

*Including the communities of Waynesboro - Sardis - Midville - Girard - Vidette - Union Cityville*

# BURKE COUNTY

Joint  
Comprehensive Plan  
2018-2028  
UPDATE



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# BURKE COUNTY JOINT COMPREHENSIVE PLAN: 2023-2028

**Joint Comprehensive Plan for Burke County and the Cities of Waynesboro,  
Girard, Keyville, Midville, Sardis and Vidette**

Central Savannah River Area Regional Commission  
3626 Walton Way Ext, Augusta, 30909

June 2023

Adopted:  
Burke County: Date  
City of Waynesboro: Date  
Town of Girard: Date  
City of Keyville: Date  
City of Midville: Date  
City of Sardis: Date  
City of Vidette: Date



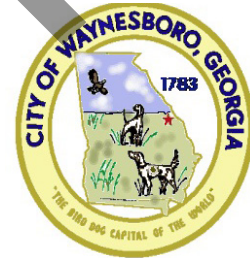
# BURKE COUNTY JOINT COMPREHENSIVE PLAN: 2023-2028

*Prepared for:*

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Waynesboro, Georgia 30830

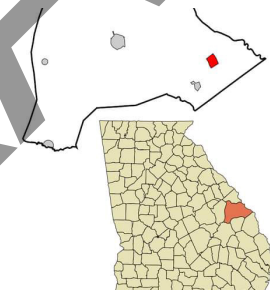
The Mayor and City Council  
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The Mayor and City Council  
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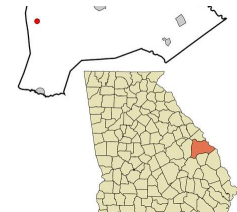


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Keysville, Georgia 30816



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City of Midville  
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Midville, Georgia 30441



The Mayor and City Council  
City of Sardis  
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**Prepared by the  
CSRA Regional Commission**

Executive Director: Andy Crossen  
Deputy Director Center for Community Development: Linda Grijalva



# BURKE COUNTY JOINT COMPREHENSIVE PLAN: 2023-2028

## *Stakeholders list*

### **Burke County**

Terri Kelly, *Chairman of Commissioners*  
Merv Waldrop, *County Manager*  
Adam Flake, *Assistant County Manager*  
Scott Lee, *Burke County Building Official*  
Lee Webster, *Planning Commission Chair*  
Ben Roberts, *Planning Commission Member*  
Michael Hester, *Administrator of Burke Medical Center*

### **City of Waynesboro**

William Tinley, *Mayor of Waynesboro*  
Valarie Kirkland, *City Manager*  
Trinta Skinner, *Assistant City Manager*

### **Town of Girard**

Kim Reddick, *Town Clerk*

### **City of Keysville**

Linda Wilkers-Davis, *Mayor of Keysville*  
Sherell Russ, *City Manager*

### **City of Midville**

Wallace Lemons, *Mayor of Midville*  
Sara Kempffer, *City Clerk*  
Jack McLeandon, *City Council*  
Joan Hall, *City Council*  
Norma Thorne, *City Council*  
Cornelius Davis, *City Council*

### **City of Vidette**

Kim Reddick, *City Clerk*

### **City of Sardis**

Roger Lane, *Mayor of Sardis*  
Jennie Johnson, *City Clerk*  
Rolene Oliver, *Citizen*

Burke County Adoption Resolution

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City of Waynesboro Adoption Resolution

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Town of Girard Adoption Resolution

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City of Keysville Adoption Resolution

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City of Midville Adoption Resolution

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City of Sardis Adoption Resolution

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# EXECUTIVE SUMMARY

Burke County and the municipalities of the City of Waynesboro, Keysville, Midville, Sardis, Vidette, and the Town of Girard has joined efforts in updating their 2018-2028 Joint Comprehensive plan. The [2023 - 2028 Burke County Joint Comprehensive Plan](#) is to guide local officials and staff in meeting the current and future need of residents. The Plan addresses issues regarding housing, economic development, community facilities, natural and cultural resources, land use, and broadband in a coordinated manner. The comprehensive planning process was drafted and published by the guidelines established by both the Georgia Planning Act of 1989 (O.C.G.A 45-12-200, et seq., and 50-8-1, et seq) and the Rules of the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1).

## PLANNING PROCESS

For Burke County and the municipalities of Waynesboro, Girard, Keysville, Midville, Sardis, and Vidette, the comprehensive planning process to help seize opportunities and avoid future problems. Comprehensive planning provides for a predictable environment for local businesses and industry, creating a vibrant, resilient, and healthy community. The plan represents a shared vision of an achievable future to be reached by the execution of action steps constructed through the collaboration between local government officials and citizens. The plan displays infrastructural strengths and weaknesses, identifying those components in need of upgrading or replacing. It can also identify how to best deploy new infrastructure to support new development and growth.

The State of Georgia, in an effort to support its local governments' success in creating a vibrant healthy community, established of the 1989 Georgia Planning Act. The Planning Act established a set of standards for every local government to follow for them to maintain Qualified Local Government (QLG) status. QLG status allows for local governments to be eligible for certain economic incentives, such as Georgia Environmental Finance Authority (GEFA) Loans and State of Georgia Community Block Grants. State of Georgia law requires Burke County and the municipalities of Waynesboro, Girard, Keysville, Midville, Dardis, and Vidette to updates 2018-2028 Joint Comprehensive Plan With a 5-year update.



## PLANNING ELEMENTS

The State of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for all federal and state grants, loans, and permits. By adhering to the state's minimum planning standards, these local governments maintain their Qualified Local Government Status (QLG). The Minimum Planning Standards for Local Comprehensive Planning requires a comprehensive plan to contain the following elements to maintain QLG status.

1. Community Vision and Goals – a summary used to lay out a road map for the community's future, developed through a very public process involving community leaders and stakeholders making key decisions about the future of the community and its direction.
2. Community Needs and Opportunities – locally agreed-upon collection of ideas provided by public and government leaders that reflects current conditions of the county and its local municipality and what can be approved upon or enhanced.
3. Community Work Program – specific activities the community plans to undertake during the next 5 years. Work Program items are assessed in the 5-year plan update. The Report of Accomplishment is a reported work program item of the previous comprehensive plan. The status of completion is reported in the report of accomplishment table. Completed tasks are reported as completed in the Report of Accomplishment. Items assessed as underway are automatically moved to the 2023 – 2028 Joint Comprehensive plan update, along with activities that were postponed.
4. Broadband Service Element – is the most recent element established by the State of Georgia and is required for all governments as it is considered a necessary utility. The broadband initiative is to increase internet connectivity locally and state-wide. The broadband element should include an action plan for the promotion and deployment of services. By adoption of the Broadband Service Element, Burke County and local Municipalities will be considered a Georgia Broadband Ready Community, which allows for financial assistance in the forms of loans and Grants.
5. Capital Improvements Element – not required for this comprehensive plan, is for those communities who charge impact fees.
6. Economic Development Element – not required for this comprehensive plan, is for those local governments included in Georgia Job Tax Credit Tier 1. Burke County is a Tier 2 community. Economic Development Element is to identify community goals, needs, and opportunities related to economic vitality.
7. Land Use/Future Development Map and Narrative – Identified and mapped boundaries of sub-areas, districts, or neighborhoods of existing or potential characters. Character area categories include, but are not limited to, the following: residential commercial, industrial, agriculture/forestry, and conservation. Along with the Future Development Map, there is a written narrative/description along with pictures or illustrations.

## PLANNING ELEMENTS CONT.

8. Land Use/Future Development Map and Narrative – Identified and mapped boundaries of sub-areas, districts, or neighborhoods of existing or potential characters. Character area categories include, but are not limited to, the following: residential commercial, industrial, agriculture/forestry, and conservation. Along with the Future Development Map, there is a written narrative/description along with pictures or illustrations.

9. Transportation Element – not required for this comprehensive plan, is for those communities in which its' jurisdiction falls within a Metropolitan Planning Organization (urbanized areas with a population greater than 50,000), is to review upcoming transportation improvement projects. The review of the Transportation Element may be used as an evaluation tool helping in the decision-making process and addressing needs and opportunities.

10. Housing Element – an optional element not required for this comprehensive plan, is to evaluate the adequacy and suitability of existing housing stock to serve current and future needs.

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## COMMUNITY PARTICIPATION

Public input is vital for effective and successful planning. The public input portion consisted of two public hearings, two stakeholder meetings, a public survey, and an open house. The initial public hearing, held on June 13, 2023, at the Old Courthouse Building. At the public hearing, the 2022-2027 Joint Comprehensive Plan Update for Burke County and the municipalities of Waynesboro, Keysville, Midville, Sardis, and Vidette was announced. A notice of the hearing was placed in the Burke County *True Citizen's* May 24, 2023 publication (Appendix).

The first stakeholder meeting was held on July 10, 2023 at the Historic Burke County Courthouse on 6th Street ([perhaps a vernacular Romanesque Revival building completed in 1857](#)). The Stakeholder Committee consisted of both public officials and private individuals who represented their municipality values and whose input directed the drafting of the *2023 - 2028 Burke County Joint Comprehensive Plan*. For the first stakeholder meeting, a Strength, Weakness, Opportunities, and Threats (SWOT) analysis was conducted. The stakeholders provided detailed information on what they considered as asset and detriment to their community regarding: economic development, housing, infrastructure, natural and cultural resources. The public input received assisted in the draft community policies and determining needs and opportunities.

Assisting the drafting community goals and the needs and opportunities was input received from a public survey. The public survey was posted June 29, 2023 on Burke County and each municipalities website and social media pages. The survey was also posted on Central Savannah River Area Regional Commission (CSRA RC) website and facebook page. The public survey ran for 45 days with the survey ending on August 14, 2023. With the close of the public survey, needs and opportunities were determined and presented to the stakeholders for discussion on August X. These needs and opportunities are presented in chapter x. They were also considered when assessing future projects listed in the work program table.

The second stakeholder meeting was held on July 24, 2023 at the Historic Burke County Courthouse. In the second meeting the Stakeholders discussed survey results as of Friday, July 21, 2023. With the understanding that the results presented were not the final input, the stakeholders discussed the public input received and how these results translates into local needs and opportunities for their community specifically, and what public initiatives they felt could be initiated over the next 5 years to improve Burke County and its local municipalities.

With the completion of stakeholder meetings, the assessment of needs and opportunities, and the defining of community goals, A draft of the *2023-2028 Burke County Joint Comprehensive Plan update* was presented to county and municipal officials for review. Following the review period, and second public hearing for the transmittal of the plan to both CSRA RC and the DCA was held on [Date](#) in the Historic Courthouse at [Time](#). Following CSRA RC and the DCA approval, Burke County and the municipalities of Waynesboro, Girard, Keysville, Midville, Sardis, and Vidette on the [given dates \(Table\)](#).

# HISTORY

## GEOGRAPHIC AND PHYSIOGRAPHIC LOCATION

Burke County, an adjoining county to that of Augusta-Richmond, is located within the upper portion of the Coastal Plain Physiographic Regions of Georgia, just below the **Fall Line** that separates the region from that of the Piedmont Physiographic Region. The Coastal Plain Physiographic Region is characterized by slower, flat streams with wide floodplain areas. The predominant soil type within the region is composed of well-drained sands and clays generally underlain by the Cretaceous Aquifer System (Water Plan). This aquifer is composed of that of sand and gravel, and is a very productive system for irrigation, consumption, and industry. The major rivers flowing through Burke County are both the Savannah as the eastern boundary with South Carolina and Ogeechee River as the western boundary of the county of Emmanuel. Burke County is the second largest county in Georgia by land area, with a total size of 826.97 square miles. Though the county is large in land area, it only ranks 77<sup>th</sup> of the 159 counties of Georgia when comes to population size. Given the large area of the county and limited number of residents, the population density for the county is only ranked 129<sup>th</sup> in the State of Georgia, with a population density of 27.7 people per square mile. The large land area, limited amount of people, productive soils, and available water allows Burke County to be a very productive agricultural area.

Regionally, Burke County is located within the Central Savannah River Area, being served by the Central Savannah River Area Regional Commission (CSRA RC) of Georgia (figure). Burke County is bound to the east with that of South Carolina counties of Aiken, Barnwell, and Allendale South. Other surrounding counties are all Georgia Counties, and include Augusta-Richmond to the North, Jefferson to the west, Emmanuel to the Southwest, and both Jenkins and Screven Counties to the South. Though modest in population, Burke County is located adjacent to one of Georgia's more populated cities, Augusta-Richmond (201,850 individuals in 2020). From the county seat of Waynesboro, access to U.S. Highway 20 is approximately 30 miles North. By travel of U.S. Highway 20 Columbia South Carolina is 102 miles to the northeast, while Atlanta is 152 miles to the northwest.

## AN OVERVIEW OF BURKE COUNTY HISTORY

Upon Georgia's foundation as a colony, the area was inhabited by Native American tribes of the Creek, Cherokee, and Catawba. In 1733, 1736, and 1758, these same tribes signed treaties, losing their land to early settlers. Concurrently, more settlers, those mostly of Scotch-Irish heritage, were moving to the Georgia Colony. Georgia was divided into districts, with the area that includes today's Burke County being a part of the Halifax District. The first white settlers to the area were referred to as "headright settlers," with parcels of land being granted to the heads of families. Larger families did receive large parcels of land, but most of the farms were small to medium in size. Most of the first landowners of Burke County originated from the older American colonies, attracted to the area by; the Savannah River, the Ogeechee River, Briar (later Brier) Creek, and other creeks as a water source and a means of transportation. In 1751 Georgia lifted its ban on slavery, attracting even more settlers to the colony. In 1758, Georgia was divided into parishes and the Halifax District became the parish of St. George. On February 5, 1777, St. George Parish became Burke County, becoming one of Georgia's eight original counties. Burke County, today the second largest county in Georgia by area (831 Square miles), once encompassed also the areas of Screven County, Jenkins County, Emanuel County, Jefferson County, and Richmond County.

The County was named for Edmund Burke, a philosopher and member of the British Parliament who advocated for the grievances of the American colonists to be appeased. During the Revolutionary War, in 1779, there were two engagements in Burke County. The first taking place in January of that year, the Battle of Burke Jail, involved Colonel John Twiggs, brothers Colonel William Few and Benjamin Few, along with other Patriots and Revolutionaries that were defending the jail containing British Loyalists. Though out-numbered, British forces were defeated in this scrimmage as they attempted to free the Loyalists. The second battle, the Battle of Briar Creek, was a skirmish of British victory.

Following the Revolutionary War, on July 31, 1783, Waynesborough was laid out with a grant of 2000 acres in one-acre lots. Commissioners were Thomas Lewis, Sr., Thomas Lewis, Jr., James Duhart, Edward Telfair, and John Jones. Two hundred lots were sold to build the first courthouse. The “village” was named after General Anthony Wayne, nicknamed “Mad Anthony Wayne” for his daring attempts at battle during the Revolutionary War. The City of Waynesborough was incorporated in 1883 (later changed to Waynesboro). In 1788, Bark Camp Church, near Midville, was established on a site of Bark Camp. Before the Revolutionary War, Bark Camp was a camp for new migrants to the area. On December 4, 1864, the Battle of Waynesboro took place. US Brigadier General Judson Kilpatrick and CS Major General Joseph Wheeler were involved in an engagement where Kilpatrick had plans to destroy the Confederate initiative. Kilpatrick’s Union troops pushed Wheeler’s Confederate soldiers breaking through into Waynesboro. Wheeler retreated and the victory led the way for Sherman’s famous “March to the Sea” to capture Savannah. In 1864, the Bellvue Plantation (one of the few plantation houses that survived the Civil War) was damaged during the Union attack on Burke County when Sherman’s troops were involved in a skirmish there on his “March to Sea.” Both Union and Confederate troops are buried on the grounds. Bellvue property was a land grant in 1767 to Samuel Eastlake by King George III. At this point, it is of interest to note that George Washington is said to have spent the night in Waynesboro in 1791 on his Southern tour. He traveled six miles out of his way to go to the town named after a general with whom he fought.

