000 -2010 Change	2000 - 2010 Percent Change
Total Households	694	1020	326	47 %
Family Household	483	722	239	49.5 %
Family Household with Children	282	366	84	29.8 %
Married Couples	298	492	194	65.1 %
Married Couples with Children	164	223	59	36 %
Female Householder No Husband	158	189	31	19.6 %
Female Householder No Husband with Child	109	117	8	7.3 %
Male Householder No Wife*	N/A	41	N/A	N/A
Male Householder No Wife with Child*	N/A	26	N/A	N/A
Non-Family Household	211	298	87	41.2 %
Householder Living Alone	185	259	74	40 %

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations
*This data was not available in the 2000 Census

2.2 HOUSING

2.2.1 NUMBER OF HOUSING UNITS

The condition of housing within a community provides an insight into the economic and social health of an area. A vibrant and invigorated community includes new housing developments containing a variety of housing types for the inclusion of multiple income levels. The renovation of existing housing stock is also a sign of a healthy community. Stagnant growth, an excessive number of dilapidated and abandoned housing may lead to a low quality of life.

The City of Harlem has seen a dramatic increase in the number of housing units located within the city limits. **Figure 2.2.1** indicates a total of 462 new housing units have been built throughout Harlem, this represents a 70 percent increase in the number of units available to residents.

Figure 2.2.1: Number of Housing Units in the City of Harlem 1990 - 2010

Year	Housing Units
1990	658
2000	763
2010	1120
Change Between 1990 & 2010	462
Percent Change Between 1990 & 2010	70.2 %

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF)18 CSRA-RC Staff Calculations

Figure 2.2.2: Housing Occupancy Rates 2000 - 2010

Year	2000	Percent 2000	2010	Percent 2010
Total Housing Units	763	100 %	1120	100 %
Occupied Housing Units	704	92.3	1020	91.1
Vacant Housing Units	59	7.7	100	8.9
Seasonal Housing	3	0.4	6	.5
Owner Occupied Housing	484	68.8	737	72.3
Renter Occupied Housing	220	31.3	283	27.3

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF)18 CSRA-RC Staff Calculations

2.2.2 HOUSING OCCUPANCY

As noted in the previous section, there has been a significant increase in the number of housing units located within the city of Harlem. **Figure 2.2.2** illustrates there has been approximately 70 percent increase in the number of housing units and there has only been a 1.2 percent increase in the number of vacant housing units within the city and approximately 75 percent of all housing in Harlem is owner occupied.

This information indicates that the residents of Harlem are primarily owner occupants of their homes and that the population of Harlem is stable and seeks to have roots within the community. Based on conversations with members of the community, residents are protective of their community character and property values.

2.2 HOUSING

2.2.3 EXISTING HOUSING TYPE

Detached single-family units make up approximately 80 percent of the housing stock in Harlem. This increase in the number of single-family detached housing units represents an approximate 3.4 percent decrease in other types of housing units within the city of Harlem, based on data from the 2000 U.S. Census and 2009-2013 American Community Survey.

The number of single family detached homes increased by 87 percent between these two time periods and represents the largest increase in residential units at 464 units. The number of attached single residential units (21.9 percent), double units (7.2 percent), and buildings containing 3 to 9 units (31.9 percent) have increased modestly in comparison.

There has been a decrease in the number of mobile homes/trailers located within the city limits of Harlem. The City of Harlem has committed to increasing the quality of life for its residents including the removal of visual blight. This commitment has effectively removed 28 percent of mobile homes / trailers from the city according to the American Community Survey (ACS).

Figure 2.2.3: Harlem Change in Housing Types between the 2000 and 2009 - 2013 American Community Survey

Type of Housing Unit	2000 Housing Units	2000 % of Housing Units	Housing Units 2009- 2013 ACS	Margin of Error	2009-2013 % of Housing Units
Single Units (Detached)	533	75.6 %	997	+/- 123	79.0 %
Single units (Attached)	32	4.5 %	39	+/- 31	3.1 %
Double Units	69	9.8 %	74	+/- 51	5.9 %
3 to 9 Units	47	6.7 %	62	+/- 57	4.9 %
10 to 19 Units	0	0.0 %	64	+/- 55	5.1 %
20 or More Units	6	0.9 %	13	+/- 16	1.0 %
Mobile Homes or Trailers	18	2.6 %	13	+/- 13	1.0 %
Total	705	100 %	1262	+/- 114	100 %

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1) & CS&HC Staff Calculations

2.2 HOUSING

2.2.5 HOUSING COST

Figure 2.2.5 provides the value of residential structures for the City of Harlem for the year 2000 and the 2009-2012 American Community Survey (ACS). The value of occupied housing units in Harlem has increased during this time period. In the year 2000, approximately 78 percent of occupied homes in Harlem were valued between \$50,000 and \$99,999. This number changed as occupied home values spread over a greater range. Data from the 2009-2013 ACS indicates that the value of homes increased as the majority of homes within the city of Harlem were valued between \$100,000 and \$199,999.

The median rental unit in Harlem in the year 2000 was \$613. There were a total of 378 occupied rental units in Harlem at this time. The 2009-2013 ACS states that the number of rental units increased by seven units to a total of 385. The median rent increased by \$47 between this time period.

2.2.6 COST BURDEN HOUSEHOLDS

Cost burden households are refer to those households which spend more than 30 percent of total household income on housing cost (mortgage cost or gross rent). The perception of cost burden households as primarily low-income households is a misconception as this condition can occur at every income level due to the choices of the household rather than the income of household.

The data from the 2000 Census indicates that cost burden households comprised a total of 29.8 percent of 296 homes with a mortgage and 36.3 percent of 129 rental home located within the city of Harlem. Census data from the 2009-2013 American Community Survey shows that the number of cost burdened household with a mortgage remained similar to 2000 Census levels at 26.9 percent of 475 homes. The percent of cost burdened households increased to 53.2 percent of 205 rental units.

