# Comprehensive Plan for the City of Shiloh

# **COMMUNITY AGENDA** 2011-2031



**Prepared by:** RIVER VALLEY REGIONAL COMMISSION

# City of Shiloh Comprehensive Plan 2011-2031 Community Agenda

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# **Character Area Vision Statements**

# **Conservation Area and Greenspace**

**Vision:** Due to the environmental and cultural significances of Shiloh's limited Parks, Natural and Cultural Resources and its citizenry's desire to protect those attributes, the City of Shiloh will strive to protect its natural resources, to include local parks, conservation areas, protected open space including wetlands, floodplains, stream corridors, native flora, natural buffers, fragile topography, and other significant preserves.



## Land Use Preferred: City of Shiloh prefers

agriculture/forestry, low density single – family

residential, parks/recreation/conservation, and limited public/institutional use i.e. wells, utilities, bike/pedestrian trails and low impact recreation facilities.

<u>**Quality Community Objectives for this Area:** Open Space Preservation, Environmental Protection, Heritage Preservation, and Sense of Place.</u>

#### Strategies:

- 1. Conserve, maintain and promote the natural, historic and cultural resources of the City of Shiloh.
  - a. Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.
  - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- 2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  - a. Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - b. Support regional tourism alliances with other counties and other facilities (such as Ossahatchee Indian Festival and Rodeo, Calloway Gardens and FDR's Little White House) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
  - c. Conserve, maintain and promote the natural, historic, and cultural resources in order to keep the City of Shiloh an attractive place in which to live, work and play.
- 3. Limiting new developments to only include agricultural uses, low density single-family residential (1+ acres), public utilities (such as water/sewer lines), bike/pedestrian paths, and/or other low impact recreation facilities such as baseball or softball fields.
- 4. Promoting the use of conservation easements.
- 5. Widening and construction of roadways should only be done only when absolutely necessary, and with careful designs.

- 6. Preserving environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
- 7. Utilizing infrastructure availability as a means to steer development away from natural, cultural, and environmentally sensitive areas.

## **Implementation Measures**

- 1. Continue to enforce State Environmental Protection Ordinances.
- 2. Consider adopting a Historic Preservation Ordinance.
- 3. Promote conservation easements to protect natural resources and open space.
- 4. Promote environmentally sensitive site design by designing developments to protect environmentally sensitive areas, as a means of preventing mass grading and clear cutting.
  - a. Consider adopting a Hillside and Ridgeline Protection Ordinance.
  - b. Consider adopting a Riparian buffer ordinance to augment existing state regulations requiring strips of land along banks of streams and rivers to be set aside from development to protect water quality.

# Established Residential

<u>Vision</u>: Established residential neighborhoods in the City of Shiloh consist of existing residential areas with curvilinear streets, a few dead-end streets, and generally have low pedestrian orientation, high open space, and a high to moderate degree of building separation of residences which are single-family detached. The vision for the Established Residential Area is to improve pedestrian access

throughout these areas, infill on existing lots with affordable residential development, improve the aesthetics of the area, and to improve traffic flow while maintaining the existing neighborhood density.

Land Uses Categories Preferred: Single-family, detached on a minimum of a one acre lot and infill development on existing lots of record. Development must match existing architectural style and density.

## Quality Community Objectives for this Area: Infill



Development, Transportation Alternatives, and Housing Choices.

## Strategies:

- 1. Consider retrofitting these areas by promoting streetscaping, walkability, etc. while utilizing existing infrastructure.
- 2. Connecting residential development with the existing pedestrian trail encourages walking and minimizes the need for auto trips within the City of Shiloh.
- 3. Establish good vehicular and pedestrian/ bike connections to retail/commercial services, while developing internal street connectivity to adjacent properties with multiple site access points.
- 4. Promote street design that encourages traffic calming measures such as narrower residential streets, on-street parking and the addition of bicycle and pedestrian facilities.
- 5. Foster retrofitting of these areas to better conform with traditional neighborhood development principles.

- 6. Adding traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
- 7. Permitting accessory housing units or new well-designed, small-scale infill residences to increase neighborhood density without exceeding one acre/unit overall density.
- 8. Encourage the continued development of the Pedestrian Trail to provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage city's residents to walk/bike to shopping, bike recreational or other destinations in the City of Shiloh.
- 9. Established Residential Areas located along SR85 need to focus on aesthetics with appropriate signage, landscaping and other beautification measures.

## **Implementation Measures**

- 1. Retrofit the established residential area by creating a program in the capital budget to add sidewalks and landscaping with trees, shrubs and decorative street lighting, as funding permits.
- 2. Connect the Town Center area and the Pedestrian Trail with the established residential neighborhood by making trail connections at Forth Street, Third Street, Second Street, and First Street.
- 3. Maintain narrow residential streets, with on street parking to maintain slower rates of speed on the street, in the established residential areas.
- 4. Consider adopting Manufactured Home Compatibility Standards or Minimum Health and Safety Standards.
- 5. Consider adopting an Overlay Ordinance for properties along SR85 to control signage and landscaping.

# Traditional Neighborhoods Stable

<u>Vision</u>: These are residential areas, in older parts of the City of Shiloh, typically developed prior to World War II. Characteristics include street trees, on-street parking, small regular lots, buildings close



to or at the front of property lines, low degree of building separation, and businesses well within walking distance. The City of Shiloh's traditional neighborhoods will be have a majority of owner-occupied single-family homes and/or stick-built homes constructed on-site to serve as a continuing example of well-maintained, stable neighborhoods with sidewalks to encourage pedestrian access, street lighting, and limited vacant properties. For further information and images, please see the Character Area Design Appendix.