Even though for decades after the Civil War agriculture continued as the basis of Burke County’s economy, as with the State of Georgia as a whole, came the decline in need of the larger labor force associated with the plantation-style farms. Farming grew to be more mechanized and the dependency of sharecropping and tenant farming declined. Burke County, a producer of green upland cotton, like most of Georgia, farms decreased in size. Larger farms were being replaced by smaller operations. Toward the end of the 19th century and the beginning of the 20th century, farming practices changed so much that those who once were farm laborers began to migrate to the larger cities with their families. Of these families who were moving out of the rural areas, most were African Americans.

Burke County claims eight Georgia governors by birth, residence, or marriage: John Houston, governor 1744-1796; Lyman Hall, signer of Declaration of Independence and governor 1783-1784 died at his home at Shell Bluff; Edward Telfair, governor from 1786-1787; Jared Irwin, governor 1796-1798 & 1806-1809; David Emanuel, governor 1801; William Schley governor 1835-1837; Herschel Johnson governor 1853-1857; and Hoke Smith governor 1907-1909 & 1911.

In 1901, Waynesboro began the “Georgia Field Trials” that continue to the present. Waynesboro is known as the “Bird Dog Capital of the World.”

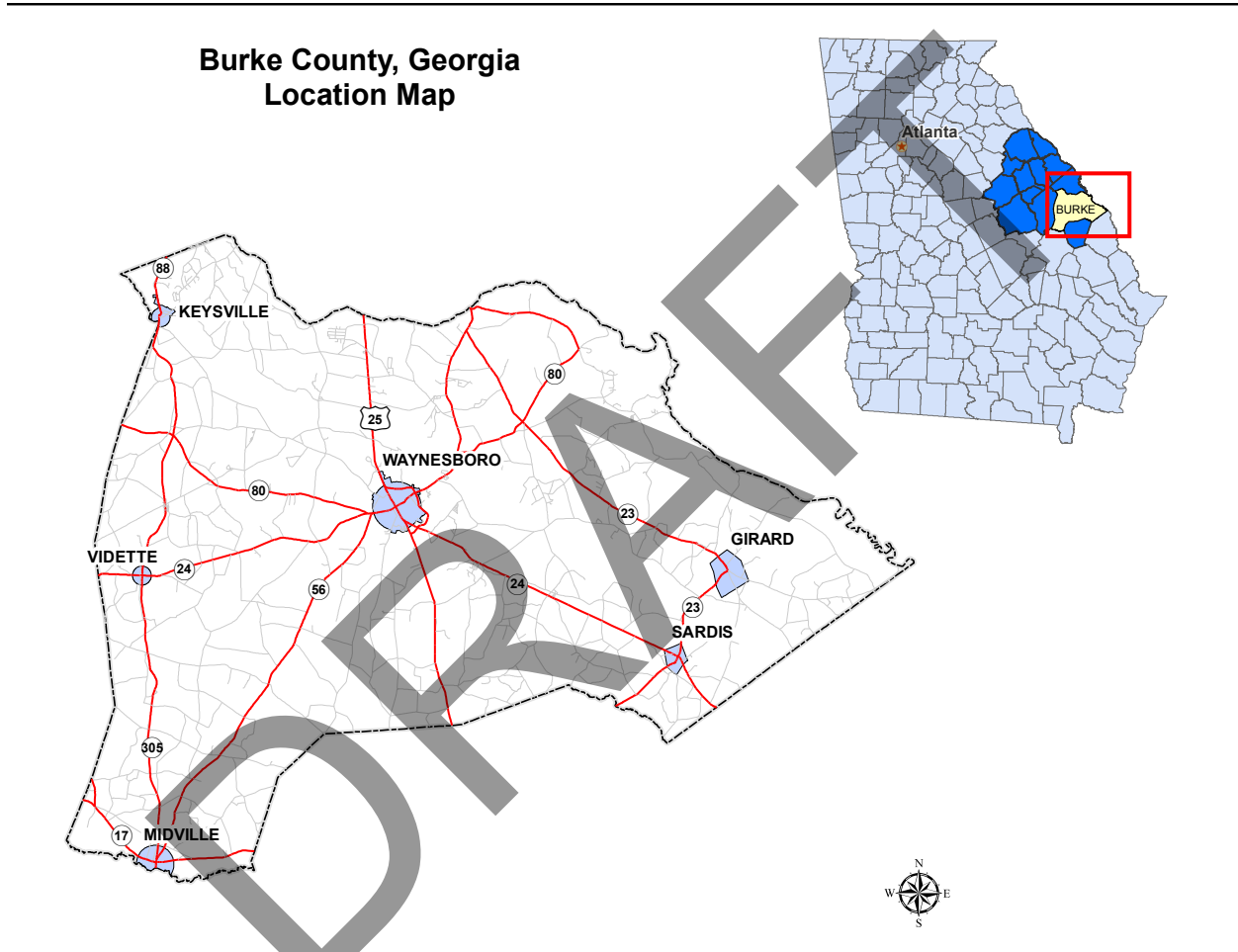
The Town of Girard was known as Liberty Hill. It was named for a Revolutionary War General Girard. Girard prospered around the turn of the century being located about seven miles from the Savannah River where commodities were shipped.

Keysville was incorporated in 1890. It had a sawmill and the Augusta Southern railway stopped there. In 1988, Keysville had its first election since 1933, 55 years earlier.

Sardis got its first railroad in 1911 when the Brinson Railway was extended from Millhaven to Waynesboro. This line became the Savannah & Northwestern, followed by the Savannah & Atlanta, and finally, the Central of Georgia. In 1962, the Central abandoned the section of line between Waynesboro and Sylvania, leaving Sardis once again without a railroad. The brick depot is the headquarters for the City’s town hall and police department. The city employed an Atlanta mural painter/folk artist to depict scenes of Sardis’s history on downtown brick buildings. A historic railroad coal chute and park add to the



# Burke County Location Map



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# DEMOGRAPHICS

## POPULATION

### Burke County

Burke county is one of the 13 counties making up the Central Savannah River Area (CSRA) Region. These other Counties include Columbia, Glascock, Hancock, Jefferson, Jenkins, Lincoln, McDuffie, Richmond, Taliferro, Washington, Warren, and Wilkes County (Figure to be Inserted). Of these 13 counties, based upon 2020 Decennial Census data, Burke County has the third largest in population, falling behind the metropolitan counties of Columbia and Richmond (figure to be inserted). Though one of the higher populated counties of the region, Burkes reported 2020 Decennial Census population of 24,596 individuals is well below that of the reported 156,010 and 206,607 individuals reported for both Columbia and Richmond County. Though lacking in population, as a percentage of population growth between the 2010 and 2020 Decennial Census, Burke County's 5% population increase was higher than that the 3% growth in Richmond County. Burke County was the only nonmetropolitan county to have an increase in population. All other rural counties of the Region had a decrease in population.

Historic trends in population show that Burke's population grew rapidly from 9,467 in 1790 to 30,165 individuals in 1900. The decades to follow were the subject of several devastating events from the US entering World War I in 1917, the arrival of the boll weevil in 1920-1921, the 1929 Great Depression, and the US entering World War II in 1941. All events that led to shifts in population. From 1900 to 1950, Burke's population went through a step decline, decreasing from 30,165 to only 18,255 individuals. In 1950, post World War II, there was a steady increase in population until 1980. The population had grown from 18,255 to 22,243 individuals. There was a dip in population from 22,243 to 20,596. From 1990 forward to 2020, the population has continued to grow. The 2020 Decennial Census population total was 24,596.

The 2020 Census results seem surprising. Population estimates, including that of the Georgia Planning and Budget Office, had predicted a decrease in Burkes Population of 1,758 from that of reported estimates of 2010. Instead, Burke's population has increased, growing by a total of 1,280 from the reported 22,648 individuals of the 2010 Census. Burkes population surpassed that of other estimated projections of other models too. The US Census Bureau's American Community Survey estimated the population to decrease to 22,645 by 2017. ESRI Business Analysis Online (BAO), which considers both Census and State of Georgia data, projected that the population by 2020 to be 22,648 (Table).

Evaluating population totals by age group shows that the increase in population seems to come from those 50 to 80 and over. All other population totals by age group had decreased in size since the 2010 Decennial Census (table to be inserted). This demographic trend indicates that those retiring are either moving



to or back to Burke County or other local municipalities. This evidence is further supported by the continual percent increase in population from a 10% increase from those age 50 to 59, a 48% increase from those 60 to 69, and a 74% increase for those in the age bracket of 70 to 79.

### **Waynesboro's Population**

Waynesboro, the County Seat and incorporated in 1812, population trend contrasts the population trends of Burke County, Waynesboro's population historically has remained steady. Except for a 3.3% decrease in population in 1940 and a minute decrease of 1% and 0.8% in 1990 and 2010, Waynesboro's population has continued to grow. The 2020 Decennial Census Results reports Waynesboro's total population at 5,799.

### **Keysville's Population**

Keysville, incorporated in 1890, earliest reported Census total was in 1930, with a total population of 378. The 1990 Census total shows that Keysville's population had decreased to 180 in 2000. The population did grow by 84% by the 2010 Census, to a total of 332 individuals. Keysville's population has declined by approximately 10% over the past 10 years. As of 2020 Keysville's reported population is 300.

### **Girard's Population**

Girard, incorporated in 1902, population declined steadily from 1930 to 1990, from 300 individuals to 195. By the 2000 Census, there was a significant increase of 16% in population to totaling 227. The 2010 Census showed that from 2000 to 2010 there was dramatic decrease of 31.4%, totaling the population to 156. The 2020 Census numbers reported an increase in population of 18%, totaling the population to 184 individuals.

### **Midville's Population**

Midville, incorporated in 1877, demographic data also shows a steady decline in population from a reported 985 individuals in 1920 to only 269 individuals by the 2010 Census. In the last 10 years, Midville has grown in population by 43%, placing the total population at 385.

### **Sardis's Population**

Sardis, incorporated in 1912, population continued to grow from 580 reported individuals in the 1930 Census to 829 by 1960. In 1970, there was a dramatic decrease in population of 22%, totaling the population to 643. In 1980 The population grew by 83.5%, placing the total population at 1,180. The population declined from 1980 to 1990. In 2000 the Census reported total was 1,171, as the population had grown by 5%. Since 2000, the population has gone through another decline. The 2020 Decennial Census reported population was 995.

### **Vidette's Population**

Vidette, incorporated in 1908, had a significant population increase of 75 individuals reported in 1910 to 569 in 1920. By the 1930 Census, the population had declined by 64%, totaling 202 individuals. The population has continued to decline

over the years. By the 2020 Census, the population was reported at 103 individuals.

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## HOUSING

The total number of households is continuing to increase. Since the 2000 Decennial Census, over a 20-year span, the number of households for Burke and the local municipal governments has grown by approximately 25%, from 7,934 to 9,905 households. Not only has the number of households increased over the past 20 years, in the past 10 years the annual rate of change between 2010 to 2020 has accelerated. From 2000 to 2010, total housing in all of Burke County has increased by 7.5%, but between the years of 2010 to 2020 the total household values has increased by 16.1% (Table, Household version 1). In the unincorporated area of Burke County, the number of households has increased by approximately 20% over the last 20 years, with an annual growth rate between 2000 to 2010 by 8.9% and 9.7% between 2010 to 2020. Housing totals, as reported by both the 2000 and 2020 Decennial Census reports that the total number of households has increased from 5,288 to 6,322 in the unincorporated area of the County (graph). Even with this increase in housing, growth is still less than the state average. Over the last 20 Years, for the state of Georgia has seen an annual increase of housing of 46.7%. In the last 10 years, Georgia number of households has increased by 23%.

The local municipalities of Waynesboro, Girard, Keysville, Midville, Sardis, and Vidette have also seen an increase in housing according to the 2000 Decennial Census. Interestingly, not only has total household numbers increased, the City of Midville went from a decrease in housing totals from 2000 to 2010 to a remarkable 114.6% increase in housing between 2010 and 2020. From 2000 to 2020 Midville housing has increased from 125 to 221. Vidette too lost number of households between 2000 to 2010, to then have an increase in housing between 2010 to 2020. Though this change is marginal, as the number of households only increased by 3. Girard has seen an approximately 43% increase in housing from 2010 to 2020. From 2010 to 2020, the City of Sardis housing has grown by approximately 34%, bringing the housing total from 371 to 496. The City of Waynesboro has gained 527 households, bringing the total to 2,612 (Chart).

Interestingly, as a proportion of the total number of households throughout Burke County and all 6 municipalities, there has been larger increase in total non-family households versus family households between 2010 and 2020 (Pie Charts). 2010 and 2020 Decennial Census demographics identifies that the age groups of 55-64, 65-74, and 75 and older are those groups who are increasing in household ownership, where the number of households for the age groups of 15-44 and 45-54 are decreasing (Table). When placed in the context that the age groups whose population is growing over the last 10 years, may indicate that retirees are moving toward back to Burke County.

### Year of Construction and Housing Occupancy

Reviewing the trends in housing construction by decade from 1939 through 2010, as reported by the US Census Bureau American Community Survey, shows the decade between 1970 and 1980 as having the largest number of houses constructed. In 1970 to 1980 a total of 1,914 units were constructed, an increase of

approximately 800 units from the previous decade. Housing construction, though decreasing, remained consistent in the 1980s and 1990s with a total of 1,842 and 1,701 units constructed in Burke County. Only 1,492 and 1,184 units were constructed in the decades of 2000 to 2010 (Burke Bar Chart or Table).

When analyzing the data for all six municipalities, as a proportion of all units by decade, housing stock age is better understood. As a proportion of the whole for each municipality, only the Cities of Waynesboro, Keysville, and Sardis show a similar condition of most homes being constructed within the last 5 decades, going back to the 1970s. For the Town of Girard, City of Midville, and the City of Vidette, most homes are older than 50-years old. Though Sardis has more homes constructed in the last 50 years than in any of the subsequent decades, there is still a large proportion of homes, approximately 48%, constructed prior to the 1970s (Charts).

Though there are several older homes in the unincorporated area of Burke County and each municipality, at least 70% of these homes are reported as occupied according to the 2020 Decennial Census (Table). Midville has the largest portion of vacant homes, with a reported value of 27.10%. Girard has 16.30% home vacancy, for all other locality the percentage of vacant homes are 15% or less (Pie Charts).

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## ECONOMICS

Burke County has a promising opportunity for growth for further growth. Burke County's proximity to Interstate 20, which provides access to nearby metropolitan cities of both Columbia South Carolina and Atlanta Georgia, and the accessibility to the Savannah Port 2 hours to the south is an attractive feature to gain more industries. Though Burke County unemployment has been higher than both the 13-county region of the Central Savannah River Area Regional Commission and the State of Georgia as a whole, the employment trend have shown a decrease in unemployment since 2012 (Chart). Demographically, Burke County has the highest population of the region, apart from both the metropolitan counties of Columbia and Augusta-Richmond.

Though by percentage the unemployment may be higher, when reviewing total number of the labor force to those employed and those unemployed for the Central Savannah River Area Region, Burke County's unemployment to the proportion of total employed individuals shows economic strength (Table). The US Bureau of Labor Statistics reports the local area employment numbers for 2022 as 8,551 employed individuals of a total labor force of 9,019. The remaining 468 individuals were reported as unemployed, setting the unemployment rate at 5.2%. The Unemployment rate has decreased in burke County from 2021 to 2022 by 0.6%. Just as both the State of Georgia and the Central Savannah Area Region has had decreasing unemployment over the last 10 years. It is important to note that an exception to the trend of decreasing unemployment is for 2020, in which covid-19 virus ravished the nation and stalled the economy. Over the 10-year span, not only has Burke County followed the trend of the State and the Region with decreasing unemployment, but it's also reduction in unemployment by percentage was greater. For the last 10 years, Burke County unemployment has decreased by 7%, where Georgia's total unemployment decreased by 5.8% and the Central Savannah River Area Region has decreased by 6.1%.