Figure 2.2.5: Value of Occupied Housing in Harlem between 2000 and 2009 - 2013 American Community Survey

Type of Housing Unit	2000 Housing Units	2000 % of Housing Units	Housing Units 2009-2013 ACS	Margin of Error	2009-2013 % of Housing Units	Change in Number of Units	Change in Percentage
Less than \$50,000	43	10 %	25	+/-18	3.5 %	-18	67.4 %
\$ 50,000 - \$ 99,999	338	78.6 %	133	+/-69	18.5 %	-205	-41.9 %
\$ 100,000 - \$149,999	34	7.9 %	213	+/-68	29.6 %	179	-60.7 %
\$ 150,000 - \$ 199,999	8	1.9 %	244	+/-89	33.9 %	236	526.5 %
\$ 200,000 - \$ 299,999	7	1.6 %	51	+/-32	7.1 %	44	2950.0 %
\$ 300,000 - \$ 499,999	0	0 %	50	+/-36	6.9 %	50	N/A
\$ 500,000 - \$ 999,999	0	0 %	4	+/-8	0.6 %	4	N/A
\$ 1,000,000 or more	0	0 %	0	+/-13	0.0 %	0	N/A
Total	430	100 %	720		100 %		

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF)18 CSRA-AC Staff Calculations

2.3 ECONOMIC DEVELOPMENT

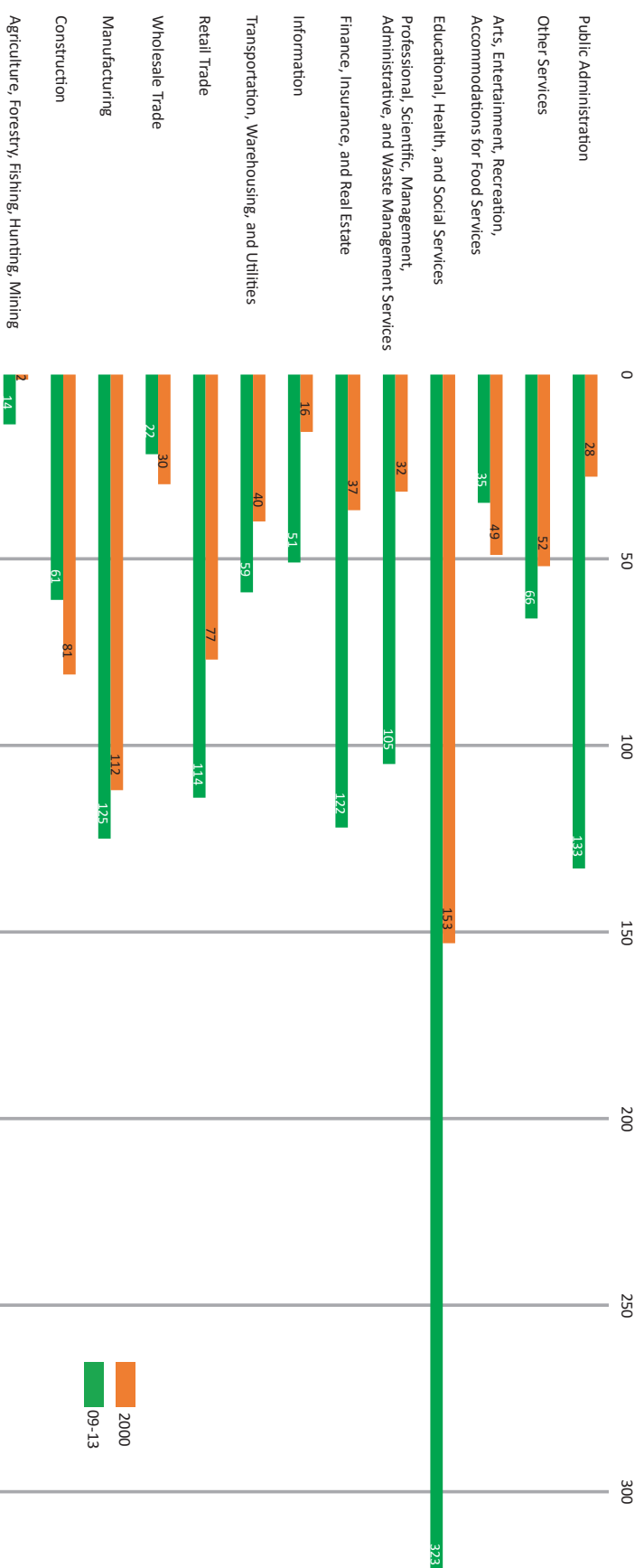
EMPLOYMENT BY SECTOR

A review of specific economic indicators provides essential information which allows local elected officials and city leaders to make vital decisions to allow the community to reach desired economic goals. Early discussions with stakeholder reveals that Harlem would like to attract certain types of commercial / retail establishments in order to have a greater amount of choices and some necessities (ex. pharmacy) without travelling to other jurisdictions.

Harlem has seen gains in the number of employees by local businesses between 2000 and 2009-2013 ACS. A total of 10 out of 13 sectors have seen an increase in their employees. The sectors that have the highest level of employment in the 2009-2013 ACS are "Education, Health, and Social Services," "Public Administration," and "Manufacturing," which makes up a total of 47.5 percent of the total workforce

Data from ESRI Business Analyst reveals that there were a total of 107 businesses located within the city of Harlem in the year 2015. Figure 2.3.1 illustrates employment by sector for the city of Harlem, based on sector, for both the 2000 Census and the 2009-2013 American Community Survey.

Figure 2.3.1: Employment by Sector in Harlem



2.3 ECONOMIC DEVELOPMENT

2.3.2 UNEMPLOYMENT RATES

The United States of America has recently been through a period of economic recession. The economy has seen improvement over the course of the last several years which is evident in the unemployment rate of the country during this time frame. At the height of the economic recession, October 2009, the unemployment rate of the United States was a staggering 10 percent. As of July 2015 the unemployment rate for the United States has dropped to 5.3 percent according to the Bureau of Labor and Statistics

Figure 2.3.2 illustrates unemployment levels for the City of Harlem and for the purposes of comparison the State of Georgia, based on data from the U.S. Census Bureau. This represents the portion of the population eligible for employment within Harlem and Georgia which is over the age of 16 and in the labor force at the time of the measurement, not the total population of the jurisdiction.