## Land Uses or Zoning Categories Preferred:

Single-Family detached on a minimum of a one acre lot with infill development on existing lots of record. Development must match existing architectural style and density.

## **Quality Community Objectives for this Area:**

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Appropriate Business, Housing Choices

### **Strategies**

Maintain existing density and architectural style of development by:

- 1. Focusing on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- 2. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- 3. Encourage a well-designed pocket park at an appropriate location, which would provide a focal point and transition area for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to Town Center and other destinations in the City of Shiloh.
- 4. Sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood.

#### **Implementation Measures**

- 1. Consider adopting Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the traditional neighborhood structures, is built to a high standard, and has a pleasant appearance.
- 2. Consider adopting a Landscaping Guideline/Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, and establishment of landscaped strips as buffers between developments.
- 3. Consider setting a Maximum Setback Requirement that requires that the distance between the right-of-way and buildings be at a maximum distance rather that a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.
- 4. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with town center and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access.

# **Rural Residential**

<u>Vision</u>: City of Shiloh will maintain a rural, environmentally sensitive land use system on undeveloped land by maintaining lower density residential development with typically large lots, open space, pastoral views and by utilizing existing infrastructure systems.

## **Strategies**

- By maintaining existing rural large lot acreage, which is on average five (5) acres in size, and utilizing as mini-farms.
- Permitting rural clusters or conservation subdivision designs that incorporate significant amounts of open space if water system improvements are made and public sewage or private packaging treatment systems are allowed.
- Encourage compatible architecture styles that maintain the regional rural character and should not



include "franchise" or "corporate" architecture. Future development needs to be designed for greater pedestrian orientation and access.

- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Rural Residential areas located along SR85 need to focus on aesthetics with appropriate signage, landscaping and other beautification measures.

Land Uses Preferred: Low density single-family residential.

**Quality Community Objectives for this Area:** Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas

#### **Implementation Measures:**

- 1. Consider modifying existing Subdivision Ordinance to reflect 5-acre lot size for area designated as Rural Residential.
- 2. Consider adopting a Land Use Guidance Point System to review future development applications.
- 3. Consider adopting Design Guidelines for this area. New development (subdivision) design with more character, with attractive clustering of buildings leaving open space, green space, and trail available to pedestrians, bicyclists as well as other recreational users.
- 4. Consider adopting Overlay Ordinance to control signage and landscaping for properties along SR85.

# **Town Center**

1. <u>Vision</u>: The City of Shiloh's Town Center, located along Main Street, is the focal point for the community with a concentration of activities (general retail, office, public and open space uses)

easily accessible by pedestrians in surrounding residential neighborhoods, commercial and civic areas. In an effort to improve the usability of the area including improvements to landscaping bike/pedestrian trails, benches, outdoor lighting, signage, façades, parking, and connectivity to the adjacent neighborhoods. Shiloh will have a vibrant and active Town Center that has been restored and well maintained. This area will be a focal point for the City of Shiloh, offering a concentration of activities to include general retail, professional offices, live/work loft housing



and appropriate public and open space uses, which will all be easily accessible by pedestrians. The town center will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for dining, socializing and entertainment. Town Center is the key component to maintaining Shiloh's unique sense of place, and must be protected from architecturally incompatible development.

#### Land Uses or Zoning Categories Preferred:

Single-family residential, commercial, public institutional, bike/pedestrian facilities, live/work units.

## **Quality Community Objectives for this Area:**

Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Appropriate Business and Housing Choices.

#### **Strategies**

- 1. Prohibiting "corporate" architecture and promoting turn of the century style architecture to match existing buildings;
- 2. Regulating signage within the Town Center and SR85.
- 3. Utilizing existing or available parking in Town Center.
- 4. Requiring buildings in Town Center to be architecturally integrated with the site and one another and developed at a scale sufficient in size, bulk and height to provide image identification for the Town Center area and surrounding community;
- 5. New buildings/commercial structures will be located near street front with parking in rear of buildings in an effort to be more pedestrian friendly and keep the Town Center aesthetically pleasing.

## **Implementation Measures**

- 1. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
- 2. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.
- 3. Consider adopting a Historic Preservation Ordinance.
- 4. Conduct a Downtown Specific Study for the Town Center area and adopt community design standards or guidelines.
- 5. Keep maximum distances for block length and width and/or perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
- 6. Consider Tea Grant to improve Town Center.
- 7. Develop a pocket park to connect the Traditional Neighborhood Area to the Town Center Area.

# SR 85 Gateway Corridor



**Vision:** This is developed and undeveloped land paralleling the east side of SR 85 between the intersection of SR 16 and Williams Lane Road that serves as an important entrance or means of access to the City of Shiloh. The land adjacent to and fronting SR 85 shall be developed in a manner that is visually pleasing to residents and visitors of Shiloh by improving aesthetics of the corridor and controlling points of ingress and egress.

## Land Use Categories Preferred:

Land Uses: Single family detached residential, commercial.