Another factor identifying Burke County's economic strength is in the commuting pattern of employees. Burke County has a much larger number of employees who commute to the County or municipalities than those commuting out. The US Census Bureau reports for 2020 an employment total within Burke County and/or local municipalities to be 15,736, with 12,869 (82%) of the share of employees commuting from outside of the area (Figure). The commuting pattern shows that only 5,718 employed individuals who live in Burke County commute outside the area for employment. The remaining 2,840 employees both live in and work in Burke County. These statistics shows that there are high skill jobs attracting employees to the area; unfortunately, there are either not enough opportunities or a lack of required skill set needed by employers to keep all residents employed to work locally.

### Local Economy

By land mass, Agriculture remains the number one business in Burke County, but only makes up 3% of the total economy (Development Authority) (Add Farm Gate?). The largest employment by industry in Burke County is the Service Industry at 44% of total employment. Utilities is the Second largest industry which,

in large part, is due to the energy industry. Burke County is home to the highest output nuclear facility in the U.S. with Plant Vogtle. Other energy service industries include those who manufacture advanced grid solutions, solar batteries, solar and windmill generators. In total, the utilities employment field makes up 20.8% of all industries. The government sector is the 3<sup>rd</sup> largest employment type, consisting of 19.8% of employment by industry. Manufacturing only makes up 9.9% of employment industry but shows promise for further growth. Burke County has opportunities for further manufacturing, with two industrial parks. These parks are the Waynesboro/Burke County Industrial Park and the Raymond Property/Burke Business Park. (More In-depth is below)

The Burke County Development Authority describes the 150-acre tract of the Waynesboro/Burke County Industrial Park to be accessible to Georgia Highway 25 and 30 Miles away from Interstate 20 (I-20), in the metropolitan area of Augusta-Richmond County. From Augusta-Richmond County, I-20 connects to both Columbia South Carolina and Florence South Carolina to the East. If traveling west, I-20 connects with Atlanta Georgia, Birmingham Alabama, Jackson Mississippi, Shreveport Louisiana, and Dallas Texas. The site also has rail provided by Norfolk Southern Railway. Traveling south along Georgia Highway 25, the highway junctions with I-16, which connects to Savannah. An estimated distance to the Port of Savannah is 95 miles.

The Burke County Development Authority reports the Raymond Tract, located off Georgia Highway 80 and Georgia Highway 56, to be fully served with the following infrastructure: water, sewer, natural gas, and fiber (Map, Figure). The site is also served by rail from a Norfolk Southern Railroad spur. The property is accessible to I-20, which is approximately 38 Miles from the site. This industrial park in total is 495 acres and is reported to have a 150-acre greenfield and a 50,000 square foot speculative building. Like the Raymond Property/Burke Business Park, this site also has a Norfolk Railroad Spur.

## Income levels

The median household income of residents from Burke County reported by the 2021 American Community Survey (ACS) 5-Year estimate by U. S. Census is \$47,837 per year. When compared to the other 12-Counties of the Central Savannah River Area, Burke County has the 4<sup>th</sup> highest reported median income. Though Burke County's median income estimate is listed as the 4<sup>th</sup> highest of the region, it falls significantly behind that of Columbia's \$85,928 income, and slightly behind the list Burke County as having the 4<sup>th</sup> highest income, behind that of Columbia and McDuffie County in the 13-county region. It also falls well short of the reported ACS 5-Year estimate median income of \$65,030 for the state of Georgia (Figure).

Comparing the median income of municipalities of Burke County, the 2021 5-Year ACS estimate for Girard is reported as \$52,788, which is the highest income of all six municipal city governments. The reported value is even higher than Burke's reported income by approximately \$5,000. The City of Midville's reported median income, \$47,850, is approximately identical to the reported value for Burke County. Waynesboro, though the county seat and the highest population of the

municipal governments, median income is listed as only \$43,027. Sardis income is listed at \$39,018. Neither Keysville nor Vidette's median income is reported in the 2021 ACS 5-Year estimate.

Burke County and the local municipal government's higher median income, compared to that of the Region, does not provide immunity from higher poverty rates. Unfortunately, the Central Savannah River Area Region has a high percentage of poverty. There are 9 of the 13 counties that has a reported poverty rate, according to 2021 American Community Survey's 5-year estimates, have a 20% or greater poverty rate. Burke County happens to be one of these 9 counties, with a poverty level of 20.7%. This percent value identifies Burke County as having the 6<sup>th</sup> highest poverty level of the 13 counties (Poverty Graphic).

### **Education/Job Training**

The Governor's Office of Student Achievement list Burke County as having a total of 280 County Graduates for the 2020-21 School Year. An examination of the US Census Bureau ACS 5-Year estimate data for 2016-2020, Burke County is Ranked 100<sup>th</sup> out of the 159 counties of Georgia (rank table, [Plan Data](#)). A review of the ACS 5-Year estimates shows that since 2011 to 2021 there has been a trend of a reduction in those individuals with less than a High School Equivalent Degree by 10%. While there has been a reduction in the number of people without at least a high school education, the number of those with an associate degree and those with at least a bachelor's degree has continued to grow. Since 2011 the number of those with an associate's degree has increased by 6%. This growth now places the total of associates degree at 10%. From 2011 to 2021 the ACS 5-Year estimate shows an increase of those with a bachelor's degree or Higher from 8% to 14% in the 10-year period (Graph). The seen trend in education reflects that of both the Central Savannah River Area Region and the State of Georgia (Table)

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# LAND USE

The Burke County Joint Comprehensive Plan incorporates Character Area Maps as its principal means by which the long-term land use goals and policies of Burke County and its contained jurisdictions are represented. All seven local governments of Burke County decided to keep the same character areas from the previous 2007 Plan. The character area descriptions, development patterns, and implementation strategies are largely taken from the 2007 Plan, but updated where it makes sense.

The Burke County Comprehensive Plan includes a total of eighteen (18) character areas, with each jurisdiction using those that address their local land use for Unincorporated Burke County, Girard, Keysville, Midville, Sardis, Vidette, and Waynesboro. Each local government has a Character Area map, preferred development patterns with photographs, and implementation strategies to achieve the desired development patterns for the character area.

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

**CHARACTER AREA BOUNDARIES:** Unlike a parcel-specific future land use maps, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located.

## **The Current Character Areas:**

- Preserve
- Rural Reserve/Agriculture
- Developing Suburban and Exurban
- Suburban Town Neighborhood
- Traditional Town Neighborhood
- Gough Town Neighborhood
- Town Neighborhood Revitalization
- Education/Institution
- Medical District
- Liberty St Commercial Corridor
- SR24 Commercial Corridor
- 6th Street Corridor
- Downtown/Town Center
- Liberty St Transitional Corridor
- Energy Production District
- Industrial and Employment Center
- Traditional Industrial/Commercial
- Rural Village

Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the Comprehensive Plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

CHARACTER AREA NARRATIVES: The narratives of character areas correspond to the local jurisdictions Character Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.



**LAND USE: CHARACTER AREAS**  
**MAP 6: BURKE COUNTY**

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## Burke County: Character Areas

Burke County's expansive land mass has always been used as primarily agricultural. There are natural areas such as floodplains and wetlands that should be preserved. North Burke County has felt the developing suburban pattern of growth as a bedroom community for Augusta-Richmond County and as growth for population eager to seek a rural area of natural beauty. As well, Burke County has many crossroads communities that are located at intersections throughout the county. Each Character Area is described below:



Wildlife Management Area: Alexander (1,300 acres, state owned, hunting, no camping)

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.



Wildlife Management Area: DI-LANE (8,100 acres, federally owned, seasonal hunting)

### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan, in particular for Briar Creek and the Savannah River
- Acquire land for a County-wide greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce “Part V” Environmental Ordinances (river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution

## Burke County: Character Areas



### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the county's long term farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)

### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
- Public Institutional (at rural scale only)

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)



**Burke County: Character Areas**



**RURAL VILLAGE**

Rural Village character areas serve rural and agricultural areas and are located at an important crossroads where some form of commercial activity is needed, such as food and gas. Although the service centers seem to come and go, the community remains. Rural village commercial areas in Burke County are Alexander, Shell Bluff, Hatchers Store, St. Clair and Scotts Corner.



**Development Patterns**

The development pattern should seek to:

- Protect rural character
- Provide small-scale commercial opportunities for meeting local needs
- Encourage compatible architecture styles that maintain the regional rural character rather than “franchise” or “corporate” architecture
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character (large-lot development or conservation subdivisions)



### Primary Land Uses

- Single-family residential
- Public/Institutional
- Passive parks
- Neighborhood commercial/retail

### Implementation Strategies

- Adopt a zoning/land use regulations
- Adopt site design minimum standards
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only if necessary

## Burke County: Character Areas

### ENERGY PRODUCTION DISTRICT

Plant Vogtle, a nuclear power plant, and the associated uses and services it attracts is located along the Savannah River in rural northeast Burke County. The plant provides thousands of jobs to Burke County and regional residents. The plant infrastructure is located on large tracts of land. Large solar farms are located nearby from which Plant Vogtle purchases power.

### Development Patterns

The development pattern should seek to:

- Large industrial type buildings served exclusively by the automobile

### Primary Land Uses

- Industrial
- Transportation/Communication/Utilities
- Solar Farms

### Implementation Strategies

- Prepare feasibility study for direct roadway connection between Waynesboro and Plant Vogtle

## Burke County: Character Areas



### GOUGH TOWN NEIGHBORHOOD

Gough is a community located along SR 305 midway between intersections SR 24 in Vidette and SR 80. Gough is unincorporated and is made up of modest homes on narrow lots lining narrow streets arranged in a grid pattern. Gough's challenges are with concentrated poverty, deteriorating housing stock and lack of economic opportunity. Small lots pose challenges with meeting septic requirements and lot requirements of land development regulations.

#### Development Patterns

The development pattern should seek to:

- Protect the rural town character
- Provide small-scale commercial opportunities for meeting local needs
  - Limit clearing and grading
  - Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)
  - Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
  - Encourage infill residential development on vacant or underutilized lots
    - Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way



### Primary Land Uses

- Single-family residential
- Public/Institutional
- Passive parks
- Neighborhood commercial/retail

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

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## Burke County: Character Areas



### DEVELOPING SUBURBAN

The Developing Suburban character area covers a developing section of North Burke County moving from the Richmond County line farther than two miles, and with extensions South along the US 25, SR 88, SR 23, SR 80 and Old Waynesboro Road corridors. A majority of the character area is located north of Briar Creek, though there are large areas within and adjacent to the city limits of Waynesboro.



Managing growth in these areas requires land use and design regulatory tools for sustainable development patterns. Burke County has just adopted effective January 1, 2019 an updated Land Development Code with Site Design Standards for Base Zoning Districts, Site Design standards for Specific Uses, Conventional Subdivision Design Standards, Buffers, and Infrastructure Improvements. This updated Land Development Code with its Zoning Map will ensure

sustainable development patterns that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Sewer and water services regulations will be essential for ensuring long-range development in this character area.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure such as pedestrian and vehicular connectivity and street types in order to ensure that the character area is implemented. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit, adequate open space, strategically placed civic buildings, and a connected system of streets and housing choices.

### Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that

blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes

the need for auto trips within the subdivision

- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions.
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

### Primary Land Uses

- Single-family residential
- Mixed Use (when part of a master plan or outlined by a subarea master plan)
- Multi-family (when part of a master plan or outlined by a subarea master plan)
- Commercial (when part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

### Implementation Strategies

- Enforce updated Burke County Land Development Code ordinance for land use/zoning
- Prepare North Burke County Subarea Master Plans for Developing Suburban areas shown in this portion of the county that include:
  - Identify mixed use and commercial nodes
  - Connector/Collector street plan
  - Sidewalk requirements and cross sections
  - Greenspace master plan
  - Updated traffic study requirements
  - Bike/Ped/Greenways Master Plan
- Develop long-range sewer service master plan
- Coordinate with cities to provide sewer to areas where growth is anticipated adjacent to existing incorporated areas.
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and

- grading and therefore maintain the natural tree canopy as much as possible
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tank

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## Burke County: Character Areas

### SUBURBAN TOWN NEIGHBORHOOD

The Suburban Town Neighborhood character area is the typical type of suburban residential subdivision development that has occurred since post World War II. Neighborhoods usually have low pedestrian orientation, larger lot sizes, a high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Neighborhoods included in this character area are generally stable and contain improved pedestrian and bicycle trails that encourage walking and cycling as a transportation option. Suburban Town Neighborhood areas in unincorporated Burke County include the SR 80/SR 56 corridor northeast of Waynesboro, developed portions of Clark Place Road and Bates Road and the Country Club area south of Waynesboro.

#### Development Patterns

The development pattern should seek to:

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road





right-of-way

- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

### Primary Land Uses

- Parks, Recreation and Conservation
- Single Family Residential
- Multi-Family Residential (though limited)
- Public Institutional

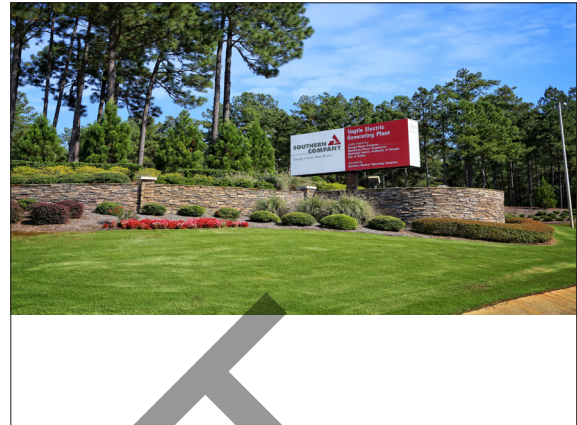
### Implementation Strategies

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Ped/Greenways Master Plan
- Update development regulations to address driveway and parking requirements

## Burke County: Character Areas

### ENERGY PRODUCTION DISTRICT

Plant Vogtle, a nuclear power plant, and the associated uses and services it attracts is located along the Savannah River in rural northeast Burke County. The plant provides thousands of jobs to Burke County and regional residents. The plant infrastructure is located on large tracts of land. Large solar farms are located nearby from which Plant Vogtle purchases power.



### Development Patterns

The development pattern should seek to:

- Large industrial type buildings served exclusively by the automobile

### Primary Land Uses

- Industrial
- Transportation/Communication/Utilities
- Solar Farms

### Implementation Strategies

- Prepare feasibility study for direct roadway connection between Waynesboro and Plant Vogtle



## Burke County: Character Areas



### INDUSTRIAL AND EMPLOYMENT CENTER

The Industrial Employment Center character area describes large tracts of land, campus, or industrial development with a high degree of access by vehicular traffic, on-site parking, and a low degree of open space. Industry can include manufacturing, wholesale trade, distribution, assembly, and processing activities. While attracting new industry is important to the economic health of the County, the intent of the industrial character area is to balance growth with environmental considerations.

The industrial character area is intended to accommodate low and high intensity industry in locations that have state route and rail access. Most industrial property is located in northeast Waynesboro (including portions of unincorporated Burke county) along Mill Road between US 25 and SR 56. The Development Authority of Burke County (DABC) controls much of this property.

### Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the highway



### Primary Land Uses

- Light industrial
- Heavy industrial

### Implementation Strategies

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

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## City of Waynesboro: Character Areas:

### PRESERVE

Waynesboro, as the County seat, has many environmentally sensitive areas in the forms of parks and the Waynesboro Greenway constructed with TE funds opened in 2010. The Ice House serves as the Trailhead and links downtown to the library, recreation, school facilities, and several neighborhoods. The scenic portion of the greenway travels along a former railroad bed and comes out behind the Burke County Middle School. It is four miles in length and is open to the public, including residents on bicycles, scooters, skateboards and non-motorized modes of transportation.

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture



## Implementation Strategies

- Adopt/amend zoning/land use regulation ordinance to protect Preserve character areas
- Develop a city-wide masterplan for greenways
- Acquire land for a city-wide greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce "Part V" Environmental Ordinances (watersheds, groundwater recharge, and wetlands protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers and prohibit uses that are prone to pollution

## City of Waynesboro: Character Areas

### LIBERTY STREET COMMERCIAL CORRIDOR

The Liberty Street Commercial Corridor reflects larger-scale commercial developments that are typical of US highways outside of downtowns/town centers. “Strip center” development is common, represented by a grocery store surrounded by complimentary commercial uses or smaller shopping centers that have a few businesses catering to the surrounding community. Commercial corridors are often characterized by large signs that can dominate the visual landscape, numerous curb cuts and driveways that slow traffic flow, large parking areas void of landscaping, and a lack of sidewalks. The Liberty Street Commercial Corridor character area is located north and south of the greater downtown area along US Highway 25. In addition to meeting area residents’ shopping needs, the corridor acts as a gateway to the City.



### Development Patterns

The development pattern should seek to:

- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this “gateway corridor”
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particular, those that include residential uses
- Provide sidewalk connections to adjacent residential areas
- Landscape parking lots to provide shade, reduce impervious surfaces to improve the appearance of a site, and to shield parking areas from public view



- Encourage redevelopment that permits minimal building setbacks, mixed use development, parking to the rear of a building, and requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities

### Primary Land Uses

- Commercial and retail uses
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)



### Implementation Strategies

- Adopt a corridor overlay district to regulate the design of new development as well as changes to existing structures and site features, including parking areas and signage
- Adopt a Mixed Use Development ordinance
- Amend development regulations to require interparcel access , limit curb cuts, and require sidewalks with new development
- Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly
- Adopt a Landscape and Buffer Ordinance
- Create a Streetscape Master Plan to guide enhancements

## City of Waynesboro: Character Areas

### MEDICAL DISTRICT

The Medical District character area represents the Burke Medical Center and new Burke Rural Health Clinic found on-site in a campus-type development within walking distance from the medical center and associated uses. Examples include professional medical and dental offices, nursing home facilities, retail pharmacies and restaurants. These supporting uses are intended to provide easily accessible services for hospitals employees, patients and visitors. In addition, the close proximity of this character area to housing provides an opportunity for employees to live and work in the same general area. While the Medical District plays a vital role in the community, it is important to encourage building/site design features and landscape buffers to mitigate the impacts of the Medical District on adjacent residential properties.



### Development Patterns

The development pattern should seek to:

- Promote a pedestrian-scale “medical community” where medical uses and support services (Medical Center, restaurants, etc.) are connected by a network of sidewalks
- Accommodate housing that benefits from close proximity to health services (senior housing, nursing home, special needs housing, and guest lodging for



### Development Patterns Cont.

- Reduce on-site vehicular use and off-site vehicular trips by providing a mix of compatible services for employees and visitors
- Encourage mixed-use opportunities (e.g. medical offices above ground floor retail)
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding, mostly single-family, residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Retain open space and incorporate landscaping into site design and parking areas
- Encourage shared parking among uses
- Discourage parking in the front yard for homes that have been converted to office uses

### Primary Land Uses

- Hospital or clinic
- Professional medical office
- Retail support (drugstore, restaurant)
- Residential (senior housing, assisted living facility, special needs housing, guest lodging for patients' families)
- Mixed use (upper floor office or residential and ground floor retail)

### Implementation Strategies

- Amend zoning ordinance to increase setback and buffer requirements between lots zoned or used for professional purposes and lots zoned or used for low-intensity residential purposes
- Amend off-street parking requirements in the zoning ordinance to limit the number of parking spaces and to prohibit location of parking areas in the front yard setback for homes that have been rezoned for office purposes and are located in a residential area
- Adopt Landscape and Buffer Ordinance

## City of Waynesboro: Character Areas

### TRADITIONAL INDUSTRIAL/ COMMERCIAL

The Traditional Industrial/Commercial character area describes a large area east of Downtown adjacent to the railroad corridor. The character area includes a mix of historic structures and traditional industrial building forms. This area has continued to be actively used as industrial with



some abandoned and under-utilized buildings with potential for adaptive use to commercial or institutional. The area is roughly bounded by Barron Street to the south, Corker Row to the east, continuing northward including large parcels along both sides of the railroad corridor to the properties having frontage on the north side of Eighth Street east of the tracks, and finally bounded on the northwest by Perry Street and Myrick Street on the west to where it intersects with Barron Street.

This character area is largely influenced on the aesthetics of the traditional railroad corridor, agricultural industry, and the forms of industrial structures associated with rail-to-truck transportation, storage, and production. Metal sheds, tanks, and mobile equipment are part of the aesthetic. Many of the structures which pose excellent adaptive use potential are historic brick warehouses, sheds, and on-site commercial frontages on the upper east end and lower west side of the character area. Structures within the character area such as silos, bins, elevators, and railroad buildings over 50 years of age are worthy of listing as contributing historic structures for their significance to Waynesboro's historic industrial economy while some structures such as the Art Moderne, streamlined utility building are significant for their architectural style and original materials.



These intact industrial sites may someday be replaced with modern facilities. Where possible, significant traditional industrial features may be saved for nostalgia, education, or the entire building could be preserved as an artifact in itself. The larger industrial sites along the railroad step down to the lower, brick warehousing to allow for a good transition into the surrounding residential and downtown commercial character areas historic neighborhoods. A large parcel of land north and west inside the curve of Barron Street retains large, mature growth shade trees. The character area is also located in the locally designated Waynesboro Historic District.



### Development Patterns

- Maintain existing industrial and commercial uses
- Find new uses and market the abandoned and under-utilized structures to new commercial or light industrial tenants
- Retain the historic brick warehouses and railroad structures
- Prevent future industrial development from visually encroaching on the surrounding Downtown, Town Neighborhood, or Suburban Neighborhood character areas by controlling the form of large-scale structures replacing the more human scaled historic structures
- Accommodate conversion of existing adjacent Traditional Industrial/Commercial into mixed-use commercial, office, and/or residential uses while maintaining the existing traditional industrial buildings
- Encourage civic, community, public gathering, or conference space conversion of some of the Traditional Industrial/Commercial structures adjacent to the Downtown Commercial
- Plan for some of the large parcels of land, if unused, with future urban growth patterns tied back into the city street grid
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Add additional shade trees in front or near some of the structures with lots large enough to accommodate, keeping in mind the movement of trucks or deliveries,

their street clearance and turning radii

- Screen existing parking areas, portions of the rail near downtown, or blighted industrial storage with landscape buffers
- Utilize direct lighting that is stylistically compatible with the historic character of the area
- Display unobtrusive business signs that are appropriately sized and constructed for the area
- Protect and maintain the existing historic building stock



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## City of Waynesboro: Character Areas



### TOWN NEIGHBORHOOD

The Town Neighborhood character area reflects Waynesboro's historic housing stock and traditional pattern of development. The area consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and presence of sidewalks and street trees. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district. The Town Neighborhood character area encompasses much of the Waynesboro Historic District, a locally designated historic district and National Register-listed district that includes the City's historic neighborhoods as well as the downtown area.



### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services



- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

### Primary Land Uses

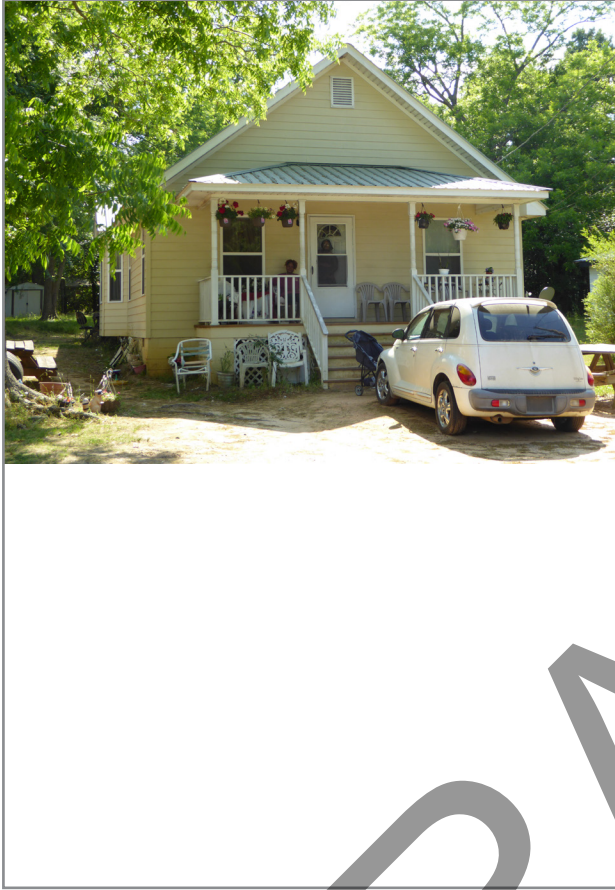
- Single-family residential
- Multi-family conversion of former or underserved public/institutional, commercial, warehouse or industrial spaces (not apartment complexes)
- Senior housing
- Active and passive recreation

### Implementation Strategies

- Amend existing Waynesboro Historic District in accordance with the 2007 study that recommends reducing the limits of the district to better reflect a concentration of the City's historic resources
- Adopt specific design guidelines for the Waynesboro Historic District to regulate exterior alterations to existing homes, as well as building relocation, demolition and new construction
- Adopt a Tree Protection Ordinance
- Adopt an Adaptive Reuse Ordinance to permit multi-family or live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces
- Amend zoning ordinance to permit garage apartments or mother-in-law units in single family districts, which would include specific guidelines for size, location on the lot, use, parking, etc. to protect neighborhood character
- Using the existing vacant site inventory, identify those that are suitable for in-fill development
- Create an inventory of buildings suitable for redevelopment
- Adopt a Senior Housing Ordinance to permit detached, attached and multifamily homes on suitable properties close to the city center



## City of Waynesboro: Character Areas



### TOWN NEIGHBORHOOD REVITALIZATION

The Town Neighborhood Revitalization character area includes the residential areas along East Sixth Street between the railroad and US 25 Bypass. Specifically, the residential uses between East 7th and East 6th Streets, the residences fronting Wallace and Fulcher Streets and East 7th Street, and the residences north of East 6th from Cates Avenue to Dowell Avenue. Issues associated with this character area for this part of the city include an aging housing stock, vacant lots and properties, deteriorating or dilapidated housing, and potential encroachment by commercial uses or redevelopment of properties for multi-family uses. Several properties are rental properties, which tends to contribute to property maintenance issues.

Town Neighborhood Revitalization character area also includes a large portion of the residential area north of Sixth Street on the west side of the railroad tracks, including properties that are currently inside the boundaries of the Waynesboro Historic District and therefore subject to review for proposed alterations, new construction and demolition, but are proposed to be removed per a 2007 study commissioned by the City. Issues associated with this portion of the character area include an aging housing stock, numerous vacant lots and properties, deteriorating or dilapidated housing, and potential encroachment by commercial uses or redevelopment for multi-family uses. Several properties are rental properties, which tends to contribute to property maintenance issues.

### Development Patterns

- The development pattern should seek to:  
Protect and stabilize existing dwellings, many of which have historic value and are inside the current boundaries of the Waynesboro Historic District
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote rehabilitation of existing homes
- Provide a walkable, safe and attractive environment for residents

### Primary Land Uses

- Single-family residential
- Duplexes
- Active and passive recreation

### Implementation Strategies

- Rezone R-3 zoned properties to a newly created zoning district that allows only R-1 and R-2 permitted uses and duplexes
- Implement the recommendations of the 2017 Housing Action Plan
- Using the existing vacant site inventory, identify those that are suitable for in-fill development
- Create an inventory of buildings suitable for redevelopment



## City of Waynesboro: Character Areas



### DOWNTOWN/TOWN CENTER

The Downtown/Town Center character area incorporates the traditional town center, which is included in the boundaries of the National Register listed Waynesboro Historic District (citywide historic district). These properties include in the National Register district East Sixth, East Seventh, East Eighth, South Liberty and Myrick Streets, with Liberty Street as the spine.

The Downtown/Town Center includes a mix of retail, office, and civic uses, and its significance as a historic and economic resource for Waynesboro is promoted by an active Main Street Program and Downtown Development Authority. The locally adopted Waynesboro Historic District incorporates the National Register District in the Downtown character area.



### Development Patterns

The development pattern should seek to:

- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Encourage a creative, visual environment that encourages exploration and attracts patrons (such as attractive, changing window displays, public art, and outdoor dining)
- Serve surrounding neighborhoods
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation

Represent a mix of uses that attract residents to the downtown and create vitality

- Encourage mixed use development in buildings with underutilized upper floors (e.g. residential above ground floor retail)

### Development Patterns Cont.

- Represent a mix of uses that attract residents to the downtown and create vitality
- Encourage mixed use development in buildings with underutilized upper floors (e.g. residential above ground floor retail)
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce Downtown as the community focal point of Waynesboro

### Primary Land Uses

- Retail/Neighborhood Commercial
- Mixed Use (residential above ground-floor retail)
- Professional office
- Government facilities
- Parks

### Development Patterns Cont.

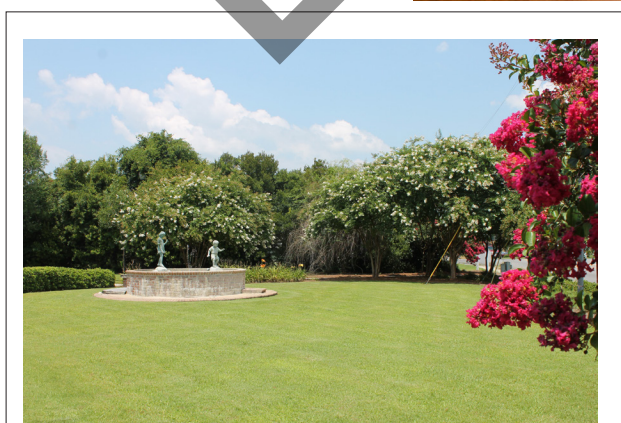
The development pattern should seek to:

Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips

- Promote street design that fosters traffic calming such as narrower residential streets, onstreet parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

### Primary Land Uses

- Single-family residential
- Mixed Use (when designated as part of a master plan or outlined by a subarea master plan)
- Multi-family (when designated as part of a master plan or outlined by a subarea master plan)
- Commercial ((when designated as part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional



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## City of Waynesboro: Character Areas

### SIXTH STREET CORRIDOR

The Sixth Street Corridor character area is represented east and west of Liberty Street and Downtown along the Sixth Street corridor. Each serves as a gateway to Downtown. The West Sixth Street portion has developed as a commercial corridor on the south side of the street, opposite a mix of residences and businesses. Though close to Downtown, it exhibits a different character: It is a mix of businesses, set back from the street and from each other, that seem to be oriented more toward the car than to the pedestrian, in spite of the proximity of neighborhoods that can serve the businesses.

The East Sixth Street portion of this Character Area includes a mix of commercial and higher density residential uses. It is generally located on the south side of Sixth Street. Its proximity to residential areas affords the potential for “neighborhood commercial” uses to locate along the corridor.