The unemployment rate of Harlem has more than doubled between the year 2000 and the 09-13 ACS from 2.4 percent to 5.9 percent. The State of Georgia's unemployment rate has increased from 3.6 percent to 6.3 percent during this same time period.

Unemployment grew in Harlem by 3.5 percent and in Georgia by 3.7 percent. Although unemployment increased at a higher rate in Harlem, the percent of unemployed is lower than the State. Harlem must remain vigilant about employment opportunities within the city.

Figure 2.3.2: Unemployment Levels for Harlem and Georgia

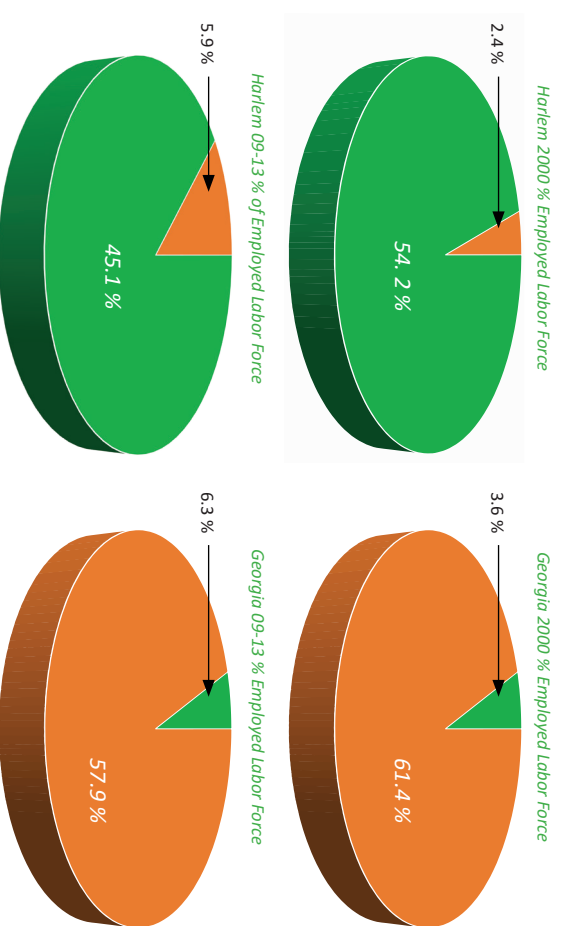


Figure 2.3.3: Percent of Families and Individuals Living Below the Poverty Level in Harlem 2000 and 2010 Census

Type of Household	2000	2010	Change
Families	15.1 %	16 %	+ .9 %
Families with Children	20.4 %	18 %	- 2.4 %
Families with Children Under 5 years old	24.2 %	32.1 %	+7.9 %
Individuals	17 %	16.6 %	-0.4 %
18 Years and Older	14 %	22.2 %	+ 8 %
65 Years and Older	16 %	9.4 %	- 6.6 %

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF) 18 CSRA-HC Staff Calculations

2.3 ECONOMIC DEVELOPMENT

2.3.3 POVERTY

The poverty threshold (also referred to as the poverty line) can be defined as the point at which household income can no longer provide the necessities to the members of the household. **Figure 2.2.3** provides the percentage of residents living below the poverty line in Harlem in the year 2000 and 2010.

An analysis of this data indicates there was an increase of 7.4 percent in the number of households living below the poverty line in Harlem between 2000 and 2010. This increase has primarily occurred in families with children under 5 years old and individuals between 18 years and 64 years old.

Individuals 65 and older and families with children as a general category has seen a 9 percent reduction in the number of household living below the poverty line.

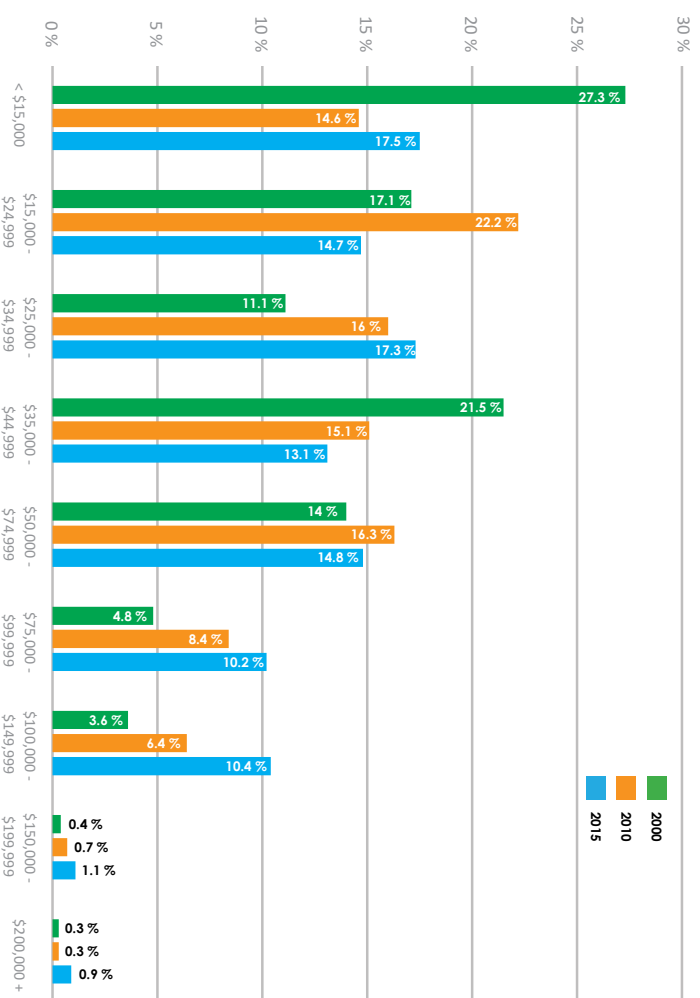
2.3.4 INCOME

Another economic indicator which provides useful information is income. **Figure 2.3.3** illustrates the percentage of households in Harlem average annual income in the year 2000, 2010, and 2015 based on data from the Census Bureau.

The average annual household income for the city of Harlem has increased between 2000 to 2015. The number of households making less than \$15,000 has decreased by 9.8 percent during this timeframe. This percentage was lower in 2010 at 14.6 percent but rose slightly in 2015.