#### **Quality Community Objectives for this Area:**

Transportation Alternatives, Infill Development, Appropriate Business, Employment Options

#### **Strategies**

- 1. Focus on appearance with appropriate signage, landscaping and other beautification measures.
- 2. Manage access to keep traffic flowing; using directory signage to community facilities, commerce developed, streets/state routes and recreational facilities.
- 3. Retrofit or mask existing strip development or other unsightly features as necessary.
- 4. Add buffer where appropriate between pedestrian trail and SR 85.
- 5. New development on property adjacent to SR 85 should be placed behind a landscaped buffer.
- 6. Encourage development of abutting properties to develop in a holistic, and integrated manner as a way of complimenting and mimicking the existing character of the corridor.

\*For additional information and images see the Character Area Design Appendix.

**Implementation Measures:** Focus on appearance with appropriate signage, landscaping and other beautification measures.

- 1. Consider the development of corridor management plans for SR 85.
- 2. Consider adopting and overlay district to use as tool to implement lighting, landscaping, parking, curb cuts, buffers and signage.
- 3. Consider enacting signage guidelines or ordinances to control the size and character of signage throughout the corridor to encourage cohesive commercial development.
- 4. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
- 5. Provide adequate shoulders for bicycles or emergency breakdown lanes.
- 6. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.

# **Pedestrian Trial**

## Vision:

Continue to develop pedestrian trails within the City of Shiloh. If possible, link trails to ecological, cultural and recreational amenities, as well as new residential and commercial development. Utilize existing greenways, roadways, and easements in an effort to provide safe, efficient pedestrian linkages, while giving users an opportunity to enjoy the natural environment.

#### Land Uses or Zoning Categories Preferred:

Land Use: Public Facility

#### **Quality Community Objectives for this Area:**

Open Space, Alternative Transportation, Environmental Protection



#### **Strategies**

- 1. Preserve environmentally sensitive areas by setting them aside as public parks, trails or greenbelts.
- 2. Develop facilities for bicycle storage racks, additional bikeways, bike lanes to connect to developing trail.
- 3. Landscaped buffers between the roadway and bike/pedestrian trails and walkways.
- 4. Retrofitting existing residential communities to improve pedestrian and residential bicycle access and connectivity with nearby commercial areas and developing bike trail.

**Implementation Measures:** Create these linkages by:

- 1. Setting aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
- 2. Creating a Bikeway/Pedestrian Plan that provides connectivity to residential neighborhoods, parks, community facilities, and retail centers, as well as ensures that bicycling is a convenient, safe and practical means of transportation in the City of Shiloh.
- 3. Ensuring that safe, adequate, and well designed facilities are provided for bicycles, including pavement markings, signage and intersection crossings.
- 4. Identifying areas of planning coordination with other governments including Harris County, City of Hamilton, Town of Pine Mountain and the Town of Waverly Hall to coordinate and promote trail expansion.
- 5. Look to extend the Pedestrian Trail form Forth Street to SR116 and make connection to old school house.
- 6. Add crosswalks from existing pedestrian facility across Main Street to First Street, Second Street, Third Street and Forth Street.

# **Other Special**

**Vision:** These areas of the City of Shiloh include public or semi-public areas with single characteristics such as water tanks, public safety facilities, churches, cemeteries, or others that are not likely to be replicated elsewhere within the community and not likely to change use over the 20-year planning period. Shiloh will continue to have a pedestrian facility park, other public buildings and recreational facilities to serve its citizens. Shiloh will seek to provide better land use connectivity between town public facilities and adjacent neighborhoods by creating



pedestrian/communities, bike access, improving visual appearance, scale of facilities and landscaping.

#### **Strategies**

- 1. Addition of public buildings or public parks on appropriate infill sites to serve surrounding neighborhoods.
- 2. Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, storage racks, etc. which will be added.
- 3. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.

4. New community facilities will be accommodated by the reuse of existing vacant or underutilized structures (e.g. commercial centers, office space, and vacant public buildings).

#### Land Uses or Zoning Categories to be Allowed:

Public/Institutional

#### **Quality Community Objectives Addressed:**

Transportation Alternatives, Educational Opportunities, Growth Preparedness

#### **Implementation Measures:**

- 1. Conserve, maintain and promote existing recreation areas.
- 2. Encourage and support the development of a Harris County and Shiloh Recreational Program that will provide opportunities for both passive and active recreational activities.
- 3. Encourage maximum use of natural resources, while maintaining sound environmental protection practices by encouraging and promoting land uses and development that respects the natural limitations of flood plains, steep slopes, wetlands and soil types.
- 4. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions, as well as providing for timely maintenance and improvements.
- 5. Coordinate with Harris County for the possible connection of the Shiloh and Harris County public water system to better serve the current and future population.
- 6. Design new public facilities or refurbish existing public facilities to match surrounding architectural.
- 7. Develop existing vacant lots and buildings to identify possible facility expansion area.

# Light Industrial

#### Vision:

An area used in low intensity manufacturing, wholesale trade, and distribution activities that is environmentally sensitive and does not generate excessive noise, particulate matter, dust, gas, fumes, odor, radiation, or other nuisance characteristics. Lite industry should also need minimum water service.

#### Land Uses or Zoning Categories to be Allowed:

Light Industrial

## **Quality Community Objectives addressed:**

Transportation Alternatives, Growth Preparedness

#### **Strategies**

- 1. Develop, or where possible, retrofit as part of planned industrial park, having adequate water, sewer, storm water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- 2. Incorporate signage and lighting guidelines to enhance quality of development.
- 3. Light industrial areas located along SR 85 need to focus on aesthetics with appropriate signage, landscaping or other beautification measures.