### Development Patterns

- Serve surrounding neighborhoods
- Connect existing businesses to one another and to surrounding neighborhoods with sidewalks
- Reduce vehicular turning movements on Sixth Street by encouraging interparcel access
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Incorporate landscaping into parking areas and along sidewalks
- Provide a walkable, safe and attractive environment for residents

### Primary Land Uses

- Neighborhood commercial uses (commercial uses not intended to serve a large market area)

**City of Waynesboro: Character Areas**

**DEVELOPING SUBURBAN**

The Developing Suburban character area generally covers large areas within and adjacent to the city limits of Waynesboro. The Developing Suburban character area describes areas where pressure for suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Without land use and design regulations, areas with this level of development pressure will likely evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs.

Developing Suburban areas in Waynesboro will likely depend on septic systems, though it is possible that these areas would receive services from municipal sewer providers. Water services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area.



Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Since these areas, by definition, lack existing infrastructure and an urban or suburban street grid with established character, more detailed subarea planning is necessary. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure (e.g. connectivity, street types, etc.) to implement the vision of



## Burke County: Character Areas

### SUBURBAN TOWN NEIGHBORHOOD

The Suburban Town Neighborhood character area is the typical type of suburban residential subdivision development that has occurred since post World War II. Neighborhoods usually have low pedestrian orientation, larger lot sizes, a high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Neighborhoods included in this character area are generally stable and contain improved pedestrian and bicycle trails that encourage walking and cycling as a transportation option. Suburban Town Neighborhood areas in unincorporated Burke County include the SR 80/SR 56 corridor northeast of Waynesboro, developed portions of Clark Place Road and Bates Road and the Country Club area south of Waynesboro.

#### Development Patterns

The development pattern should seek to:

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road



right-of-way

- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

### Primary Land Uses

- Parks, Recreation and Conservation
- Single Family Residential
- Multi-Family Residential (though limited)
- Public Institutional

### Implementation Strategies

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Ped/Greenways Master Plan
- Update development regulations to address driveway and parking requirements

## City of Waynesboro: Character Areas

### INDUSTRIAL AND EMPLOYMENT CENTER

The Industrial Employment Center character areas describes large tracts of land at the Westside Industrial Park, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations. The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route and rail access. Most industrial property is located in Northeast Waynesboro along Mill Road between US 25 and SR 56. It also includes a small industrial area south of Downtown Waynesboro along the railroad corridor.

#### Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

#### Primary Land Uses

- Light industrial
- Heavy industrial

#### Implementation Strategies

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





## City of Waynesboro: Character Areas

### EDUCATION INSTITUTION

The Education Institution character area is made up of an area in southeast Waynesboro that includes the county middle school, high school, library, Augusta Technical College campus, park and recreation center, the jail and other institutional uses. Public institutions such as schools and government buildings located on individual lots throughout the county are not part of this character area and are included within other character areas listed.



### Development Patterns

The development pattern should seek to:

- Pedestrian friendly
- Minimize impervious surfaces

### Primary Land Uses

- Public/Institution
- Parks/Recreation/Conservation

### Implementation Strategies

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



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## Town of Girard: Character Areas

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks, and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g., canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture



### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce “Part V” Environmental Ordinances (river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution



## Town of Girard: Character Areas



### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the town's long-term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation

- Public Institutional (at rural scale only)

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces, and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)

## Town of Girard: Character Areas

### TOWN NEIGHBORHOOD



Girard is a small rural town located in southeast Burke County on SR 23. The town boundaries extend well beyond the developed area of the town on all sides.

The Town Neighborhood Character Area is suitable for the land use of the town of Girard in the developed portion. The town is predominantly residential with a low degree of building separation. Girard has small, regular lots, with buildings close to or at the front of the property line and on-street and parking on driveways in the property yards. The town does have some neighborhood scale businesses scattered throughout the area.

Girard is somewhat clustered around the former historic school and its campus of green grass in a town square. The former school gymnasium houses City Hall. There is a walking trail on the campus that will be enhanced in the next five years. Residential houses surround the green and some service businesses are within the district.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback, and style of existing adjacent homes

- Maintain existing homes and character defining site features (e.g., drives, walls, lighting, landscaping, tree cover)

### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Retail/Commercial

### Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements, but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties
- Create an inventory of buildings or vacant lots suitable for development with scale and design like the neighborhood
- Encourage building new houses based on the surrounding building's existing architectural style and scale and that of neighboring homes
- Preserve the green space that is the core of Girard and its walking trail
- Make improvements to the trail for pedestrian ease of use

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## City of Keysville: Character Areas



Keysville is located as the northernmost city in rural northwest Burke County on the county line at the intersection of SR 88 and SR 305. It is situated on the top of a sandy hill that once had a train track traveling over it. Most of the town's buildings slope down the hill. Keysville has the potential for suburban growth from the Augusta-Richmond County area that would cause growth to the north and northeast of town.

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks, and other environmentally sensitive areas.

### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g., canoeing, fishing, hunting, hiking, etc.) and environmental education

### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces, and better integrate stormwater treatment in site planning and design

- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
  - Adopt and enforce “Part V” Environmental Ordinances (watershed, groundwater recharge, and wetlands protection)
  - Promote the use of conservation easements and conservation tax credits by landowners
  - Discourage extension of public utilities, especially sewer, which would encourage development of these areas
  - Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
  - Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution

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## City of Keysville: Character Areas



### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long-term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, which makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low intensity uses

### Primary Land Uses

- Agricultural

- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
  
- Public Institutional (at rural scale only)

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g., at least 10 acres)

## City of Keysville: Character Areas

### DEVELOPING SUBURBAN

The Developing Suburban character area in Keysville covers everything north and northeast of the established developed town neighborhood area. It also extends north along SR 88 to Blythe and Richmond County.

Developing Suburban areas should include commercial, mixed use, multi-family, and other uses as they build out over the next 25 years. Since this area lacks an existing suburban street grid with established character, more detailed subarea planning is necessary. Subarea plans for this area would ensure the appropriate mix of uses proper urban design and development of necessary transportation infrastructure (e.g., connectivity, street types, etc.) to implement the vision of the character area. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices.

### Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

### Primary Land Uses

- Single-family residential
- Mixed Use (when designated as part of a master plan or outlined by a subarea master plan)
- Multi-family (when designated as part of a master plan or outlined by a subarea master plan)
- Commercial (when designated as part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

## Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare North Burke County Subarea Master Plans for Developing Suburban areas in this portion of the county that include:
  - o Identification of mixed use and commercial nodes
  - o Connector/Collector Street plan
  - o Sidewalk requirements and cross sections
  - o Greenspace master plan
  - o Updated traffic study requirements
  - o Bike/Pedestrian/Greenways Master Plan
- Develop long-range sewer service master plan
- Expand sewer service to serve the developing areas
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks

## City of Keyville: Character Areas

### TOWN NEIGHBORHOOD

The Town Neighborhood character area covers the mostly single family residential developed portion of the town with a traditional small, rural town development pattern. The area consists of a mixture of both relatively well-maintained and dilapidated homes with a distinct identity established by architectural design, building placement, street design, and street trees.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities created from former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which may be integrated into the existing development pattern and can benefit from proximity to the town center
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g., drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation

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## City of Midville: Character Areas

Midville is located in rural southwest Burke County at the intersection of SR 17, SR 56 and SR 305. The small quaint downtown sits along an active railroad corridor that connects Macon to the Savannah River. The Ogeechee River is the southern border of Midville and Burke County. Midville is an intact historic town where commercial transitions to residential. There are some services such as a convenience store, a Burke County library branch, community center, businesses, several churches, and access to the Ogeechee River. There is an historic school and city cemetery.

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Wa-



#### ter Quality

- Adopt and enforce “Part V” Environmental Ordinances (watershed, ground-water recharge, and wetlands protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution

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## City of Midville: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long-term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low-intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
  
- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate

width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter

- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)

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## City of Midville: Character Areas

### DEVELOPING SUBURBAN

The Developing Suburban character area generally covers areas within and adjacent to the city limits of Midville, primarily west on SR78. The Developing Suburban character area describes areas where suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Midville has a new zoning ordinance that will assist with control of these areas.

Developing Suburban areas in Midville will likely depend on expansion of water and sewer (or septic systems), though it is possible that these areas would receive services from the City. Water and sewer services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Midville's recently adopted zoning ordinance (2017) should assist with regulation of neighborhood design.

### Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions.
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

## City of Midville: Character Areas

### TOWN NEIGHBORHOOD

This Town Neighborhood character area covers most of the city and has primarily single family residential development that is historic. The city is a traditional small, rural town development pattern complete with an established grid street pattern. The intact city is likely eligible for listing in the National Register of Historic Places as its housing stock is a mixture of relatively well-maintained and deteriorating houses with a distinct identity established by architectural design, building placement, street design, and street trees.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Commercial (neighborhood scale)

#### Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements, but

where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

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## City of Midville: Character Areas

### DOWNTOWN/TOWN CENTER

The Downtown/Town Center character area includes the traditional central business district and immediately surrounding commercial, industrial or mixed use areas along the railroad and river corridor. The area includes a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family-owned businesses enhanced by sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this distinct character area.

#### Development Patterns

The development pattern should seek to:

- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Encourage on-street parking
- Promote the use of shared parking lots and/ or parking decks
- Encourage pedestrian access to Downtown via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

#### Primary Land Uses

- Mixed Use
- Professional Office
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation

#### Implementation Strategies

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

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## City of Sardis: Character Areas:

Sardis is a small town located in rural southeast Burke County that grew along a railroad corridor. It is located at the intersection of SR 24 and SR 23. The town is home to SGA elementary school. The traditional, pedestrian-friendly downtown is historic and intact with multiple one- and two-story brick retail buildings. The commercial downtown transitions into the historic residential area of town. The city owned the former historic school and gym. Sardis city hall is located in an unusual two-story train depot. Sardis has several parks attractively revitalized, new sidewalks, a library branch and multiple churches. Sardis is one of few cities in Georgia with a standing coal chute (made into a park).

### PRESERVE

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt zoning/land use regulation ordinance to protect Preserve character areas
- Develop a city-wide masterplan for greenways
- Acquire land for a city-wide greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas

- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Adopt “Part V” Environmental Ordinances (groundwater re-charge protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers and prohibit uses that are prone to pollution

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## City of Sardis: Character Areas:

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long-term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

#### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low intensity uses

#### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
- Public Institutional (at rural scale only)

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter

- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces, and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)

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## City of Sardis: Character Areas

### TOWN NEIGHBORHOOD

This Town Neighborhood character area covers the primarily single family residential developed portion of town with a traditional small, rural town development pattern complete with an established grid street pattern. The intact town is likely eligible for the National Register of Historic Places as its housing stock is a mixture of relatively well-maintained and deteriorating houses with a distinct identity established by architectural design, building placement, street design, and street trees.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation

#### Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but

where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

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## City of Sardis: Character Areas

### DOWNTOWN/TOWN CENTER

The Downtown/Town Center character area includes the traditional central business district and includes a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family-owned businesses enhanced by pedestrian friendly sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this unique character area.

### Development Patterns

The development pattern should seek to:

- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Encourage on-street parking
- Promote the use of shared parking lots
- Encourage pedestrian access to Downtown via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

### Primary Land Uses

- Mixed Use
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation/Conservation

### Implementation Strategies

- Adopt historic district and design guidelines for Downtown
- Create Sardis Business/Merchants Association
- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown. A sidewalk assessment/improvement overlay map may be required
- Consider greenway trail following the former railroad bed path that would connect the town to the elementary school

## City of Sardis: Character Areas

### SR 24 COMMERCIAL CORRIDOR

The SR 24 Commercial Corridor character area is represented west of Downtown along SR 24 and stretches west toward the SGA Elementary School. The corridor includes a horizontal mix of uses that are presently developed with deep setbacks, parking lots located between the street and buildings and limited pedestrian infrastructure. This character area should continue to provide a mixture of uses but should become more pedestrian-friendly and provide opportunities for a mixture of housing types.

#### Development Patterns

The development pattern should seek to:

- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this “gateway corridor”
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Provide sidewalk connections to adjacent residential areas
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, mixed use development, parking to the rear of a building, and requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities

#### Primary Land Uses

- Commercial and retail uses
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

#### Implementation Strategies

- Adopt a corridor overlay district to regulate the design of new development as well as changes to existing structures and site features, including parking areas and signage
- Adopt a Mixed-Use Development ordinance



- Amend development regulations to require interparcel access, limit curb cuts, and require sidewalks with new development
- Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly
- Adopt a Landscape and Buffer Ordinance
- Create a Streetscape Master Plan to guide enhancements

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## City of Sardis: Character Areas

### INDUSTRIAL AND EMPLOYMENT CENTER

The Industrial Employment Center character area describes tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the Sardis, the intent of the Industrial character area is to balance growth with environmental considerations. The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route access. This character area covers a small area east of the Downtown Sardis character area.

#### Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit grading and clearing

#### Primary Land Uses

- Light industrial
- Heavy industrial

#### Implementation Strategies

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

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## City of Vidette: Character Areas

Vidette is a small, rural town located in rural west Burke County at the intersection of SR 24 and SR 305 along a former railroad line.

### **PRESERVE**

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

#### Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (hunting, hiking, biking, walking) and environmental education

#### Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

#### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan
- Acquire land for greenway network
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Promote the use of conservation easements and conservation tax credits by landowners
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution

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## City of Vidette: Character Areas

### RURAL RESERVE/AGRICULTURAL

The Rural Reserve/Agricultural character area includes undeveloped rural land suited for agricultural, conservation subdivisions or large-lot residential uses. Development in the area should respect the city's long-term agricultural farming tradition. Most of the rural reserve/agricultural character area lacks infrastructure, such as water and sewer, that makes suburban/urban development unsuitable. However, property owners continue to have low-density residential subdivision rights. If the rural land is subdivided, then property in this character area should have large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

### Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Develop low intensity uses

### Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
- Public Institutional (at rural scale only)

### Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter

- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)

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## City of Vidette: Character Areas

### TOWN NEIGHBORHOOD

The Town Neighborhood character area for Vidette addresses the developed portion of the town with a traditional small, rural town development pattern. The area consists of a mixture of relatively well-maintained and deteriorating single-family historic homes with a district identity established by architectural design, building placement, street design, and street trees. Town Neighborhood also includes town center-type land uses. Vidette has a seamless transition from residential to commercial and institutional uses that make establishing a separate town center character area unnecessary.

#### Development Patterns

The development pattern should seek to:

- Respect the traditional building placement
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

#### Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Commercial (neighborhood scale)

#### Implementation Strategies

- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

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# COMMUNITY PARTICIPATION

Burke County and the municipalities of the City of Waynesboro, Keysville, Midville, Sardis, Vidette, and the Town of Girard has joined efforts in updating their 2018-2028 Joint Comprehensive plan. The [2023 - 2028 Burke County Joint Comprehensive Plan](#) is to guide local officials and staff in meeting the current and future need of residents. The Plan addresses issues regarding housing, economic development, community facilities, natural and cultural resources, land use, and broadband in a coordinated manner. The comprehensive planning process was drafted and published by the guidelines established by both the Georgia Planning Act of 1989 (O.C.G.A 45-12-200, et seq., and 50-8-1, et seq) and the Rules of the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1).

## PLANNING PROCESS

For Burke County and the municipalities of Waynesboro, Girard, Keysville, Midville, Sardis, and Vidette, the comprehensive planning process to help seize opportunities and avoid future problems. Comprehensive planning provides for a predictable environment for local businesses and industry, creating a vibrant, resilient, and healthy community. The plan represents a shared vision of an achievable future to be reached by the execution of action steps constructed through the collaboration between local government officials and citizens. The plan displays infrastructural strengths and weaknesses, identifying those components in need of upgrading or replacing. It can also identify how to best deploy new infrastructure to support new development and growth.