There was also a significant decrease in the number of households making \$35,000 - \$44,999. The number of households in this categories was reduced by 8.4 percent during the studied timeframe.

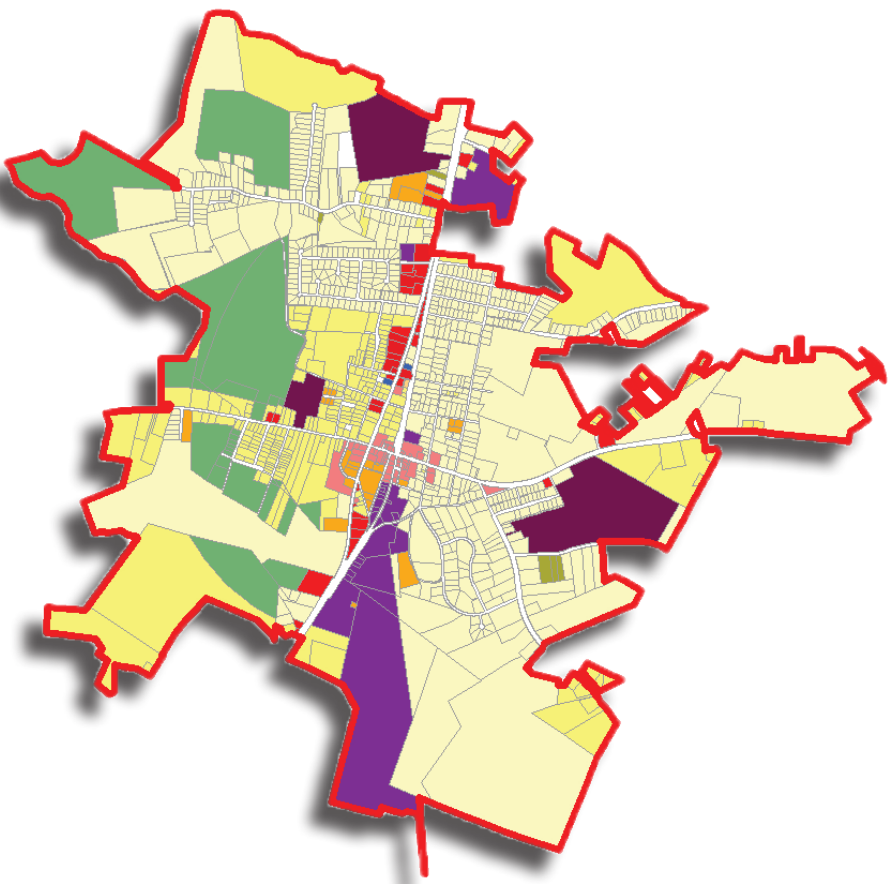
Figure 2.3.4: Average Annual Household Income



There is a trend of increased income as the annual income of higher income categories has increased while there is a trend of lower income categories decreasing over a majority of income categories. Twenty-two percent of households in the city of Harlem make more than \$75,000.