## **Implementation Measures:**

- 1. Consider adopting Performance Standards for off-site impacts to regulate land uses that generate noise, odor, smoke, glare from outdoor lighting, or similar nuisances in order to minimize the impacts on neighboring land use.
- 2. Consider adopting an overlay district for properties along SR 85 to control signage and landscaping.

# Shiloh, Georgia Draft Future Development Map



# **City of Shiloh**

# **Final Issues and Opportunities**

## **Population:**

Issues

- Providing infrastructure for a growing population (water, sewer, transportation, etc.)
- Paying for growth
- Increasing property values and potentially increasing taxes

#### **Opportunities**

- Expanding population base
- Expanding tax base from new residential, commercial and industrial growth
- Expanding local job opportunities
- Expanding community investment

# **Economic Development:**

Issues

- Business/Job Diversification.
- No Business and Retention Plan.
- Lack of local incentives to attract businesses.
- Lack of Public Transportation.
- Lack of Continuing Education Opportunities within the county. Residents must drive to Columbus, West Point or LaGrange for secondary education.

## **Opportunities**

- Low cost housing.
- Implementing additional public facilities necessary for commercial development.
- Educational Opportunities excellent K-12 school system.
- Retail/commercial opportunities due to Kia and supplier locations.
- Downtown Revitalization programs such as those offered by the Department of Community. Affairs and the Georgia Municipal Association.
- Callaway Gardens.
- Commercial (Office/Retail) expansion.
- Eco-friendly light industrial.

## Housing:

#### Issues

- Increasing housing costs.
- Lower percentage of owner occupied housing than Harris County or the State of Georgia.
- High percentage of rental units. Rental units, as a percent of occupied housing in Shiloh, has also increased from 1990.
- Small areas of vacant structures.
- Balancing housing cost with housing quality.

## **Opportunities**

- Construction of additional affordable and adequate housing.
- Maintain single-family site-built unit as the primary housing type.
- Create housing communities in comparison to housing developments and retrofit existing housing areas.
- Increase home ownership opportunities.

# Natural and Cultural Resources:

Issues

- The City of Shiloh has a few streams and wetlands. Stream and wetland integrity must be maintained by limiting development in these areas and by maintaining appropriate buffers.
- The City of Shiloh draws it water from a well system. Areas around wells need protection from development.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers and others.
- Make sure the public has adequate access to community resources.
- The community has to identify abandoned and potentially contaminated properties.

## **Opportunities**

- The City of Shiloh should develop more means of protecting significant resources.
- Actively educate the public, local elected officials, developers, economic developers, and others about resource conservation and protection.
- Improve, enhance, and promote the City of Shiloh's natural and cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Encourage or require best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield
- Consider the possibility of adopting a Historic Preservation Ordinance.

# **Community Facilities:**

Issues

- Meeting the service demands of population growth. With expected growth the demand for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty (20) years. The City of Shiloh's water system is at storage capacity and the water system in general is in need of repair.
- Continued use of septic tanks and maintenance of said systems.
- Storm water management / street and drainage problems.
- Facility upgrades for maintenance shop, recreation facilities, etc. / maintenance
- Waterline replacement and upgrades.

## Opportunities

- Water and sewer systems provide needed infrastructure for meaningful infill development and revenue opportunities.
- Water lines are currently in place in 80 percent of the town. Growth will add customers to the existing system which should increase water revenues.
- Growth provides an opportunity to look at various fees, (e.g. subdivision review fees or service tax districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure. Rehabilitate old school house into a usable community meeting facility.
- Adequate highway system.
- Continue the conversion/extension of the former rail line to a bike/pedestrian trail.
- Seek state funding to improve water, septic tank, street and drainage systems and police/fire service.

# **Intergovernmental:**

#### Issues

- Water availability and impact of development on local and regional systems
- Cost of transportation and development of mass transit in areas outside of Columbus/ Muscogee County
- Lack of desire of city and county citizens to actively participate in regional water planning efforts.
- Lack of desire of city and county citizens to actively participate in regional transportation planning efforts.

# **Opportunities**

- With projected growth for area counties and cities an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- The Service Delivery Strategy has been updated.

# **Transportation:**

## Issues

- Expanding existing bike/pedestrian trails to encompass the entire City of Shiloh in order to create land use connectivity, reduce local traffic, and improve health.
- Controlling development, signage and managing traffic flow along Georgia Highway 85.
- Retrofitting neighborhoods with sidewalks

## **Opportunities**

- Metra service from Columbus to Harris County
- Creating a Walk/Bike First Community
- Creating pedestrian and vehicular Gateways into the City of Shiloh and Town Center.

# Land Use:

## Issues

- Protecting natural and cultural resources
- Limited number of dilapidated structures that need attention
- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.

- Encroachment of non-compatible land use in historic areas.
- Land use mix is heavily favored towards residential and commercial use. There is a need to further diversify land use base.
- Protecting existing open space and creating open space in new developments
- Lack of guidelines, ordinances, plans (Design Guidelines, Subdivision, Historic, Tree, Sign, and Greenspace Plan) to control development.

### **Opportunities**

- Single family detached residential growth and commercial growth. Include adequate space for the growth of employment-related uses within the Future Land Use Plan/ Development Map
- Encourage traditional neighborhood development. Traditional neighborhoods should be considered when developing adjacent to or within a historic district
- Protect natural resources within developments by clustering developments if public sewage is available. Consider the use of the conservation subdivision ordinance. Consider a stream buffer ordinance and create an incentive to create greenway connections.
- Potential exist to create a very desirable development pattern.
- Develop abandoned rail line as connector between land uses.
- Review existing model ordinances provided by DCA and determine which if any are appropriate for Shiloh.