The State of Georgia, in an effort to support its local governments' success in creating a vibrant healthy community, established of the 1989 Georgia Planning Act. The Planning Act established a set of standards for every local government to follow for them to maintain Qualified Local Government (QLG) status. QLG status allows for local governments to be eligible for certain economic incentives, such as Georgia Environmental Finance Authority (GEFA) Loans and State of Georgia Community Block Grants. State of Georgia law requires Burke County and the municipalities of Waynesboro, Girard, Keysville, Midville, Dardis, and Vidette to updates 2018-2028 Joint Comprehensive Plan With a 5-year update.



## PLANNING ELEMENTS

The State of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for all federal and state grants, loans, and permits. By adhering to the state's minimum planning standards for planning, local governments maintain their Qualified Local Government Status (QLG). The Minimum Planning Standards for Local Comprehensive Planning requires a comprehensive plan to contain the following elements for Burke County to maintain its QLG status.

1. Community Vision and Goals – a summary used to lay out a road map for the community's future, developed through a very public process involving community leaders and stakeholders making key decisions about the future of the community and its direction.
2. Community Needs and Opportunities – locally agreed-upon collection of ideas provided by public and government leaders that reflects current conditions of the county and its local municipality and what can be approved upon or enhanced.
3. Community Work Program – specific activities the community plans to undertake during the next 5 years. Work Program items are assessed in the 5-year plan update. The Report of Accomplishment is a reported work program item of the previous comprehensive plan. The status of completion is reported in the report of accomplishment table. Completed tasks are reported as completed in the Report of Accomplishment. Items assessed as underway are automatically moved to the 2023 - 2028 Joint Comprehensive Plan Update along with activities that has been postponed.
4. Broadband Service Element – is the most recent element established by the State of Georgia and is required for all governments as it is considered a necessary utility. The broadband initiative is to increase internet connectivity locally and state-wide. The broadband element should include an action plan for the promotion and deployment of services. By adoption of the Broadband Service Element, Burke County and local Municipalities will be considered a Georgia Broadband Ready Community, which allows for financial assistance in the forms of loans and Grants.
- 5.

## PLANNING ELEMENTS CONT.

8. Land use/Future Development Map and Narrative - identified and mapped boundaries of subarea, districts, or neighborhoods, of existing or potential characters. Character areas categories include, but are not limited to the following: residential, commercial, industrial, agricultural/forestry, and conservation. Along with the Future Development Map there is a written narrative/description along with pictures or illustrations.
9. Transportation Element – not required for this comprehensive plan, is for those communities in which its' jurisdiction falls within a Metropolitan Planning Organization (urbanized areas with a population greater than 50,000), is to review upcoming transportation improvement projects. The review of the Transportation Element may be used as an evaluation tool helping in the decision-making process and addressing needs and opportunities.
10. Housing Element – an optional element not required for this comprehensive plan, is to evaluate the adequacy and suitability of existing housing stock to serve current and future needs.

## PLANNING ELEMENTS

The State of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for all federal and state grants, loans, and permits. By adhering to the state's minimum planning standards for planning, local governments maintain their Qualified Local Government Status (QLG). The Minimum Planning Standards for Local Comprehensive Planning requires a comprehensive plan to contain the following elements for Burke County to maintain its QLG status.

1. Community Vision and Goals – a summary used to lay out a road map for the community's future, developed through a very public process involving community leaders and stakeholders making key decisions about the future of the community and its direction.
2. Community Needs and Opportunities – locally agreed-upon collection of ideas provided by public and government leaders that reflects current conditions of the county and its local municipality and what can be approved upon or enhanced.



## COMMUNITY PARTICIPATION

Public input is vital for effective and successful planning. The public input portion consisted of two public hearings, two stakeholder meetings, a public survey, and an open house. The initial public hearing, held on June 13, 2023, at the Old Courthouse Building. At the public hearing, the 2022-2027 Joint Comprehensive Plan Update for Burke County and the municipalities of Waynesboro, Keyesville, Midville, Sardis, and Vidette was announced. A notice of the hearing was placed in the Burke County *True Citizen's* May 24, 2023 publication (Appendix).

The first stakeholder meeting was held on July 10, 2023 at the Historic Burke County Courthouse on 6th Street (perhaps a vernacular Romanesque Revival building completed in 1857). The Stakeholder Committee consisted of both public officials and private individuals who represented their municipality values and whose input directed the drafting of the *2023 - 2028 Burke County Joint Comprehensive Plan*. For the first stakeholder meeting, a Strength, Weakness, Opportunities, and Threats (SWOT) analysis was conducted. The stakeholders provided detailed information on what they considered as asset and detriment to their community regarding: economic development, housing, infrastructure, natural and cultural resources. The public input received assisted in the draft community policies and determining needs and opportunities.

Assisting the drafting community goals and the needs and opportunities was input received from a public survey. The public survey was posted June 29, 2023 on Burke County and each municipalities website and social media pages. The survey was also posted on Central Savannah River Area Regional Commission (CSRA RC) website and facebook page. The public survey ran for 45 days with the survey ending on August 14, 2023. With the close of the public survey, needs and opportunities were determined and presented to the stakeholders for discussion on August X. These needs and opportunities are presented in chapter x. They were also considered when assessing future projects listed in the work program table.

The second stakeholder meeting was held on July 24, 2023 at the Historic Burke County Courthouse. In the second meeting the Stakeholders discussed survey results as of Friday, July 21, 2023. With the understanding that the results presented were not the final input, the stakeholders discussed the public input received and how these results translates into local needs and opportunities for their community specifically, and what public initiatives they felt could be initiated over the next 5 years to improve Burke County and its local municipalities.

With the completion of stakeholder meetings, the assesment of needs and opportunities, and the defining of community goals, A draft of the *2023- 2028 Burke County Joint Comprehensive Plan update* was presented to county and municipal officials for reiev. Following the review period, and second public hearing for the transmittal of the plan to both CSRA RC and the DCA was held on [Date](#) in the Historic Courthouse at [Time](#). Following CSRA RC and the DCA approval, Burke County and the municipalities of Waynesboro, Girard, Keyesville, Midville, Sardis, and Vidette on the [given dates \(Table\)](#).

## SWOT

At the first stakeholder meeting, held July 10<sup>th</sup>, 2023, committee members participated in a brainstorming exercise referred to as Strength, Weaknesses, Opportunities, and Treats (SWOT) analysis. This activity helped determine current conditions, while defining the future direction each municipality may wish to take. Though opaque at first, the analysis helped identify major themes shared by each community. During this exercise stakeholders from each community used poster-size paper to write down responses for the following categories: economic development, community facilities and services, housing, natural and cultural resources, transportation, and land use. The comments received, in conjunction with the public survey results, helped determine both the community goals and policies and the needs and opportunities. Please note that the responses received reflect the views of Burke County, City of Waynesboro, Town of Girard, City of Sardis, and City of Vidette. Though Stakeholder members of Keysville and Midville were invited to attend, no representatives of these two governments attended the meeting.

Common themes shared by stakeholders were those of subjects common in small, rural towns across the United States. These issues ranged from quality of life, housing, infrastructure, and business capacity. As a strength, stakeholders acknowledged the intrinsic value held in the rural, rustic, pastoral views throughout the county. These values being those of a friendly and tranquil location to live. The stakeholders recognized the opportunities associated with the rural characteristics of the area, stating the opportunities that exist for tourism and agritourism. Locations such as historic churches and local country stores can serve as catalysis to attract more people. The stakeholders also recognized certain resources of local pride. Those communal resources that provide for the educational and recreational well-being of residents, giving a sense of togetherness and personal identity. These resources included the local library, recreation facilities, parks, and the Family YMCA.

Unfortunately, there are concerns held by stakeholders and the residents of Burke County that are often too common in rural locations within the Central Savannah River Area Region. These issues include concerns over critical infrastructure, such as water and sewers. Sewer and Water concerns are twofold, structural deterioration due to age and concerns over capacity. Local governments lack adequate capital funds to replace what already exists and needs replacing. Stakeholders stated that further complicating the issue is that the current infrastructural systems, such as water and sewer, lack capacity to both meet residential needs and business recruitment and expansion. A lack of adequate, available broadband complicates issues more. Today, broadband is a critical infrastructure need required to produce a robust and equitable economy of well-trained workforce and adequately educated students. The stakeholders acknowledged that the lack of an equitable, robust economy diminishes availability of skilled labor needed to meet current and future businesses employment. The lack of an appropriate education does not allow for jobs that pay a competitive wage for certain industries.



Lack of funding also influences housing conditions and availability. Stake-



holders from every municipality had concerns over the lack of housing inventory. There are properties that have become dilapidated or have fallen into disrepair with little incentive for upkeep. The lack of funding prevents those private property owners from, in certain circumstances, paying for needed repairs. The lack of funding also disincentivizes landlords of rental property to try to maintain upkeep. Without competitive wages, workers are unable to have adequate capital to pay rent. The consequences of the lack of capital, to keep rent prices low and to make a profit, landlords are not going to invest in rental property upkeep.

Offsetting concerns over job availability and competitive wages are two strengths recognized by the stakeholder committee. These resources include the Vogel Nuclear Plant and the jobs it produces and the State Highway System traversing throughout the county; for instance, State Highway 25 is a quick commute (30 minutes approximately) to Augusta-Richmond County Georgia, the economic center of the Central Savannah Region. Highway 25 also connects with US Highways 20 and 520. From Highway 20 and 520, commuters and freight traffic can connect to economic hubs of Columbia South Carolina, Atlanta Georgia, Birmingham Alabama, and Dallas Texas.

## PUBLIC SURVEY

The public survey was launched virtually on June 29<sup>th</sup> and closed on August 3<sup>rd</sup>. The survey was distributed by web link and by a QR code. The survey was posted on Burke County's, Waynesboro, Girard, Keysville, Midville, Sardis, and Videttes website and social media platforms. The survey was also posted on the Central Savannah River Area Regional Commission's website and Facebook page. In total there were 452 surveys responses, with a completion rate of 71%. The survey cannot be assessed in-depth statistically because the participants were not randomly selected and there were no barriers to prevent a participant from taking the survey multiple times online. For the multiple-choice questions, there were no limitations on the number of responses provided, which may skew the results also.

The public survey consisted of sixteen questions that survey respondents, depending on the question, may have selected one or multiple choices. Ten of these questions were demographic-related; these include place of residents, age, employment status, business ownership and location, and internet access. The remaining six questions answered survey-takers' personal opinions on community conditions and desired outcomes for the future. These questions included an open-ended discussion of ten words or less on the perceptions of community strengths, weaknesses, opportunities, and threats. One multiple-choice question gauged what type of projects may be supported locally to make each community a better place to live and work.

According to question one, the largest number of responses identified portion of responses, 60.5%, were those residents of Burke County. The second largest percentage of place of residents identified was by those of Waynesboro with 25.3%. The remaining percentage of responses by municipality were 5% or less. Question two revealed that most of the survey participants have lived or owned property locally for more than 15-years. Question three identified the percentage

of survey respondents by age group. The largest age group of survey respondents, 48.5%, were those of an age between 35-54. Those of the age brackets of 18-34 and 55-69 were ranked second and third by percentage of those taking the public survey, with 23.8% age 18-35 and 19.8% age 55-69. Seven percent were of the age group of 70 or older.

Question number four, five, six, seven, and eight discussed employment and business ownership. Question four results stated that 72.6% are employed, while 13.3% were retirees. Question five answered that 38% stated working in the City of Waynesboro, 24.9% traveled out of Burke County for employment, and 22.7% stated that their job was in unincorporated Burke County. Question five allowed for an opportunity for those who selected others to state where they were employed in 10 words or less. Question six showed only 19.8% of responses given were those who owned a business. Of those stating they owned a business, according to question seven, 32% stated of these businesses being located in unincorporated Burke County and 28.8% business located in the City of Waynesboro.

Questions eight and nine answered the condition of internet availability and reliability. The following choices were given for internet availability; Broadband, Dial-up, Cell phone, and No Internet. Most of the responses, 61.9%, were for Broadband internet. The second most common response for internet was for Cell phone. It is important to know that survey respondents were not prohibited from given multiple answers, so it is possible to select having both broadband and cell phone internet. Of those selecting having internet access, 57.5% stated in question ten that the speed was adequate for their needs. The remaining 42.5% did not internet speeds adequate.

Questions eleven, twelve, thirteen, and fourteen discussed strengths, weaknesses, opportunities, and threats in an open format where response may be typed. Common themes were identified when reviewing the responses given. As question eleven's answers were reviewed, the most common theme was that of a sense of community. Most responses identified that the people of Burke County and the municipalities of Waynesboro, Girard, Keysville, Midville, Sardis, and Vidette were the greatest strength of their community. Common words found in responses were great, good, neighbors, and small. All words describing the pride and appreciation of living in a rural setting with a familiar network of close friends.

The weaknesses identified in question twelve included those of businesses, a lack of opportunities. Other key words were community, internet, grocery stores, people, and S...

Question thirteen identified those perceived external threats, the most common theme were worries over drugs, crime, and gang activity.



The most common responses given for question fourteen, for those opportunities available in the future, were those that discussed community, employment, jobs,, and education. Plant Vogtle was mentioned several times also.

The remaining two questions, question fifteen and sixteen, discussed opportunities also. These opportunities came in the context of future projects that will be supported to make each community a better place to live and work. The most common response was that of improved internet speed and availability, with a 28% favorable response for this option. The next most popular response was that of business recruitment and development, with 15.8% of responses favoring these types of projects. Other popular answers were for those projects that would be for improvements in transportation (sidewalks) and recruitment of industries. Those responses for transportation projects were 12.1%, where industry recruitment percentage in favor was 11.8%.

# COMMUNITY GOALS & POLICIES

The following is a list of community goals and policies by topic. These topics include economic development, housing, land use, natural and cultural resources, and broadband. Goals and policies are non-binding statements founded on local principles and are to generate local enthusiasm, assisting in the day-to-day decision-making process. Goals provided are broad statements, representing the aspirational future each community wishes to achieve. The policies accompanying each goal directs and guides officials in how to achieve associated goal. These goals and policies were drafted with stakeholder input and developed jointly for the county and municipalities.

## **Economic Development**

**GOAL:** Encourage business and industry development, prompting economic vitality and workforce development, investing in innovation, resulting in a robust and resilient economy.

### Policies

---

To attract new industries, promote new employment opportunities, and to retain existing businesses, Burke County and each municipality (both jointly and/or independently) will invest in needed infrastructures for these industries

---

Expand and improve facilities at the Waynesboro-Burke County Airport to retain existing and attract new business and industry

---

To promote and improve the quality of life, all jurisdictions and Chamber of Commerce will work collaboratively to provide information regarding cultural and historical sites, festivals, and events

---

Continue to improve infrastructure in the Raymond Industrial Development Tract so to attract new industries and jobs

---

To foster entrepreneurial and business development, each municipality will observe the Regional Economic Development Strategies as outlined in the Comprehensive Economic Development Strategy (CEDS) for the Central Savannah River Area (CSRA)

---

The Development Authority of Burke County will work with all jurisdictions and to recruit industries to create jobs

---

Burke County and each municipality, jointly and/or locally, will prepare and provide incentives to promote workforce development programs and high-demand jobs opportunities

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All jurisdictions will meet twice a year on an informal basis with officials and staff from Burke County to discuss various issues

---

Promote the expansion of retail activities

---



**Economic Development Cont.**

GOAL: Encourage business and industry development, prompting economic vitality and workforce development, investing in innovation, resulting in a robust and resilient economy.