2.5 LAND USE - ZONING

COMMUNITY PROFILE



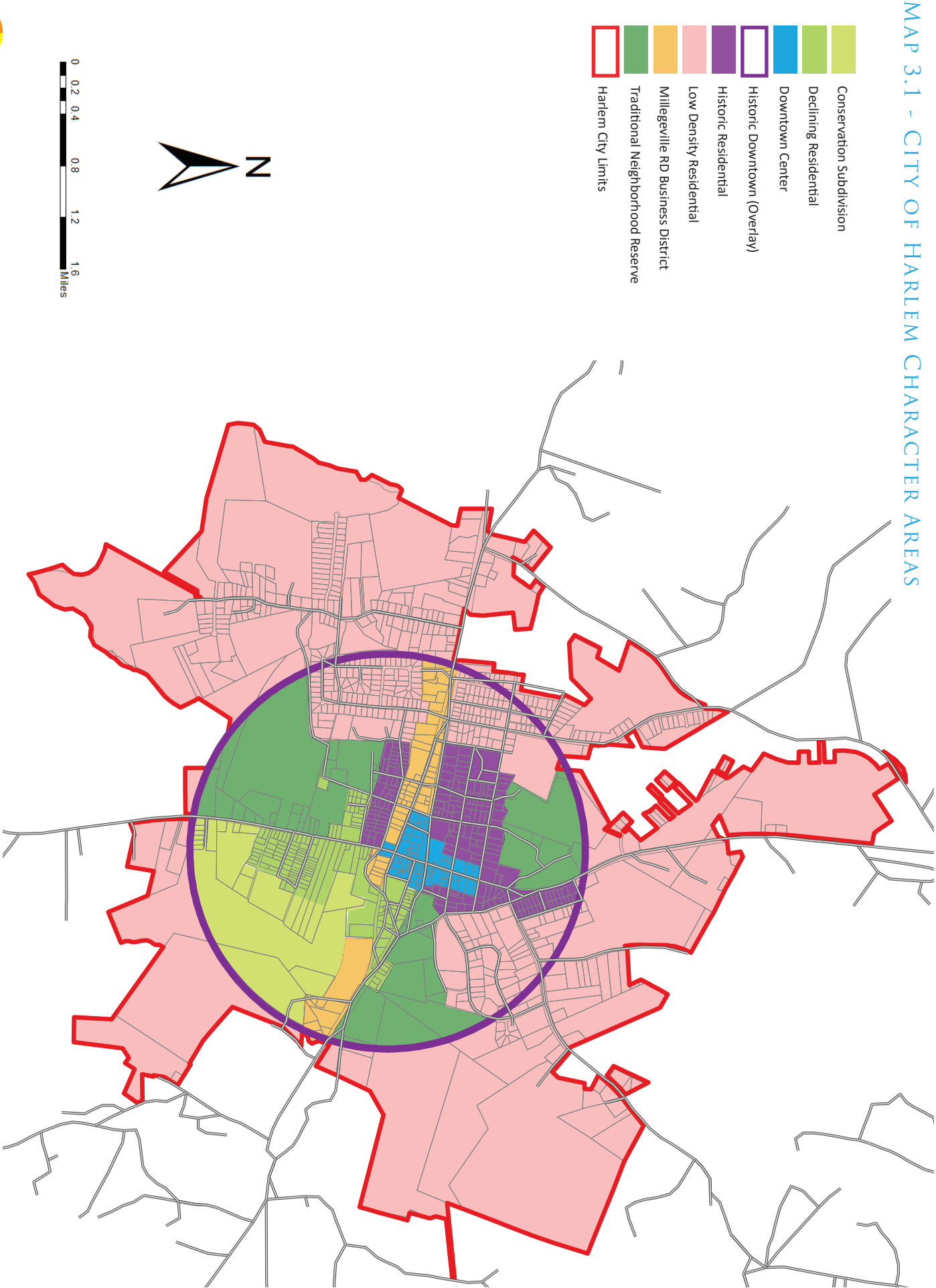
ZONING DESIGNATIONS

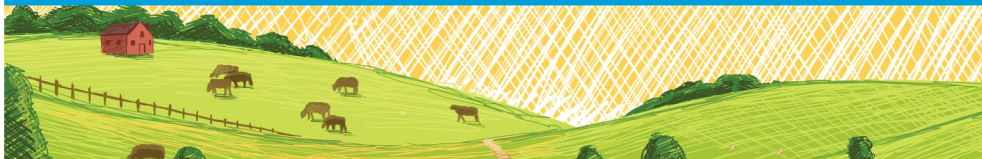
The City of Harlem adopted its city-wide zoning ordinance on April 10, 2006 for multiple purposes including the guidance of growth in accordance with the comprehensive plan. The city of Harlem has designated an area R-4 residential district which is not mapped above. The only area with this district is located on Village Run and contains multiple townhouses.

The City of Harlem, through its annexation process has elected to incorporate newly acquired land into the zoning district adjacent to annexed property at the time.

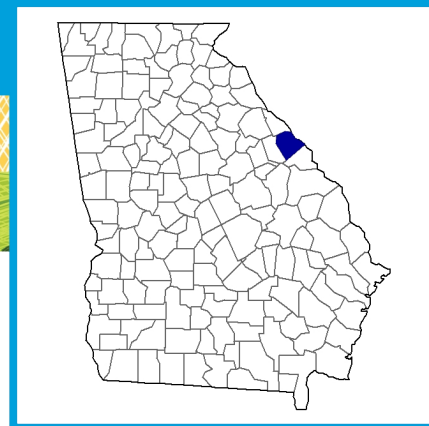
	Agricultural District (A-1) Establishes a large minimum lot size to maintain viable tract sizes for agriculture and timber harvesting.
	Downtown Business District (B-1) District intended to be a commercial zone to provide a wide variety of commercial and service facilities appropriate for a downtown.
	Local Business District (B-2) District intended to be a commercial zone to provide a wide variety of commercial and service facilities.
	General Business District (B-3) District intended to be a commercial zone to provide a wide variety of commercial and service facilities appropriate for highways.
	Industrial District (I-1) Light industry defined as engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts that takes place in a totally enclosed building.
	Professional District (P-1) District intended for professional services and incidental to above professional services
	Planned Unit Development (PUD) - established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts
	Residential District (R-1A) Establish a low-density single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.
	Residential District (R-1B) Establish a medium, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.
	Residential District (R-2) Establish a low-density, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses and allow for larger structures
	Residential District (R-3) Establish a low-density, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.
	Residential District (R-4) Establishes a medium density residential district which allows attached single-family residential units

MAP 3.1 - CITY OF HARLEM CHARACTER AREAS





Columbia County Georgia



Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	183	+26
Land in farms (acres)	22,852	+74
Average size of farm (acres)	125	+38
Total	(\$)	
Market value of products sold	2,783,000	-7
Government payments	50,000	+385
Farm-related income	358,000	-40
Total farm production expenses	4,648,000	+9
Net cash farm income	-1,458,000	-112
Per farm average	(\$)	
Market value of products sold	15,205	-26
Government payments (average per farm receiving)	3,137	+21
Farm-related income	9,414	-45
Total farm production expenses	25,399	-14
Net cash farm income	-7,965	-68

(Z) Percent of state agriculture sales

Share of Sales by Type (%)

Crops	51
Livestock, poultry, and products	49

Land in Farms by Use (%) ^a

Cropland	15
Pastureland	16
Woodland	63
Other	6

Acres irrigated: 110

(Z)% of land in farms

Land Use Practices (% of farms)

No till	3
Reduced till	1
Intensive till	8
Cover crop	10

Farms by Value of Sales

	Number	Percent of Total ^a
Less than \$2,500	114	62
\$2,500 to \$4,999	14	8
\$5,000 to \$9,999	25	14
\$10,000 to \$24,999	15	8
\$25,000 to \$49,999	10	5
\$50,000 to \$99,999	1	1
\$100,000 or more	4	2

Farms by Size

	Number	Percent of Total ^a
1 to 9 acres	25	14
10 to 49 acres	78	43
50 to 179 acres	54	30
180 to 499 acres	19	10
500 to 999 acres	2	1
1,000 + acres	5	3

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^b	Counties Producing Item	Rank in U.S. ^b	Counties Producing Item
Total	2,783	143	159	2,932	3,077
Crops	1,419	127	159	2,756	3,073
Grains, oilseeds, dry beans, dry peas	(D)	115	148	(D)	2,916
Tobacco	-	-	25	-	323
Cotton and cottonseed	-	-	90	-	647
Vegetables, melons, potatoes, sweet potatoes	(D)	(D)	157	(D)	2,821
Fruits, tree nuts, berries	35	127	158	1,619	2,748
Nursery, greenhouse, floriculture, sod	979	58	138	860	2,601
Cultivated Christmas trees, short rotation woody crops	-	-	64	-	1,384
Other crops and hay	346	125	155	2,476	3,040
Livestock, poultry, and products	1,364	131	159	2,796	3,073
Poultry and eggs	(D)	(D)	158	(D)	3,007
Cattle and calves	290	127	158	2,615	3,055
Milk from cows	-	-	64	-	1,892
Hogs and pigs	7	48	129	1,634	2,856
Sheep, goats, wool, mohair, milk	9	111	153	2,381	2,984
Horses, ponies, mules, burros, donkeys	14	94	145	2,239	2,970
Aquaculture	(D)	(D)	54	(D)	1,251
Other animals and animal products	(D)	8	141	(D)	2,878