# City of Shiloh: Report of Accomplishments

Community Facilities				
Activity	Status	Explanation		
Continue to implement programs that beautify the city	Underway	Completed Pedestrian Trail and landscaped around the trail.		
Construct the walking trail				
Resurface Pine Street, 3 <sup>rd</sup> Street Extension, North Main Street, and parts of Lakeside Circle	Not Accomplished	No funds, putting all resources toward the water system.		
Pave South Main Street	Not Accomplished	No funds, putting all resources toward the water system.		
Clean out the City's two (2) water tanks every four (4) years	Accomplished			
Implement a recycling program in the city	Accomplished	(Project was accomplished by adding a recycling bin but Harris County stopped taking the recyclables.)		
Purchase new fire truck	Not Accomplished	No money		
Lower the city's ISO rating	Not Accomplished	No money to improve fire services		
Upgrade the city's water system	Underway	Making tank improvements. Added phosphate to water.		
Replace fire hydrants as needed	Accomplished			
Purchase additional police car	Accomplished			
Install additional street lights throughout the city	Underway	Do as funds are available, water system is first priority.		
Implement an "Adopt a Block" program	Not Accomplished	No longer a city priority.		
Continue to work with the county on a satellite Emergency Medical Facility	Underway	Shiloh is still interested in a facility to serve the east side of Harris County.		
Establish a ballfield in the city	Accomplished			
Improve sidewalks in the city	Not Accomplished	Do as funds are available, water system is first priority.		
Designate and establish the Fire House and City Hall as an emergency building	Completed	The Old School House was designated as the emergency building.		
Purchase a light/medium	Not Accomplished	No funding, need grant		

duty rescue truck		money.
	Economic Development	
Activity	Status	Explanation
Continue to support the	Accomplished	
existing wood industries	1	
Continue to negotiate to	Not Accomplished	Waverly Hall cannot afford
lease the old school building		building rehabilitation needs.
in the city from the		Project is cost prohibitive.
Chamber		
	Housing	
Activity	Status	Explanation
Upgrade housing in the city	Accomplished	Dilapidated Structures are
		being demolished.
	Land Use	
Activity	Status	Explanation
Review and update the	Underway	Completed/Adopted
Comprehensive Plan	Childer way	June/July 2011
	Natural and Historic Resou	rces
	a	
Activity	Status	Explanation
Activity Work with the region to	Status           Underway	Working with RVRC and
Work with the region to implement the Regional		Working with RVRC and Harris County on Mountain
Work with the region to implement the Regional Strategy dealing with		Working with RVRC and
Work with the region to implement the Regional		Working with RVRC and Harris County on Mountain
Work with the region to implement the Regional Strategy dealing with	Underway	Working with RVRC and Harris County on Mountain
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues	Underway Other Considerations	Working with RVRC and Harris County on Mountain Oak Creek.
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity	Underway Underway Other Considerations Status	Working with RVRC and Harris County on Mountain Oak Creek. Explanation
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances	Underway Other Considerations	Working with RVRC and Harris County on Mountain Oak Creek. <u>Explanation</u> Have reviewed ordinance
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and	Underway Underway Other Considerations Status	Working with RVRC and Harris County on Mountain Oak Creek. Explanation
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances	Underway Underway Other Considerations Status	Working with RVRC and Harris County on Mountain Oak Creek. <u>Explanation</u> Have reviewed ordinance
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and	Underway Underway Underway Other Considerations Accomplished	Working with RVRC and Harris County on Mountain Oak Creek. <u>Explanation</u> Have reviewed ordinance
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and consistency	Underway Underway Other Considerations Status	Working with RVRC and Harris County on Mountain Oak Creek. Explanation Have reviewed ordinance and made changes.
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and	Underway Und	Working with RVRC and Harris County on Mountain Oak Creek. <u>Explanation</u> Have reviewed ordinance
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and consistency Activity	Underway         Other Considerations         Status         Accomplished         Accomplished         General Planning         Status	Working with RVRC and Harris County on Mountain Oak Creek.         Explanation         Have reviewed ordinance and made changes.         Explanation
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and consistency Activity Develop and implement	Underway         Other Considerations         Status         Accomplished         Accomplished         General Planning         Status	Working with RVRC and Harris County on Mountain Oak Creek.         Oak Creek.         Explanation Have reviewed ordinance and made changes.         Explanation Shiloh Days, Full Festival
Work with the region to implement the Regional Strategy dealing with TMDL/Water Quality issues Activity Review all city ordinances for relevancy and consistency Activity Develop and implement programs to enhance the	Underway         Other Considerations         Status         Accomplished         Accomplished         General Planning         Status	Working with RVRC and Harris County on Mountain Oak Creek.         Oak Creek.         Explanation Have reviewed ordinance and made changes.         Explanation Shiloh Days, Full Festival
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# Shiloh: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Growth provides an opportunity to look at various fees (Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.	2012, 2013	Shiloh	\$1,000 Annually	Shiloh
Assess availability of public space and determine what needs expansion, renovation or closure.	2012	Shiloh	\$1,000 Annually	Shiloh
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2011, 2012, 2013,2014, 2015	Shiloh	\$2,500	Shiloh
Redevelop old school building into a Community Center and property into a city park.	2015	Shiloh	\$500,000	Shiloh, DCA, HUD
Add sidewalks as funds permit to the Town Center. Connect to establish residential, traditional neighborhood areas of Shiloh.	2015	Shiloh	\$125,000	Shiloh, TE
Continue to upgrade Shiloh's water system. Water line upgrades are considered a priority to the City Council.	2011, 2012, 2013,2014, 2015	Shiloh	\$1,000,000	Shiloh, CDBG, USDA
Improve the Shiloh street and drainage system as well as any septic tank issues.	2012, 2013	Shiloh	\$500,000	Shiloh, DCA,CDBG
Continue to work with Harris County to get an Emergency Service Center	2015	Shiloh, Harris County	\$1,000,000	Harris County GEMA