Policies

Burke County and each municipality, jointly and/or locally, will promote the expansion of digital infrastructure considered vital in increasing workforce capacity, incentivizing high-demand jobs, the fostering entrepreneurialism, and to the recruitment of new businesses and industries

To address a lack of workforce housing, Burke County and local municipalities will encourage, promote, and seek out those investments and programs that meet current and future housing needs of workers

**Housing**

GOAL: Improve housing within all jurisdictions so to provide a better quality of life for residents

Policies

Keep up-to-date housing inventories to assess the condition of housing stock

Secure funding to demolish dilapidated housing and repair substandard housing

To create more affordable housing, when appropriate, each jurisdiction will work to incentivize single-family, multi-family, and senior housing that fit the character within each jurisdiction

Review code enforcement regulations and revise them when needed

To address a lack of workforce housing, Burke County and local municipalities will encourage, promote, and seek out those investments and programs that meet current and future housing needs of workers

**Community Facilities and Services**

GOAL: Improve quality of life, residential safety, and recreational opportunities for residents.

Policies

Increase recreational opportunities throughout Burke County

Continue to maintain parks and recreation facilities, and expand upon these resources to provide further opportunities. A few examples of improvements may be walking tracks, playground equipment, picnic tables, splash pad, fencing, ect...)

Keep an up-to-date and utilize a Hazard Mitigation Plan

---

## Community Facilities and Services

GOAL: Improve quality of life, residential safety, and recreational opportunities for residents.

### Policies

---

Maintain and make necessary renovations to community centers and event spaces owned by each jurisdiction

---

Pave and resurface streets and sidewalks that are in need of improvements

---

Expand and increase capacity of infrastructure for water and wastewater collection systems to accommodate growth and industrial development

---

Develop a trails plan following character area recommendations.

---

Develop necessary plans for the revitalization and economic vitality of each jurisdiction (Examples may include trails, sidewalks, housing, urban redevelopment plans, and ect...)

---

Replace worn out law enforcement and fire protection vehicles.

---

Replace and purchase necessary personal protective equipment (ppe) and first response software (Gear may include that self-contained breathing apparatus, safety vest, body camera, city camera system, other protective gear, first response system)

---

Purchase and install flood prevention infrastructure and drainage.

---

Update and renovate public buildings and look for opportunities to reuse vacant ones

---

Create and implement inter-jurisdictional Water Authority

---

Keep up-to-date the Service Delivery Strategy

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Consider the need for a solid waste management plan

---

When appropriate and as needed jurisdictions will collaborate on the enforcement of code, so to speed up repairs and/or removal of dilapidated homes and littered properties (including abandoned "junk trailers")

---

Support Burke County Library as a public educational facility

---

Collaborate on issues concerning parks and recreation programs and facilities

---

Hold regular (annual or semiannual) meetings with schoolboard and county commission

---

Continue to meet on an informal basis with officials and staff of Burke County and other municipalities to discuss various issues

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Install Electric Vehical (EV) Charging Station

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## Land Use

GOAL: Improve how each community uses its land to support a thriving community

### Policies

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Update land use maps for each incorporated jurisdiction

---

Review and update ordinances to reflect each community's preference in how they see their community developing in the future.

---

Implement character area strategies for master plans to better use land and resources of the communities.

---

Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criterial

---

Prepare and adopt Wetland Protections ordinance in accordance with DNR "Part V." Environmental Planning Criteria

---

Prepare and adopt Water Supply Watershed Protections in accordance with DNR "Part V." Environmental Planning Criteria

---

Form and operate a Landbank.

---

## Natural & Cultural Resources

GOAL: Promote the natural and cultural landmarks of Burke County

### Policies

---

Monitor the status of, and encourage, the preservation of historic resources through Historic Preservation Commissions (examples are Anthony Wayne Hotel, Melrose Hotel, Sardis Depot...)

---

Develop and implement ordinances that protect water resources.

---

Inventory buildings that are older than 50 years, and have not been modified beyond it's original character, and create a story map with their location for tourism purposes.

---

Continue to maintain the story map and add resources when made aware of new historic resources

---

Secure funding for the restoration / rehabilitation of selected historic buildings within each incorporated area.

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Consider creating and implementing a Agri-tourism plan

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Preserve local cemeteries and incorporate local cemeteries in tourism plans, and story map

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Incorporate local churches into tourism plan and story map.

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## Broadband

GOAL: Continue the deployment of broadband services with the county and local jurisdictions

### Policies

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Create a Broadband Committee composed of local government officials and citizens to work toward and coordinate the deployment of broadband services

---

---

**Broadband**

GOAL: Continue the deployment of broadband services with the county and local jurisdictions

**Policies**

---

Create a Broadband Committee composed of local government officials and citizens to work toward and coordinate the deployment of broadband services

---

Work with utility companies broadband throughout Burke County and its jurisdictions

---

Provide residents, businesses and institutions with opportunities to discuss their broadband need

---

Pursue and maintain the "Broadband Ready" designation.

---

Continue to seek funding opportunities to invest in broadband as a critical infrastructure for education, workforce capacity, and the fostering of entrepreneurialism and business development

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Seek out funding opportunities to invest in broadband as a critical infrastructure for education, workforce capacities, and the fostering of entrepreneurialism and business development.

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Burke County: to be inserted later



**CITY OF KEYSVILLE REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Keysville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Apply for a CDBG grant to construct new water lines throughout entire City for promotion of business, tourism, and residents.	2019-2023			X		Lack of Staff. Carried over to new workprogram. Rewritten to Read: Construct new water lines throughout entire city for promotion of business, tourism, and residents
<b>HOUSING</b>						
City will purchase dilapidated vacant housing for clearance	2019-2023			X		Lack of funding
<b>COMMUNITY FACILITIES</b>						
Make storm water repairs to Cheatham Street and MLK Jr. Street	2019-2023			X		Lack of funding
Purchase electronic sign board for Keysville City Hall	2019-2023	X				



CITY OF KEYSVILLE REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
City of Keyssville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Under-way; Projected Com-	Postponed	Dropped	
<b>NATURAL AND CULTURAL RESOURCES</b>						
Keysville Recreation Park: Install new basketball court	2019-2023					Lack of Funding
Keysville Recreation Park: Renovate the Pavilion	2019-2023					Lack of Funding
Keysville Recreation Park: Construct Walking Trail	2019-2023					Lack of Funding
Keysville Recreation Park: Install lockable fencing surrounding Park	2019-2023					Lack of Funding
Keysville Recreation Park: Purchase benches	2019-2023					Lack of Funding
Prepare and adopt Water Supply Watershed Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria	2019-2023	X				Policy Statement, Moved to Goals and Policy section under land use category in the Plan Update



**CITY OF KEYSVILLE REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Keyville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>NATURAL AND CULTURAL RESOURCES</b>						
Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria	2019-2023	X				Policy Statement, Moved to Goals and Policy section under land use category in the Plan Update
Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V." Environmental Planning Criteria	2019-2023	X				Policy Statement, Moved to Goals and Policy section under land use category in the Plan Update
<b>BROADBAND</b>						
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	2019-2023			X		Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific workprogram item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	2019-2023	X				Addresses have been collected, updates may be needed



**CITY OF KEYSVILLE REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Keyville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>BROADBAND</b>						
Evaluate town buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	2019-2023			X		Lack of funding and staff, Carried over to new workprogram
Adopt a resolution Stating that Girard desires to be fully served by broadband capability through broadband deployment	2019-2023			X		Not an administrative priority at the time

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TOWN OF GIRARD REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
Town of Girard

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Burke County will widen and pave Brigham Avenue quality of life.	2019-2023	X				Not an Administrative Priority
Burke County will repair Brigham Landing Road	2019-2023			2023		
Girard will resurface Buxton Street	2019-2023	X				
Develop marketing strategy to attract new employees hired as part of Plant Vogtle's expansion to locate in Girard	2019-2023	X				
<b>HOUSING</b>						
Burke County Health Department will inspect all household and commercial septic tanks in Girard. This is a new program.	2019-2023	X				Reoccurring function of Businesses
<b>NATURAL AND CULTURAL RESOURCES</b>						
Lighting, benches, landscaping will be added to the .25 mile Girard Walking Track	2019-2023	X				





TOWN OF GIRARD REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
Town of Girard

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>NATURAL AND CULTURAL RESOURCES</b>						
Existing 0.25 mile Girard Walking Track will be widened as concrete sidewalk	2019-2023	X				
Lighting, benches, landscaping will be added to the .25 mile Girard Walking Track	2019-2023	X				
New Seasonal banners will be purchased for Girard streetlights	2019-2023			X		Lack of Funding
Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V." Environmental Planning Criterial	2019-2023				X	Policy Statement, Moved to Goals and Policy section under land use category in the Plan Update
Prepare and adopt Wetland Protections ordinance in accordance with DNR "Part V." Environmental Planning Criteria	2019-2023				X	Policy Statement, Moved to Goals and Policy section under land use category in the Plan Update
Prepare and adopt Water Supply Watershed Protections in accordance with DNR "Part V.". Environmental Planning Criteria	2019-2023				X	Policy Statement, Moved to Goals and Policy section under land use category in the Plan Update
<b>HOUSING</b>						
Burke County Health Department will inspect all household and commercial septic tanks in Girard. This is a new program.	2019-2023	X				Reoccurring function of Businesses



TOWN OF GIRARD REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
Town of Girard

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>COMMUNITY FACILITIES AND SERVICES</b>						
As SPLOST funds are collected, Girard will scrape and paint the interior and exterior of the historic Community Building, add blinds for windows throughout the building, repair and replace historic flooring where needed, and purchase new tables and chairs as support for public use events and rentals	2019-2023		2027			Rewritten to better reflect current needs: Upgrade and provide maintenance to the interior and exterior of the Historic Community Building. Example activities include paint, adding blinds for windows throughout the building, repair and replace historic flooring where needed, and purchase new tables and chairs as support for public events and rentals
<b>BROADBAND</b>						
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all	2019-2023			X		Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific work program item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	2019-2023	X				Addresses have been collected, updates may be needed



TOWN OF GIRARD REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
Town of Girard

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>BROADBAND</b>						
Evaluate town buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	2019-2023			X		Lack of funding and staff, Carried over to new workprogram
Adopt a resolution stating that Girard desires to be fully served by broadband capability through broadband deployment	2019-2023			X		Not an administrative priority at the time



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**CITY OF MIDVILLE REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Midville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Install new roof on Midville High School building (part of the building is rented commercially)	2019-2023	X				
Examine the need for brownfield assessment of properitise within the city	2019-2023			X		Lack of Funding, Brownfield Assessment is important to Midville. Funds for assessment will be seeked out.
<b>HOUSING</b>						
Assess condition of Residential housing in the City	2019-2023		2027			Lack of funding
<b>NATURAL AND CULTURAL RESOURCES</b>						
Install new roof on historic Community House	2019-2023	X				
Conduct student summer program teaching education, ethics, manners, and life skills (Dr. Ruby Saxon) at Community House	2019-2023	X				As written, the following item is a policy statement.



CITY OF MIDVILLE REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
City of Midville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>COMMUNITY FACILITIES</b>						
Purchase property for new well next to existing main well	2019-2023	X				
Make repairs to main well (spent \$29,000 in 2017)	2019-2023	X				
Upgrade existing well with digging deeper and installing new pump	2019-2023	X				
Purchase 10-15 new residential water meters per year to replace worn out existing ones per water conservation plan for compliance until all 262 meters are replaced	2019-2023		2027			
Purchase one used police vehicle	2019-2023	X				
Apply for 2020 CDBG Water or Sewer Improvements grant	2019-2023	X				
Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	2019-2023					



**CITY OF MIDVILLE REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Midville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>BROADBAND</b>						
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	2019-2023			X		Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific workprogram item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	2019-2023	X				Addresses have been collected, updates may be needed
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	2019-2023			X		Lack of funding and staff, Carried over to new workprogram
Adopt a resolution stating that Midville desires to be fully served by broadband capability through broadband deployment	2019-2023			X		Not an administrative priority at the time



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CITY OF SARDIS REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
City of Sardis

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Re-activate the Sardis Development Authority	2019-2023	X				
Downtown Sardis: Enhance downtown buildings with new awnings and paint facades	2019-2023			X		Lack of funds
<b>NATURAL AND CULTURAL RESOURCES</b>						
Coal Chute Park: Construct park landscaping and interpretive kiosk/signage to display history of the extant railroad coal chute	2019-2023	X				
<b>LAND USE</b>						
Adopt a Zoning/Land Use Regulation Ordinance	2019-2023			X		Lack of funds



**CITY OF SARDIS REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Sardis

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	

**COMMUNITY FACILITIES**

Sewer system improvements: Make modifications to existing wastewater pollution plant	2019-2023					
Continue to improve existing sidewalks and construct new sidewalks from surrounding neighborhoods to downtown area	2019-2023			X		Lack of funds
Purchase building for City Hall offices and Police department. Renovate existing City Hall building	2019-2023		2027			Building purchased, Renovations will be don as funding is made available
Purchase new computers for City Hall	2019-2023	X				
Purchase two new vehicles for Police Department	2019-2023	X				
Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	2019-2023		2025			
Apply for infrastructure grants for improvements to water, sewer, drainage, and street improvements	2019-2023		2027			



**CITY OF SARDIS REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Sardis

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>BROADBAND</b>						
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	2019-2023					Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific workprogram item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband services	2019-2023					Addresses have been collected, updates may be needed
Evaluate city building and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	2019-2023					Lack of funding and staff, Carried over to new workprogram
Adopt a resolution stating that Sardis desires to be fully served by Broadband Ready site	2019-2023					Not an administrative priority at the time
Adopt a resolution stating that Sardis desires to be fully served by broadband capability through broadband deployment	2019-2023					Not an administrative priority at the time



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## CITY OF VIDETTE REPORT OF ACCOMPLISHMENTS

2018-2028 Joint Comprehensive Plan,  
City of Vidette

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>NATURAL AND CULTURAL RESOURCES</b>						
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	2019-2023	X				Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific workprogram item.
<b>COMMUNITY FACILITIES</b>						
Drill a new backup well	2019-2023	X				
Install new water lines throught the city to replace galvanized	2019-2023		2026			SPLOST Funding has allowed for the replacement of some new water lines with fire hydrants. Additional improvements are needed
Repair roadways	2019-2023		2027			
Repair water system	2019-2023		2027			
Add one piece of playground equipment annually for five years	2019-2023			X		Lack of funding
Participate in update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it infuture comprehensive plan or STWP updates.	2019-2023	X				



**CITY OF VIDETTE REPORT OF ACCOMPLISHMENTS**

2018-2028 Joint Comprehensive Plan,  
City of Vidette

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>COMMUNITY FACILITIES</b>						
Create signs or other means of slowing trucks passing through	2019-2023				X	Georgia Department of Transportation Responsibility
<b>BROADBAND</b>						
Designate a representative for a county-wide broadband committee aimed at improving quality and access across all jurisdictions	2019-2023			X		Burke County has received nomination as a Broadband ready community. Carried over to new work program as a city specific workprogram item.
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service	2019-2023	X				Addresses have been collected, updates may be needed
Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act	2019-2023			X		Lack of funding and staff, Carried over to new workprogram
Adopt a resolution stating that Vidette desires to be fully served by broadband capability through broadband deployment	2019-2023			X		Not an administrative priority at the time

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Burkes Work Program To be Added



2023-2027 BURKE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<i>ECONOMIC DEVELOPMENT</i>									

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**2023-2027 BURKE COUNTY WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Establish and operate a Landbank with Burke County for the acquisition and sale of property that is vacant, abandoned, dilapidated, and tax delinquent	X	X	X	X	X	\$750,000	Local City and County Funds, State and Federal Grant Funding	Burke County and City of Waynesboro Gov., CSRA RC
	Create a plan to determine the feasibility for Electric Vehicle (EV) Charging Stations, including the project scope, site selection, infrastructure needs, procurement process, installation cost, operation cost, and maintenance cost		X				To be determined	Various State, Federal, and Private Grants. Potentially State and Federal Loans	City, CSRA RC, Ga. DOT
	Create a community Splash Pad at the new Family Y		X	X			\$125,000	General Funds, State and Federal Grants	City/County