Total Producers ^c	332	Percent of farms that:	Top Crops in Acres ^d	
Sex				
Male	200	Have internet access	85	
Female	132			
Age		Farm organically	1	
<35	22			
35 – 64	190			
65 and older	120			
Race		Sell directly to consumers	8	
American Indian/Alaska Native	-			
Asian	4			
Black or African American	5			
Native Hawaiian/Pacific Islander	-			
White	321	Hire farm labor	23	
More than one race	2			
Other characteristics		Are family farms	95	
Hispanic, Latino, Spanish origin	16			
With military service	54			
New and beginning farmers	143			
			Livestock Inventory (Dec 31, 2017)	
			Forage (hay/haylage), all	1,394
			Rye for grain	(D)
			Soybeans for beans	(D)
			Wheat for grain, all	(D)
			Nursery stock crops	(D)
			Broilers and other meat-type chickens	87
			Cattle and calves	1,290
			Goats	1,451
			Hogs and pigs	91
			Horses and ponies	535
			Layers	1,463
			Pullets	80
			Sheep and lambs	96
			Turkeys	16

See 2017 Census of Agriculture, U.S. Summary and State Data, for complete footnotes, explanations, definitions, commodity descriptions, and methodology.

^a May not add to 100% due to rounding. ^b Among counties whose rank can be displayed. ^c Data collected for a maximum of four producers per farm.

^d Crop commodity names may be shortened; see full names at www.nass.usda.gov/go/cropnames.pdf. ^e Position below the line does not indicate rank. (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.



Area Labor Profile

Columbia

County



Updated: Aug 2020

Labor Force Activity - 2019

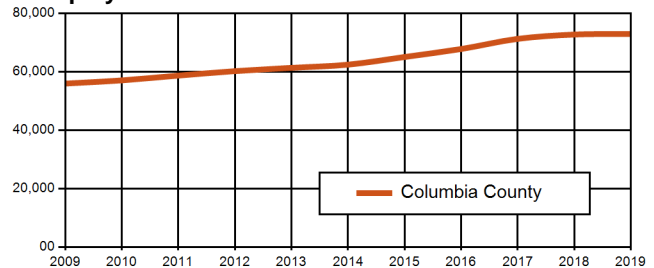
2019 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Columbia	75,134	72,860	2,274	3.0%
Lincoln	3,554	3,417	137	3.9%
McDuffie	8,852	8,402	450	5.1%
Richmond	85,085	81,242	3,843	4.5%
Columbia Area	172,625	165,921	6,704	3.9%
Georgia	5,110,318	4,935,310	175,008	3.4%
United States	163,539,000	157,538,000	6,001,000	3.7%
Edgefield, SC	10,753	10,452	301	2.7%
McCormick, SC	3,389	3,285	104	3.1%

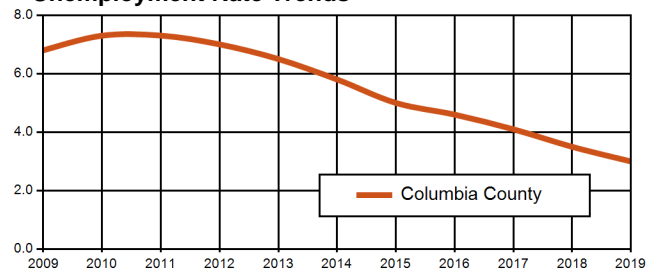
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

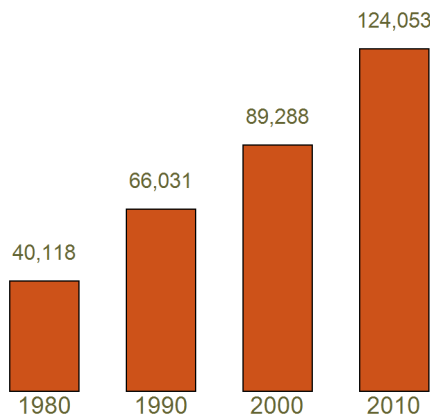
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2019 Rank	2019 Estimate	% Change 2010-2019	2025 Projected*	% Change 2010-2025
Columbia	124,053	15	156,714	26.3	180,369	45.4
City of Grovetown	11,216					
Columbia Area	390,186		425,188	9.0	465,152	19.2
Georgia	9,687,653		10,617,423	9.6	11,538,707	19.1
United States	308,745,538		328,239,523	6.3	349,439,199	13.2
Edgefield, SC	25,611		27,260	6.4	33,200	29.6
McCormick, SC	10,102		9,463	-6.3	12,460	23.3

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
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Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 1st Quarter of 2020