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue expanding tax base and local opportunities with residential and commercial growth due to the growth in Harris County.	2011, 2012, 2013,2014, 2015	Shiloh Chamber of Commerce, Harris County Chamber	\$5,000	Shiloh, State grants, Federal grants
Work with Harris County to expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	2011, 2012	Harris County, Shiloh	\$500,000	Harris County, Shiloh
Increase local job opportunities which will require less access to transportation by in- filling existing residential areas and creating job opportunities close to home.	2011, 2012	Shiloh	\$500,000	Shiloh
Work with Harris County to develop a business and retention plan.	2011, 2012	Harris County Chamber, Shiloh	\$5,000	Harris County Chamber,
Support Harris County efforts to work with Columbus State University and other secondary education providers to develop Continuing Education Opportunities within the county. Residents must drive to Columbus, West. Point or LaGrange for secondary education.	2011, 2012, 2013,2014, 2015	Harris County, Shiloh	\$1,000 annually	Harris County, Shiloh
Continue to support primary educational opportunities – excellent K-12 school system.	2011, 2012, 2013,2014, 2015	Harris County, Harris County School Board	\$2,000 annually	Harris County School Board

Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	2011, 2012, 2013,2014, 2015	Harris County, Harris County School Board, Shiloh	\$10,000	Harris County, Shiloh, Harris County School Board, State grants
Continue to work with Harris County and Harris Chamber of Commerce to promote tourism in Harris County and Shiloh.	2011, 2012, 2013,2014, 2015	Harris County, Harris County Chamber, Shiloh	\$5,000	Harris County, Harris County Chamber, Shiloh
Strive to connect with the surrounding region for economic stability and stimulus by promoting businesses that process local agricultural products. Support help – local lumber mill and other businesses in Shiloh	2011	Shiloh	\$2,500	Shiloh
Aim to diversify the job base in the community to provide greater stability to the local economy.	2011, 2012, 2013,2014, 2015	Shiloh, Harris County Chamber	\$2,500	Shiloh, Harris County Chamber

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review redevelopment options for deteriorating structures.	2012, 2013	Shiloh	\$500,000	Shiloh, State Grants (CDBG, CHIP)
Decrease the jobs-housing imbalance by increasing job opportunities in Harris County and Shiloh and by balancing housing cost with housing quality.	2011, 2012, 2013,2014, 2015	Harris County and cities	\$500,000	Harris County, cities and State grants
If infrastructure is available develop new ordinances or design standards to create communities including single-family, detached housing mix and to retrofit existing housing areas when possible.	2011, 2012, 2013,2014, 2015	Shiloh	\$1,000	Shiloh
Seek out grant opportunities and support that could provide assistance and/or aid to households with special needs	2011, 2012, 2013,2014, 2015	Shiloh	\$500,000	Shiloh, DCA HUD

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	2015	Shiloh	\$2,500	Shiloh, EPD
Protect historic areas and structures from non-compatible land uses. Review options concerning historic preservation regulations.	2011, 212, 2013,2014, 2015	Shiloh	\$1,000 annually	Shiloh
Develop a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as SR 85.	2013	Shiloh	\$1,500	Shiloh
If utilities (water and sewer) are available developing traditional neighborhood development/conservation subdivision development ordinances. Use when developing adjacent to or within a historic district, cultural resources or areas with significant natural resources. Use conservation subdivisions or traditional	2011, 2012	Shiloh	\$2,000	Shiloh, State grants

neighborhood type developments to protect open space and create green way connections.				
Promote in-fill development opportunities in existing Shiloh subdivisions. Develop a vacant land inventory to aide with infill development for residential and commercial properties. Expand and appropriately locate commercial land use in Shiloh.	2013	Shiloh	\$2,500	Shiloh
Use the Design Appendix in the Comp Plan as a beginning basis that illustrates the type of new development wanted in Shiloh.	2013	Shiloh	\$1,000	Shiloh
Review ways to better educate and involve the citizens of Shiloh about development processes in our city.	2014	Shiloh, Harris County	\$10,000	Shiloh
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the town. Look to develop landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	2014	Shiloh	\$2,000	Shiloh, DNR
Review ordinances that will provide Shiloh with a framework for quality, environmentally sensitive development. Ordinances to consider include Hillside and Ridgeline Protection. Residential Infill Development, Land Use Guidance (Point System), Major Permit Requirement, Performance Standards, Public Nuisance and Use Based Restrictions for cell phones, yard sales etc.	2013,2014, 2015	Shiloh	\$50,000	Shiloh, Harris County
Encourage new residential development to follow the pattern of the original city by utilizing the existing street grid while aiming to achieve a walkable pedestrian friendly development.	2011, 2012, 2013,2014, 2015	Shiloh	\$500	Shiloh