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2023-2027 BURKE COUNTY WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>HOUSING</b>									

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2023-2027 BURKE COUNTY WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>TRANSPORTATION</b>									

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2023-2027 BURKE COUNTY WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
LAND USE									

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2023-2027 BURKE COUNTY WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									

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**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

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



## 2023-2027 CITY OF WAYNESBORO WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Develop a citywide bike/pedestrian/greenways master plan including study of potential rails-to-trails		X	X	X		To be Determined	CDBG, General Fund, TSPLOST, State and Federal Grants	City, CSRA RC
	Install sidewalks from W. 13th Street to Wal-Mart property			X			\$75,000	CDBG, General Fund, TSPLOST, State and Federal Grants	City
	Develop a Sidewalk Improvement Plan to prioritize and drive annual decisions for executing projects.	X	X				\$5,000	General Fund, TSPLOST, State and Federal Grants	City, CSRA RC
	Invest in equipment and infrastructure to reduce flooding and improve drainage in areas of need in Waynesboro		X	X			\$100,000	General Funds, SPLOST, State and Federal Grants	City
	Apply for CDBG grants and use various funding sources to update and expand water, sewer, curb, gutter and sidewalks in deficient areas								
	Add playground equipment and Much for protection to city parks	X	X	X	X	X	To be Determined		
	Pave & Stripe Liberty and 6th Street		X				To be Determined	CDBG, General Fund, SPLOST, State and Federal Grants	City





**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Participate in a feasibility study of the consolidation of county water systems into a potential Burke County Water Authority, including analysis of service provision and cost								
	Develop a citywide parks and greenspace master plan that focuses on opportunities for neighborhood parks, greenspace, recreation areas with some programming								
	Prepare a Streetscape Master Plan to guide enhancements in downtown Waynesboro and along corridors								
	Create a community Splash Pad at the new Family Y			X	X			\$125,000	General Funds, State and Federal Grants
	Pave and Stripe Parking Lot Behind City Hall	X					To be Determined	General Funds, Grants and Loans	City
	Replace and purchase necessary personal protective equipment (ppe) and first response software (Gear may include that self-contained breathing apparatus, safety vest, body camera, city camera system, other protective gear, first response system)	X	X	X	X	X	\$150,000	General Fund, DOJ, GEMA, Local Law Enforcement Block Grant	City



**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Add new entrance signs coming into the city on south side of Highway 25			X				General Funds, GDOT Gateway Grant, Other State and Federal Grants	City
	Construct restrooms in the City Park	X						General Funds, State and Federal Grants	City
	Construct new natural gas regulator station	X					\$50,000	Natural Gas Funds, General Funds, Various Grants	City
	Evaluate the need to install a second natural gas main from tap station into the system	X					\$200,000	Natural Gas Funds	
	Evaluate the conditions of older water mains and develop a replacement plan to prioritize replacement activity	X						Water/Sewer Funds, General Funds, State and Federal Grants	City
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X	X			\$20,000	GEMA, General Funds	City, Burke County, and CSRA RC
	Evaluate and make necessary upgrades at the Water Pollution Control Plan and develop an implementation plan to prioritize improvements.	X					\$7,500	Water/Sewer Fund, General Funds, State and Federal Grants and/or Loans	City



## 2023-2027 CITY OF WAYNESBORO WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Replace air lines from the blowers to clarifier basins at the WPCP		X				\$10,000	General Funds, SPLOST	City
	Replace Primary clarifier components and equipment at the WPCP	X					\$40,000	General Funds, SPLOST	City
	Install a new well, to increase water availability for residents and industries			X			\$1,000,000	SPLOST, General Funds, State and Federal Grants	City
	Replace and make upgrades to existing filtration facility			X			\$300,000	SPLOST, General Funds, State and Federal Grants	City
	Upgrade all components and equipment at the Fire Booster Pump Station	X					\$35,000	SPLOST, General Funds, State and Federal Grants	City
	Create a plan to determine the feasibility for Electric Vehicle (EV) Charging Stations, including the project scope, site selection, infrastructure needs, procurement process, installation cost, operation cost, and maintenance cost		X				To be Determined	Various State, Federal, and Private Grants. Potentially State and Federal Loans	City, CSRA RC, Ga. DOT
	Purchase and install necessary infrastructure for Electrical Vehicle Charging Stations.			X	X	X	To be determined	Various State, Federal, and Private Grants. Potentially State and Federal Loans	City, CSRA RC, Ga. DOT



**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>HOUSING</b>									
	Develop a new plan and process for disposal of demolition debris from dilapidated structures		X				\$1,000	General Fund	City
	Create a plan to revitalize and eliminate blight, identifying those private and public incentives to rehabilitate existing homes and the construction of new single and multifamily housing in Waynesboro as a part of the implementation component.		X	X			\$25,000	General Funds, Gas Funds	City
	Demolish 10 houses from the dilapidated list -- one each year	X	X	X	X	X	\$50,000	Local Funds	City
	Apply for new and utilize existing CDBG and CHIP funds to rehabilitate owner-occupied sub-standard housing throughout the city. Prioritize Corker Row and Reynolds St.		X	X	X	X	\$450,000	CDBG/CHIP	City, CSRA RC
	Establish and operate a Landbank with Burke County for the acquisition and sale of property that is vacant, abandoned, dilapidated, and tax delinquent	X	X	X	X	X	\$750,000	General City and County Funds, State and Federal Grant Funding	City of Waynesboro, Burke County Gov., CSRA RC



**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>HOUSING</b>									
	Apply for new and utilize existing CDBG and CHIP funds to reconstruct owner-occupied dilapidated housing throughout the city. Prioritize Corker Row and Reynolds St.		X	X	X	X	\$450,000	CDBG/CHIP	City, CSRA RC
	Create a new Urban Redevelopment Plan (URP) or Strategic Plan	X	X				\$50,000	General funds, State and Federal Grant funding	City, CSRA RC
	Develop a plan that identifies implementations items and incentives to encourage infill housing and new construction, and replacement of dilapidated structures	X	X	X			\$50,000	General funds, State and Federal Grant funding	City, CSRA RC



## 2023-2027 CITY OF WAYNESBORO WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>NATURAL AND CULTURAL RESOURCES</b>									
	Restore Old Jail building – Cal-aboose				X	X	\$30,000	General Funds, Various State and Federal Grants	City
	Prepare a master for a new park/civic space and existing parks.		X	X	X	X	\$15,000	General Funds, Various State and Federal Grants	City
	Develop a plan for best management practices and site design standards for stormwater management.			X	X		\$5,000	General Funds, Various State and Federal Grants	City
	Redevelop downtown streetscape to include corner bumpouts at intersections, new sidewalks, crosswalks, areas for trees, shrubs, and annuals, upgraded parking layout, benches and trash receptacles. Streets will include Liberty, 6th, 7th, 8th, Myrick, and Shadrack.			X	X	X	To be Determined	General Funds, Transportation improvement Grants, and State and Federal Grants	City
	Acquire property at 9th and Herman Lodge Blvd. Develop a park for public use with a pavilion, charcoal grills, walking track, playground equipment, basketball goals, and grassed playing field			X			\$10,000	General Funds	City
	Develop Promote and Expand Cultural Events, Festivals, Public Art (Examples would be 2nd Saturday Downtown Events and new public art murals and Sculptures.		X				\$5,000	General Funds, Various Grants	General Funds



**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>NATURAL AND CULTURAL RESOURCES</b>									
	Develop cost estimate and work with Waynesboro Betterment Council, DNR, Army Corp of Engineers to improve drainage and flooding problems at Jones Lake			X	X	X	\$25,000	General Funds, Grants, Loans, and Private Funding	City, DNR, Army Corp of Engineers, and the Betterment Council
	Design and construct a trail for recreation projects at Jones Lake				X	X	\$300,000	Various State and Federal Grants and/or Loans, General Fund	City
	Create a museum location in collaboration with Burke County				X	X	To be Determined	General Funds, Various Grants	City, Burke County
	Engage youth in civics and government through youth council curriculum		X				To be Determined	General Funds, Various Grants	City, Burke County



**2023-2027 CITY OF WAYNESBORO WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									
	Include a Broadband Element into the Joint Comprehensive Plan.	X					City, CSRA RC	Staff time	General Funds, DCA,
	Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRA RC	Staff time	General Funds, DCA,
	Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.	X	X	X			City, CSRA RC	Staff time, Georgia Technology Authority (GTA)	General Funds, DCA, Georgia Technology Authority (GTA)
	Adopt a resolution stating that Waynesboro desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRA RC	Staff time	General Funds, DCA





## 2023-2027 CITY OF KEYSVILLE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X	X			\$20,000	GEMA Grants, Local Funds	City, Burke County, and CSRA RC
	Create a plan to determine the feasibility for Electric Vehicle (EV) Charging Stations, including the project scope, site selection, infrastructure needs, procurement process, installation cost, operation cost, and maintenance cost		X				To be determined	Various State, Federal, and Private Grants. Potentially State and Federal Loans	City, CSRA RC, Ga. DOT
	Purchase and install necessary infrastructure for Electrical Vehicle Charging Stations.			X	X	X	To be determined	Various State, Federal, and Private Grants. Potentially State and Federal Loans	City, CSRA RC, Ga. DOT



**2023-2027 CITY OF KEYSVILLE WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									
	Include a Broadband Element into the Joint Comprehensive Plan.	X					City, CSRA RC	Staff time	General Funds, DCA
	Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRA RC	Staff time	General Funds, DCA
	Evaluate city buildings and other public spaces to determine which may be improved to welcome a Broadband Ready site under the ACE Act.	X	X	X			City, CSRA RC	Staff time	General funds, DCA
	Adopt a resolution stating that Keysville desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRA RC	Staff time	General Funds, DCA



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**2023-2027 CITY OF KEYSVILLE WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>TRANSPORTATION</b>									
	Burke County will widen and pave Brigham Avenue quality of life.								
	Burke County will repair Brigham Landing Road								

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## 2023-2027 TOWN OF GIRARD WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Lighting, benches, landscaping added to the Girard Walking Track				X				
	Upgrade and maintenance to the interior and exterior of the historic Community Building. Example activities include paint, adding blinds for windows throughout the building, repair and replace historic flooring where needed, and purchase new tables and chairs as support for public use events and rentals					X			
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X	X			\$20,000	GEMA, General Funds	City, Burke County, and CSRA RC



## 2023-2027 TOWN OF GIRARD WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									
	Include a Broadband Element into the Joint Comprehensive Plan.	X					City, CSRA RC	Staff time	General Funds, DCA
	Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRA RC	Staff time	General Funds, DCA
	Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.	X	X	X			City, CSRA RC	Staff time	General Funds, DCA
	Adopt a resolution stating that Girard desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRA RC	Staff time	General Funds, DCA



2023-2027 TOWN OF GIRARD WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<i>NATURAL AND CULTURAL RESOURCES</i>									
	Lighting, benches, landscaping added to the Girard Walking Track								
	New seasonal banners will be purchased for Girard streetlights								

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**2023-2027 CITY OF SARDIS WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>ECONOMIC DEVELOPMENT</b>									
	Downtown Sardis: Enhance downtown buildings with new awnings and paint facades	X	X	X	X	X		State and Federal Grants and Loans, and Discretionary Funds	City, Merchants

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## 2023-2027 CITY OF SARDIS WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X	X			\$20,000	GEMA, General Funds	Burke County and CSRA RC
	Continue to improve existing sidewalks and construct new sidewalks from surrounding neighborhoods to Downtown Area								
	Sewer system improvements: Make modifications to existing wastewater pollution plant								
	Purchase building for City Hall offices and Police Department. Renovate existing City Hall building					X			
	Apply for infrastructure grants for improvements to water, sewer, drainage, and street improvements.	X							



2023-2027 CITY OF SARDIS WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>LAND USE</b>									
	Adopt a Zoning/Land Use Reg- ulations Ordinance								

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**2023-2027 CITY OF SARDIS WORK PROGRAM**

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									
	Include a Broadband Element into the Joint Comprehensive Plan.	X					City, CSRA RC	Staff time	General Funds, DCA
	Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRA RC	Staff time	General Funds, DCA
	Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.	X	X	X			City, CSRA RC	Staff time	General Funds, DCA
	Adopt a resolution stating that Sardis desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRA RC	Staff time	General Funds, DCA



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## 2023-2027 CITY OF VIDETTE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X	X			\$20,000	GEMA Grant and General Funds	City, Burke County, CSRA RC
	Add one piece of playground equipment annually for five years		X	X	X	X	To be Determined	General Funds, Various Grants	City
	Install new water lines through the city to replace galvanized	X	X	X	X	X	To be Determined	SPLOST, General Funds, Various State and Federal Grants	City
	Repair Water System	X	X	X	X	X	To be Determined	SPLOST, General Funds, Various State and Federal Grants	City



## 2023-2027 CITY OF VIDETTE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									
	Include a Broadband Element into the Joint Comprehensive Plan.	X					City, CSRA RC	Staff time	General Funds, DCA
	Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRA RC	Staff time	General Fundss, DCA
	Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.	X	X	X			City, CSRA RC	Staff time	General Funds, DCA
	Adopt a resolution stating that Vidette desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRA RC	Staff time	General Funds, DCA



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## 2023-2027 CITY OF MIDVILLE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>ECONOMIC DEVELOPMENT</b>									
	Examine the need for brown-field assessment of propertise within the city			X					
	Renovate Old School House for future use/assisted living or of-fice suite.					X			
	Renovate buildings downtown and add aircondition					X			
	Beautify city streets and side-walks (Both Natural and Cul-tural Resources and Economic Development)			X					





## 2023-2027 CITY OF MIDVILLE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<b>COMMUNITY FACILITIES AND SERVICES</b>									
	Purchase 10-15 new residential water meters per year to replace worn out existing ones per water conservation plan for compliance until all 262 meters are replaced					X			
	Renovate the Community House, including new roof, windows, floor, paint, ect...					X			
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates	X							
	Construct a multipurpose trail around ball fields (Both Community Facility project and Natural and Cultural Resources)			X					
	Participate in the update of the Burke County Hazard Mitigation Plan and incorporate the plan and specific actions and issues from it in future comprehensive plan or STWP updates		X	X			\$20,000	GEMA Grants, Genral Funds	City, Burke County, CSRA RC



2023-2027 CITY OF MIDVILLE WORK PROGRAM

Code	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible party
<i>NATURAL AND CULTURAL RESOURCES</i>									
	Beautify city streets and sidewalks (Both Natural and Cultural Resources and Economic Development)								
	Construct a multipurpose trail around ball fields (Both Natural and Cultural Resources and Community Facility project)								

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**2023-2027 CITY OF MIDVILLE WORK PROGRAM**

Code	Activity Description	2023	2024		2026	2027	Cost Estimate	Funding Source	Responsible party
<b>BROADBAND</b>									
	Include a Broadband Element into the Joint Comprehensive Plan.	X					City, CSRA RC	Staff time	General Funds, DCA
	Continue to assist in the collection of address data to evaluate broadband service availability.	X	X	X	X	X	City, CSRA RC	Staff time	General Funds, DCA
	Evaluate city buildings and other public spaces to determine which may be improved to become a Broadband Ready site under the ACE Act.	X	X	X			City, CSRA RC	Staff time	General Funds, DCA
	Adopt a resolution stating that Midville desires to be fully served by broadband capability through the broadband deployment initiative.	X					City, CSRA RC	Staff time	General Funds, DCA