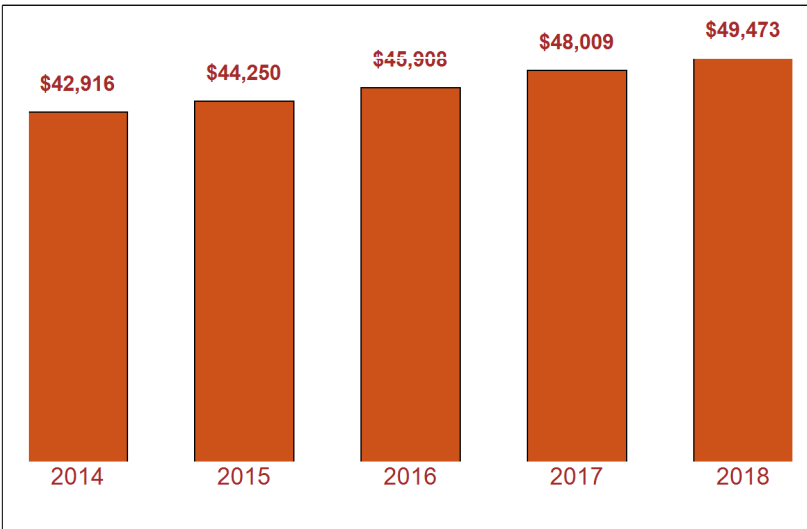
INDUSTRY	Columbia				Columbia Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	419	5,768	15.4	1,113	1,002	20,363	13.5	1,111
Agriculture, Forestry, Fishing and Hunting	8	54	0.1	685	34	460	0.3	813
Mining, Quarrying, and Oil and Gas Extraction	3	40	0.1	1,413	9	227	0.2	1,411
Construction	340	2,587	6.9	890	724	6,620	4.4	913
Manufacturing	68	3,087	8.2	1,304	235	13,057	8.7	1,217
Food	4	161	0.4	566	21	2,100	1.4	971
Textile Product Mills	2	*	*	*	6	*	*	*
Apparel	1	*	*	*	3	371	0.2	881
Leather and Allied Product	1	*	*	*	1	*	*	*
Wood Product	5	*	*	*	18	536	0.4	1,190
Paper	1	*	*	*	11	1,218	0.8	1,760
Printing and Related Support Activities	6	30	0.1	472	15	106	0.1	662
Chemical	6	33	0.1	2,786	24	763	0.5	2,171
Plastics and Rubber Products	1	*	*	*	4	268	0.2	953
Nonmetallic Mineral Product	4	46	0.1	791	14	771	0.5	1,195
Primary Metal	1	*	*	*	2	*	*	*
Fabricated Metal Product	8	*	*	*	35	1,233	0.8	946
Machinery	4	773	2.1	1,844	12	876	0.6	1,753
Computer and Electronic Product	1	*	*	*	3	19	0.0	694
Electrical Equipment, Appliance, and Component	1	*	*	*	3	*	*	*
Transportation Equipment	4	*	*	*	14	2,575	1.7	1,232
Furniture and Related Product	10	120	0.3	735	12	151	0.1	726
Miscellaneous	8	20	0.1	698	27	672	0.4	967
Beverage and Tobacco Product	0	0	0.0	0	5	93	0.1	897
Textile Mills	0	0	0.0	0	5	595	0.4	883
Service-Providing	2,076	25,341	67.7	645	6,697	99,011	65.7	758
Utilities	3	*	*	*	12	266	0.2	3,056
Wholesale Trade	87	559	1.5	991	291	3,624	2.4	1,123
Retail Trade	328	6,315	16.9	624	1,167	17,797	11.8	569
Transportation and Warehousing	54	287	0.8	737	175	2,925	1.9	923
Information	26	380	1.0	1,189	84	1,919	1.3	1,164
Finance and Insurance	136	620	1.7	1,152	378	2,490	1.7	1,418
Real Estate and Rental and Leasing	102	699	1.9	772	310	1,949	1.3	848
Professional, Scientific, and Technical Services	253	1,934	5.2	1,028	769	6,699	4.4	1,225
Management of Companies and Enterprises	9	*	*	*	27	520	0.3	960
Administrative and Support and Waste Management and Remediation Services	207	2,545	6.8	540	504	11,938	7.9	543
Educational Services	46	674	1.8	482	90	1,414	0.9	599
Health Care and Social Assistance	330	4,452	11.9	777	1,050	24,720	16.4	1,000
Arts, Entertainment, and Recreation	33	377	1.0	334	104	2,089	1.4	563
Accommodation and Food Services	242	4,790	12.8	303	790	16,343	10.8	320
Other Services (except Public Administration)	220	1,295	3.5	644	605	4,090	2.7	630
Unclassified - industry not assigned	167	109	0.3	814	341	231	0.2	869
Total - Private Sector	2,662	31,218	83.4	731	7,699	119,374	79.2	819
Total - Government	112	6,209	16.6	869	314	31,436	20.8	1,097
Federal Government	7	442	1.2	1,505	63	8,251	5.5	1,309
State Government	11	548	1.5	665	70	9,503	6.3	1,268
Local Government	94	5,219	13.9	836	181	13,682	9.1	850
ALL INDUSTRIES	2,774	37,426	100.0	755	8,013	150,811	100.0	877
ALL INDUSTRIES - Georgia					301,507	4,526,764		1,159

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2020.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

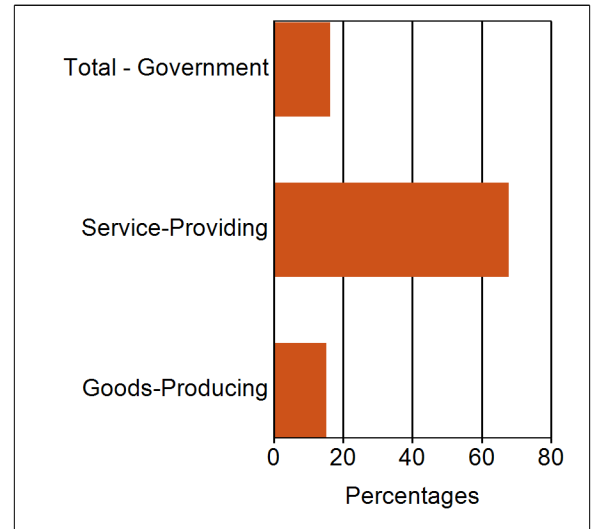
Columbia Per Capita Income

Source: U.S. Bureau of Economic Analysis



Columbia Industry Mix 2020

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2020*

Columbia

Club Car, LLC
Electrolux Home Products, Inc.
GIW Industries, Inc.
Gold Cross Ems, Inc.
John Deere Commercial
Lowe's Home Centers, Inc.
Publix Super Markets, Inc.
Rhodes Financial Services, Inc.
Ryder Integrated Logistics
Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the First Quarter of 2020. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Columbia Area

Doctors Hospital of Augusta, LLC
FPL Food, LLC
Georgia Regents University
MCG Health, Inc.
Sitel Operating Corporation
Textron, Inc.
T-Mobile USA, Inc.
University Home Health in Augusta
Walmart
Walmart

COUNTY

Richmond
Richmond
Richmond
Richmond
Richmond
Richmond
Richmond
Richmond
Columbia
Richmond