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Shiloh has waterways and wetlands that flow into Lazer Creek and Rocky Branch. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Consider developing a conservation sub. Ordinance to help protect valuable resources and guide development away from important resources.	2013,2014, 2015	Shiloh	\$10,000	Shiloh, DNR (State grants)
Shiloh will work with the extension service and other community groups to start an organized tree-planting campaign in public areas.	2011, 2012	Shiloh	\$2,000	Shiloh
The City of Shiloh-will develop a tree preservation ordinance for all new developments.	2013	Shiloh	\$2,000	Shiloh
Continue to enforce best management practices.	2011, 2012, 2013,2014, 2015	Shiloh	\$30,000	Shiloh

<ul> <li>Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by:</li> <li>1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.</li> <li>2. Create a town guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.</li> </ul>	2012	Shiloh, Harris County	\$5,000	Shiloh
Identify potential water pollution problems and solutions. Protect the city's two wells from pollution and inappropriate land use.	2014	Shiloh	\$20,000	Shiloh, DNR
Review appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, etc.	2011	Shiloh	\$2,500	Shiloh
Continue to enforce soil erosion, stormwater best management practices.	2011, 2012, 2013,2014, 2015	Shiloh	\$10,000	Shiloh, DNR
Review ordinances and design guidelines that will compliment our historic areas and match our existing architecture.	2013	Shiloh	\$1,500	Shiloh

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Require new development to connect with existing development through a street network, not a single entry/exit where feasible.	2013	Shiloh	\$1,000	Shiloh
Lack a good network of sidewalks to allow people to walk to a variety of destinations. Consider adding to the existing sidewalks system.	2015	Shiloh	\$11,000	Shiloh
Establish a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	2013	Shiloh	\$1,000	Shiloh
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing pedestrian trail routes to create land use connectivity.	2011, 2012, 2013,2014, 2015	Shiloh	\$1,000	Shiloh
Develop a bicycle/pedestrian plan to compliment the pedestrian facility. Bike Plan should compliment county bike plan and connect local trails with State designated bike rails.	2013	Shiloh, Harris County	\$5,000	Shiloh, Harris County, GDOT, DCA

# **Implementation Policies**

The City of Shiloh established following general policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

# Housing

- Eliminate substandard housing conditions in the City of Shiloh.
  - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities, such as development spurred by population growth.
  - Support continued improvements of existing housing conditions through available public and private means.
  - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
  - Make the necessary improvements and repairs to substandard housing units that are within repair.
  - Promote the removal of deteriorating unoccupied structures that are potential fire and health hazards, as well as housing for illegal activities.
  - Consider an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the city to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
  - Encourage developments in appropriately defined areas.
  - Promote fair housing practices.
- Increase home ownership throughout the city.
  - Increase opportunities for low-to-moderate income families to become homeowners.
  - Promote affordable housing, continue to allow modular and manufactured housing.
- Develop housing where adequate infrastructure already exists or can be economically provided.

# Economic Development

- Steer economic development that will aid the City of Shiloh in becoming more self-sufficient, including offering all needed and desired services locally, as well as increasing local job opportunities.
  - Recruit a diversity of businesses to provide a broader economic base.
  - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Center and other appropriately defined areas.
  - Consider costs as well as benefits in making decisions on proposed economic development projects.
  - Consider the employment needs, skill levels and qualifications of the existing population in making decisions on proposed economic development projects.
  - Support economic development that is compatible with existing businesses and the tourist industry in Shiloh as well as Harris County.
- Support programs for the retention, expansion and creation of businesses that stimulate the community's economy, and are an appropriate fit to the city while maintaining the city's character.

- Encourage citizens to shop locally.
  - Encourage merchants to sell items which are unique to the City of Shiloh, Harris County and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources while making decisions on economic development projects.
  - Encourage reinvestment in declining and/or existing neighborhoods and vacant and/or underutilized sites and buildings in preference to new economic development projects in previously undeveloped areas in the community.
  - Encourage the rehabilitation of storefronts in the Town Center.

# Intergovernmental Coordination

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial.
  - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation and medical services.
- Engage in cooperative planning with surrounding governments, county and city.
  - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
  - Offer input to other public entities in the area as they consider any decisions that could impact the community or plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.
  - Encourage the use of schools as community facilities.
  - Encourage school location decisions that support the community's overall growth and development plans.
  - Encourage and support the activities of the Harris County School Board to educate the children and adults of the town.
  - Encourage and support literacy and adult education programs, as well as job training.
  - Work cooperatively with Harris County High School and social service providers to reduce the high school drop-out rate.

# Natural and Cultural Resources

- The protection and conservation of city resources is vital to the decision-making process for future growth and development.
  - Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, flora and fauna, historic areas, and archaeological or cultural resources from encroachment.
  - Consider the potential impacts on air and water quality in making decisions about new developments and transportation improvements.
  - Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
  - Ensure that conditions for the protection of natural and historic resources by continually to enforce state environmental regulation and by working with residents to protect & promote cultural resources.

- Protect sensitive plant and animal habitats, scenic views and sites, and significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
- Promote respectful and responsible usage of natural and historic resources.

# **Community Facilities and Services**

- Encourage the development and expansion of educational and recreational opportunities for all citizens.
- Encourage development where adequate infrastructure already exists or can be economically provided.
  - Encourage development on sites with existing water services.
  - Encourage water system extensions that support new development in areas appropriate for such activities by reason of policy, public health and safety, or the welfare of residents and employees.
  - Encourage revitalization of vacant or under-utilized buildings.
- Encourage development and expansion of public facilities, services, and commercial development to stimulate the local economy.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities are provided in support of the City of Shiloh's residents, commerce and industry.
  - Develop and maintain water maintenance program to increase efficiency and operational longevity.
  - Seek state and regional grants to improve existing city water infrastructure.
  - Seek state grants to address existing septic tank issues and street & drainage issues.
  - Seek funds to augment police & fire services.

# Land Use

- Ensure that all city decisions on new development should contribute to, not take away from, the community's character and sense of place.
  - Discourage incompatible land uses to adjacent and nearby property.
  - Encourage safe, efficient, and aesthetically pleasing developments.
- Encourage development that is considerate of historic areas, sense of place, and the overall setting of the community.
  - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.
- Preserve and maintain environmental and sensitive areas.
  - Protect environmentally sensitive areas from a solid waste landfill, handling, or disposing hazardous waste within the town.
  - Promote a balanced and efficient use of land that is appropriate with the resource base, as well as the health, safety and welfare of the city's residents.
  - Continue to implement construction practices that are designed to minimize soil erosion and sedimentation.

# Transportation

• Develop new roadways and improve existing roadways to ensure appropriate design.

- Encourage the use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new roadways and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
  - Support and encourage the addition of bicycle or sidewalks lanes as streets are repaved and when it is economically feasible.
- Support the continued development of a community-wide pedestrian path.
  - Provide for the safe and efficient movement of citizens throughout the City of Shiloh.
  - Create bike paths and walking trails between public facilities such as town center, city hall and post office.
- Maintain minimal conflicts between local and through traffic.
  - Employ traffic calming measures along major highways.
  - Ensure that excessive vehicular traffic will not harm the peaceful nature of the community and residential areas.
  - Provide for timely maintenance, repairs and improvements of streets and highways.
  - Encourage landscaping and sign control along the City of Shiloh's major corridors.
  - o Seek to improve parking situation in Town Center

# **Character Area Design Appendix**

## Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.

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#### **Commercial Development Facades**



**Description:** The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street tress also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the City of Shiloh's lot coverage and neighborhood requirements.

See Figure 1: Façade detail in Additional Images section.

#### **Implementation Measures:**

- 1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the City of Shiloh, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
- 2. Create a Design Review process the reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.
- 3. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

#### **Commercial Development Site Plan**



**Description:** In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

#### **Implementation Measures:**

- 1. Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
- 2. Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

#### **Mixed-Use Development Site Plan**



**Description:** Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

See Figure 3: Mixed-Use Development in Additional Images section for more examples.

#### **Implementation Measures:**

- 1. Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.
- 2. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

Appropriate Character Areas: Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

#### **Building Frontage Diagram**



**Description:** These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

#### **Implementation Measures:**

1. Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather that a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.

Appropriate Character Areas: Town Center, Commercial Corridor



**Description:** These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

#### **Implementation Measures:**

1. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, ect. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.

2. Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.

Appropriate Character Areas: Town Center, Commercial Corridor



# **Live/Work Units**



**Description:** Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

#### **Implementation Measures:**

1. Consider utilizing Overlay Districts as a way to allow for a mixed- use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

## **Conservation and Cluster Subdivision**



**Description:** Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

#### **Implementation Measures:**

- 1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
- 2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.
- 3. Adopt Cluster Zoning as a means of ensuring the type of development described above.
- 4. Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

#### Appropriate Character Areas: Conservation/Resort

#### **Extension of Existing Traditional Neighborhoods**



Existing Traditional Neighborhood

Extension of Existing Neighborhood

**Definition:** Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

#### **Implementation Measures:**

- 1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the City of Shiloh, is built to a high standard, and has a pleasant appearance.
- 2. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
- 3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
- 4. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

Appropriate Character Areas: Traditional Neighborhood Developing

#### **Residential Street Sections**



**Description:** The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

#### **Implementation Measures:**

1. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.



**Appropriate Character Areas:** Traditional Neighborhood Existing, Traditional Neighborhood Developing

#### **Bike/Pedestrian Path**



**Description:** The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and cyclists, as well as provide an trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

#### **Implementation Measures:**

1. Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

Appropriate Character Areas: Linear Bike/Pedestrian Trail

#### **Additional Images**

#### Figure 1: Façade detail





Figure 2: Conventional vs. Conservation Subdivision

#### Figure 3: Mixed-Use Development



# CITY OF SHILOH

## **COMPREHENSIVE PLAN ADOPTION RESOLUTION**

- WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 counties and cities prepare a Comprehensive Plan; and
- WHEREAS, the City of Shiloh prepared and completed the required 20-year Comprehensive Plan Update for 2011-2031 containing the Community Assessment, the Community Participation Program, and the Community Agenda, that includes the Future Development Map, Issues and Opportunities, County Implementation measures and Strategies, the Report of Accomplishment, and the Five Year Update of its Short Term Work Program; and
- WHEREAS. by this resolution, the city certifies that the 2011-2031 Comprehensive Plan was reviewed by the River Valley Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and that all required Public Hearings were held;

NOW, THEREFORE BE IT RESOLVED, that the City of Shiloh does hereby adopt the 2011-2031 City of Shiloh Comprehensive Plan.

Resolved this 2<sup>nd</sup> day of August, 2011.

Jessie Lee Ellison, Mayor

Bertha Mae Haggas, City Clerk