Education of the Labor Force

Columbia Area

PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	4.8%	2.2%	1.7%	2.4%	4.0%	15.7%
Some High School	12.0%	19.6%	10.6%	8.6%	10.9%	13.2%
High School Grad/GED	30.9%	34.9%	28.1%	29.7%	30.6%	32.6%
Some College	23.1%	32.0%	26.8%	23.8%	20.3%	15.7%
College Grad 2 Yr	7.5%	4.1%	8.7%	9.8%	8.5%	4.2%
College Grad 4 Yr	13.9%	6.6%	16.7%	17.3%	15.2%	10.4%
Post Graduate Studies	7.8%	0.7%	7.5%	8.4%	10.4%	8.1%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2019



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Columbia	1,877	--	1,877
Lincoln	94	--	94
McDuffie	250	--	250
Richmond	1,623	--	1,623
Columbia Area	3,844	--	3,844

Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2019 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Columbia Area

Richmond

Augusta University (formerly Georgia Regents University)	www.augusta.edu
Augusta Technical College	www.augustatech.edu
Georgia Military College (Fort Gordon Campus)	www.gmc.cc.ga.us
Georgia Military College (Augusta Campus)	www.gmc.edu/about-gmc/augusta-campus.cms
Miller-Motte Technical College-Augusta	www.miller-motte.edu/campuses/georgia-campuses/augusta-ga
Paine College	www.paine.edu
Strayer University (Augusta Campus)	www.strayer.edu/georgia/augusta

Columbia

Grovetown Campus (Satellite campus of Augusta Technical College)	www.augustatech.edu
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McDuffie

Thomson Campus (Satellite campus of Augusta Technical College)	www.augustatech.edu
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Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2019*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Accounting Technology/Technician and Bookkeeping	39	28	14	-28.2	-50.0
Administrative Assistant and Secretarial Science, General	60	26	30	-56.7	15.4
Aircraft Powerplant Technology/Technician°	9	5	7	-44.4	40.0
Airframe Mechanics and Aircraft Maintenance Technology/Technician°	9	8	10	-11.1	25.0
Allied Health and Medical Assisting Services, Other°	15	11	3	-26.7	-72.7
Automobile/Automotive Mechanics Technology/Technician°	204	236	218	15.7	-7.6
Barbering/Barber°	15	25	20	66.7	-20.0
Business Administration and Management, General°	103	80	97	-22.3	21.3
CAD/CADD Drafting and/or Design Technology/Technician	4	2	1	-50.0	-50.0
Cardiovascular Technology/Technologist	7	7	6	0.0	-14.3
Carpentry/Carpenter°	5	7	4	40.0	-42.9
Child Care Provider/Assistant°	52	49	44	-5.8	-10.2

Technical College Graduates - 2019*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Computer Installation and Repair Technology/Technician°	70	78	61	11.4	-21.8
Computer Programming, Specific Applications°	27	22	29	-18.5	31.8
Computer Programming/Programmer, General°	32	21	13	-34.4	-38.1
Cosmetology/Cosmetologist, General°	130	134	129	3.1	-3.7
Criminal Justice/Police Science°	35	40	27	14.3	-32.5
Criminal Justice/Safety Studies°	53	59	47	11.3	-20.3
Culinary Arts/Chef Training	9	24	20	166.7	-16.7
Data Processing and Data Processing Technology/Technician°	28	25	35	-10.7	40.0
Dental Assisting/Assistant	9	23	8	155.6	-65.2
Design and Visual Communications, General°	86	105	97	22.1	-7.6
Early Childhood Education and Teaching°	35	56	37	60.0	-33.9
Electrical, Electronic and Communications Engineering Technology/Technician	6	16	7	166.7	-56.3
Electrical/Electronics Equipment Installation and Repair, General	12	3	11	-75.0	266.7
Electrician°	196	163	151	-16.8	-7.4
Entrepreneurship/Entrepreneurial Studies°	8	6	3	-25.0	-50.0
Fire Science/Fire-fighting°	35	24	20	-31.4	-16.7
Food Preparation/Professional Cooking/Kitchen Assistant°	70	63	29	-10.0	-54.0
General Office Occupations and Clerical Services°	24	19	16	-20.8	-15.8
Golf Course Operation and Grounds Management°	15	15	5	0.0	-66.7
Graphic Design°	14	21	20	50.0	-4.8
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	24	18	25	-25.0	38.9
Industrial Mechanics and Maintenance Technology°	27	30	19	11.1	-36.7
Legal Assistant/Paralegal	16	6	7	-62.5	16.7
Licensed Practical/Vocational Nurse Training	17	24	23	41.2	-4.2
Machine Shop Technology/Assistant°	18	13	6	-27.8	-53.8
Marketing/Marketing Management, General	13	2	16	-84.6	700.0
Mechanic and Repair Technologies/Technicians, Other	14	5	15	-64.3	200.0
Mechanical Engineering/Mechanical Technology/Technician	9	5	4	-44.4	-20.0
Medical Insurance Coding Specialist/Coder°	13	14	8	7.7	-42.9
Medical/Clinical Assistant	44	33	49	-25.0	48.5
Network and System Administration/Administrator	17	21	13	23.5	-38.1
Nuclear Engineering Technology/Technician	18	13	9	-27.8	-30.8
Nursing Assistant/Aide and Patient Care Assistant/Aide°	14	13	11	-7.1	-15.4
Occupational Therapist Assistant	21	13	20	-38.1	53.8
Pharmacy Technician/Assistant	33	22	25	-33.3	13.6
Radiologic Technology/Science - Radiographer	11	14	12	27.3	-14.3
Registered Nursing/Registered Nurse	23	21	32	-8.7	52.4

Technical College Graduates - 2019*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2017	2018	2019	2017-2018	2018-2019
Respiratory Care Therapy/Therapist	9	13	12	44.4	-7.7
Surgical Technology/Technologist	11	19	14	72.7	-26.3
Welding Technology/Welder°	245	258	293	5.3	13.6

Definition: All graduates except those listed as technical certificates(°) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2017, 2018, and 2019.

Note: Please visit TCSG website for any college configuration changes.

Georgia Department of Labor Location(s)

Career Center(s)

601 Greene Street

Augusta, GA 30901

Phone: (706) 721 - 3131

Fax: (706) 721 - 7680

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov