

# Comprehensive Plan Update

2014

for the

The City of Shiloh



Prepared By:  
The River Valley Regional Commission

## Contents

SHILOH VISION STATEMENT AND GOALS.....	3
INTRODUCTION.....	4
Population.....	4
Economic Development.....	5
Housing .....	6
NATURAL AND CULTURAL RESOURCES .....	7
Significant Natural Resources .....	7
Groundwater Recharge Area .....	8
Water Supply Watersheds.....	10
Wetlands.....	10
Flood Area .....	10
Cultural and Historical Resources .....	12
Inventory of Existing Historic Conditions .....	12
Intergovernmental.....	12
NEEDS AND OPPORTUNITIES.....	13
Economic Development.....	13
Housing: .....	13
Natural and Cultural Resources: .....	13
Community Facilities .....	13
Intergovernmental.....	14
Transportation .....	14
CITY OF SHILOH: REPORT OF ACCOMPLISHMENTS .....	15
SHILOH: SHORT TERM WORK PROGRAM UPDATE 2014-2018.....	18

# SHILOH VISION STATEMENT AND GOALS

The vision of the City of Shiloh is to provide its citizens a well-balanced community consisting of quality and affordable residential living, protected cultural, open and greenspace areas, appropriate retail, office service businesses, light industrial development, recreational and tourism opportunities supported by a well maintained and efficiently run utility and public services system.

Attainment of this vision will be supported by the following goals:

- Maintain the desired character of the city while providing sufficient designated growth areas to accommodate future demand for business and residential growth.
- Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas and general governmental services needed to accommodate growth.
- Encourage residential development that meets the housing and safety needs of city residents as well as providing a range of home site areas and keeping single-family homes and the one acre or larger lot as the corner stone of residential development.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.
- Develop a well-planned efficient, effective and safe transportation system that meets local, regional needs.
- Preserve the city's historic and cultural resources that provide valuable information about the proud history of the City of Shiloh and its residents.

# INTRODUCTION

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Shiloh Comprehensive Plan includes a list of needs and opportunities upon which the community may want to take action, a vision statement with goals, STWP Report of Accomplishments, a community work program and a brief analysis of demographic information. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

## Population

The best way to describe Shiloh's population trends over the last 30 years is one of perseverance or that the city is holding its own from a population standpoint. The projected population for The City of Shiloh over the next 17 years is expected to increase by 8% less than 1% per year; which matches the growth rate of Shiloh over the last 20 years. It is believed that as economic conditions significantly improve in the State of Georgia that many older residents will once again choose to relocate to smaller communities to escape the hustle of the larger cities and to capitalize on much lower land prices. Thus giving the city of Shiloh a higher population growth rate than what is predicted.

**Table 1: City of Shiloh: Population Total Population 1980-2013, Projections 2020-2030**

Category	1980	1990	2000	2010	Percent Change 2000-2010	2013 Estimate	Percent Change 2010-2013	2020	2030
<b>Total population</b>	392	329	423	445	5.2%	448	< 1%	476	500
<b>State of Georgia</b>	5,477,566	6,478,216	8,186,453	9,712,157	19%	9,919,945	2%	10,871,581	11,910,320

Source: U.S. Census Bureau 1980, 1990, 2000, 2010; 2020, 2030 River Valley RC Staff

**Table 2: City of Shiloh Population by Age**

Category	1990	2000	2010	2013	
<b>City of Shiloh: Total Population</b>	329	423	445	457	477
<b>Under 18</b>	96	117	110	99	99
<b>18 &amp; over</b>	233	306	335	358	378
<b>0 - 4</b>	22	28	26	25	26
<b>5 - 14</b>	54	72	64	57	57
<b>15 - 24</b>	54	61	57	55	48
<b>25 - 34</b>	49	53	36	44	54
<b>35 - 44</b>	62	68	55	53	47
<b>45 - 54</b>	17	62	83	76	70
<b>55 - 64</b>	25	33	74	77	84
<b>65 &amp; over</b>	46	46	50	70	91
<b>City of Shiloh: Total Population</b>	329	423	445	457	477

Source: U.S. Bureau of the Census 1990, 2000, 2010, ESRI Age By Sex Report For Shiloh City, GA, 2000 Population Census for Shiloh city, The Comprehensive Plan for Harris County, the Town of Pine Mountain, Town of Shiloh, Town of Waverly Hall, 1992, 1990 Census of Population and Housing

The population breakdown by age group reflects one major trend. The 18 and under population has decreased since the year 2000 while the population above 18 has increased. The groups which have added significant population numbers include the 45 to 54 and 55 to 64 age groups. These segments of the population have increased five-fold and three fold respectively. The 65 and over age group has only increased by 4 people over the last 20 years.

Table 3: City of Shiloh Population by Ethnicity and Population By Race				
Category	2000	2010	2013	2018
<b>Hispanic or Latino</b>	4	5	10	14
<b>Non-Hispanic or Latino</b>	419	440	447	463
<b>Population By Race</b>				
<b>White</b>	291	328	349	356
<b>African American</b>	126	112	95	107
<b>Asian</b>	0	0	2	2
<b>American Indian and Alaska Native</b>	2	0	2	2
<b>Native Hawaiian and Pacific Islander</b>	0	0	0	0
<b>Other</b>	4	1	4	5
<b>Identified by two or more</b>	0	4	5	5
<b>Hispanic or Latino</b>	4	5	10	14

Source: U.S. Bureau of the Census 2000, 2010 ESRI Business Analyst Community Profile 2013,2018

This table demonstrates an increase in the white population in Shiloh from 65% in 1990 to 74% in 2010. African Americans on the other hand decreased from 35% of total population in 1990 to 25% of total population in 2010. Furthermore, despite it being a very small segment of the population (1.0%), the Hispanic population has increased in Shiloh from 0 to 5 in the past 20 years.

### **Economic Development**

There are a limited number of businesses in the city of Shiloh. The major employers in Shiloh are Foster Wood Products and the City of Shiloh. Shiloh residents are primarily employed in manufacturing (26%); arts, entertainment, recreation, accommodation and food services (22%) and Educational, health and social services (14%).

Table 4: City of Shiloh Labor Force Participation Population 1990-2000			
	1990	2000	% Change 1990-2000
<b>City of Shiloh</b>	135	192	42%
<b>State of Georgia</b>	3,090,276	3,839,756	24%
<b>United States</b>	115,681,202	129,721,512	12%

Source: U.S. Bureau of the Census 1990 and 2010

Table 5: City of Shiloh Labor Force Participation Population 2000-2010				
	2000	2010	% Change 2000-2010	% in Labor Force 2010
<b>City of Shiloh</b>	192	216	13%	62.2%
<b>State of Georgia</b>	3,839,756	4,813,601	25%	65%
<b>United States</b>	129,721,512	156,456,694	21%	64.8%

Source: U.S. Bureau of the Census 2000, 2010

The city of Shiloh experienced a 42 percent rise in the labor force participation between 1990 and 2000. From year 2000 to the year 2010 Shiloh experienced an increase in their workforce participation of 13% while the state and nation increased by 21% and 25% respectively. This indicates that while the city of Shiloh is not developing economic opportunities the River Valley Region is and thus benefits Shiloh as well as other small communities in the region. The counties providing jobs in the region include Harris County, Muscogee County and Troup County.

**Table 6: City of Shiloh Employment by Industry Projections 1980-2010**

Category	1980	1990	2000	2010	% of Total Civilian Population 2010
<b>Total Employed Civilian Population</b>	135	164	192	195	100%
<b>Agriculture, Forestry, Fishing, Hunting &amp; Mining</b>	9	10	11	6	3.1
<b>Construction</b>	18	15	11	19	9.7
<b>Manufacturing</b>	40	45	50	51	26.2
<b>Wholesale Trade</b>	3	7	10	0	0
<b>Retail Trade</b>	10	17	23	8	4.1
<b>Transportation, Warehousing, and Utilities</b>	10	10	9	0	0
<b>Information</b>	NA	NA	0	0	0
<b>Finance, Insurance, &amp; Real Estate</b>	1	9	16	6	3.1
<b>Professional, scientific, management, administrative, and waste management services</b>	4	5	5	2	1.0
<b>Educational, health and social services</b>	10	18	26	28	14.4
<b>Arts, entertainment, recreation, accommodation and food services</b>	0	13	25	43	22.1
<b>Other Services</b>	24	13	2	8	4.1
<b>Public Administration</b>	6	5	4	24	12.3

Source: U.S. Bureau of the Census 1980, 1990,2000, 2010

## Housing

Housing stock in City of Shiloh consists of a mixture of traditional single family stick-built homes and manufactured or mobile home units. The 2000 housing inventory consisted of 172 housing units. In 2010, it is estimated that the City of Shiloh had 202 housing units. Most of the growth is attributable to the placement of single family site-built/modular homes and manufactured homes on existing lots within the city limits. The total housing stock consists of 65% single family site built or modular homes and 35% manufactured or mobile home units which comprised 100% of total housing units. A small number of the Shiloh's housing units (16%) are rental units. In comparison 34% of total units in Georgia were used as rental units in 2010. Rental units decreased in Shiloh from 38 in the year 2000 to 34 in the year 2010. Housing cost in the city of Shiloh have been relatively low when compared to the region and the state, with a median housing value of \$118,800 in 2010 as compared to the state's median 2010 value of \$156,400. From a cost burden standpoint only 13% of City of Shiloh home owners are cost burdened. Renters appear to pay more of their incomes on housing with 21 percent paying in the range of 30 percent to 49 percent of their income on rent. In the region, 52.9 percent of renters pay less than 30 percent of their income to housing cost while 56 percent of renters in the State of Georgia pay less than 30 percent of their income on rent. In 2010 Shiloh had more vacant housing units than it did in 2000. The increase could be due to current situation of the housing market. Vacant units increased from 16 in 2000 to 29 in 2010.

Table 7: City of Shiloh: Occupancy Characteristics			
Category	1990	2000	2010
<b>TOTAL Housing Units Built</b>	135	172	202
<b>Housing Units Vacant</b>	24	16	29
<b>Housing Units Owner Occupied</b>	194	120	139
<b>Housing Units Renter Occupied</b>	18	38	34

Source: U.S. Bureau of the Census 1990,2000,2010

Table 8: City of Shiloh Recorded Housing Units by Type 2010				
Category	1980	1990	2000	2010
<b>TOTAL Housing Units</b>	153	135	172	202
<b>Single Units (detached)</b>	123	104	101	131
<b>Single Units (attached)</b>	0	0	0	0
<b>Double Units</b>	7	0	0	0
<b>3 to 4 Units</b>	0	0	0	0
<b>5 to 9 Units</b>	0	0	0	0
<b>10 to 19 Units</b>	0	0	0	0
<b>20 or more Units</b>	0	0	0	0
<b>Mobile Home or Trailer</b>	23	31	71	71
<b>All Other(Boat, RV, Van, Etc.</b>	0	0	0	0

Source: U.S. Census 1980,1990,2000,2010

## NATURAL AND CULTURAL RESOURCES

### *Significant Natural Resources*

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, wetlands and the presence of a watershed all affect where development can safely and feasibly occur. The City of Shiloh lies within the Southern Piedmont Province. The city contains both woodlands gneiss and Manchester schist rock. The lay of the land in the city can be described as gently rolling hills. The following examines other physiographic elements of the city. There are six public water systems operated by local governments in Harris County and three operated by the state government. The Shiloh Water System has permits for two ground water drinking sources: both are wells. These sources serve all city residents. The City of Shiloh has been mapped for flood prone areas, but does not participate in the National Flood Insurance Program. Shiloh has approximately 72 acres in the 100 year Flood zone area. However, Harris County is mapped by this program and participates in the National Flood Insurance Program.

Even though the City of Shiloh does not participate in the FEMA Flood Insurance, building construction should continue to be carefully monitored in areas susceptible to flooding. Building densities should be kept low to prevent the increased flooding of properties downstream in the flood plain. Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are intended by nature to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas as well as protecting their investment close to waterways.

Shiloh has a small number of wetlands approximately 44 acres (See wetland map). Future development guidelines should be devised by Shiloh to protect wetland areas. To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act. Shiloh has

adopted a wetland ordinance as required by the Georgia Department of Natural Resources (Chapter 391-3-16 Rules for Environmental Planning Criteria).

There are seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County. The Flat Shoals Creek watershed enters and re-enters the county near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. Shiloh is located in the Lazer Creek and Mulberry Creek water supply watersheds. Shiloh is required to adopt a watershed protection ordinance and has done so. See the Areas of Special Attention - Water Resources map.

Those areas of the City of Shiloh that would be most-to-least conducive to various types of construction including buildings and streets, based on the steepness of slopes, were mapped for use in several analyses. Slopes of 0% - 3%, 3% - 8%, 8% - 15%, 15% - 25% and greater than 25 percent have been mapped for Shiloh. In general, lands with slopes between 0 and 15 percent are located along existing transportation corridors, streambeds, and developed areas. Slopes greater than 15 percent can be found scattered throughout the city and are primarily undeveloped properties.

Madison and Pacolet soils are the basic soil types located in the City of Shiloh. Madison soils typically have slopes between 4 to 15 percent which makes this soil types suitable for development that utilizes septic tanks. Shiloh does not have a public sewage system so development in areas with soils that can handle a septic system is important. For the most part development in Shiloh has taken the path of least resistance and followed the Madison soils and the corresponding moderate topography (4 to 15 percent slope).

Conversely development has mostly stayed away from the Pacolet soils due to 15 to 25 percent slopes and moderately permeable soils. As long as Shiloh continues to utilize septic tanks, city counselors need to work closely with the Harris County Health Department on installation and approval of septic systems and maintenance of existing septic systems. The City of Shiloh does have a groundwater recharge area within its city limits or a river corridor.

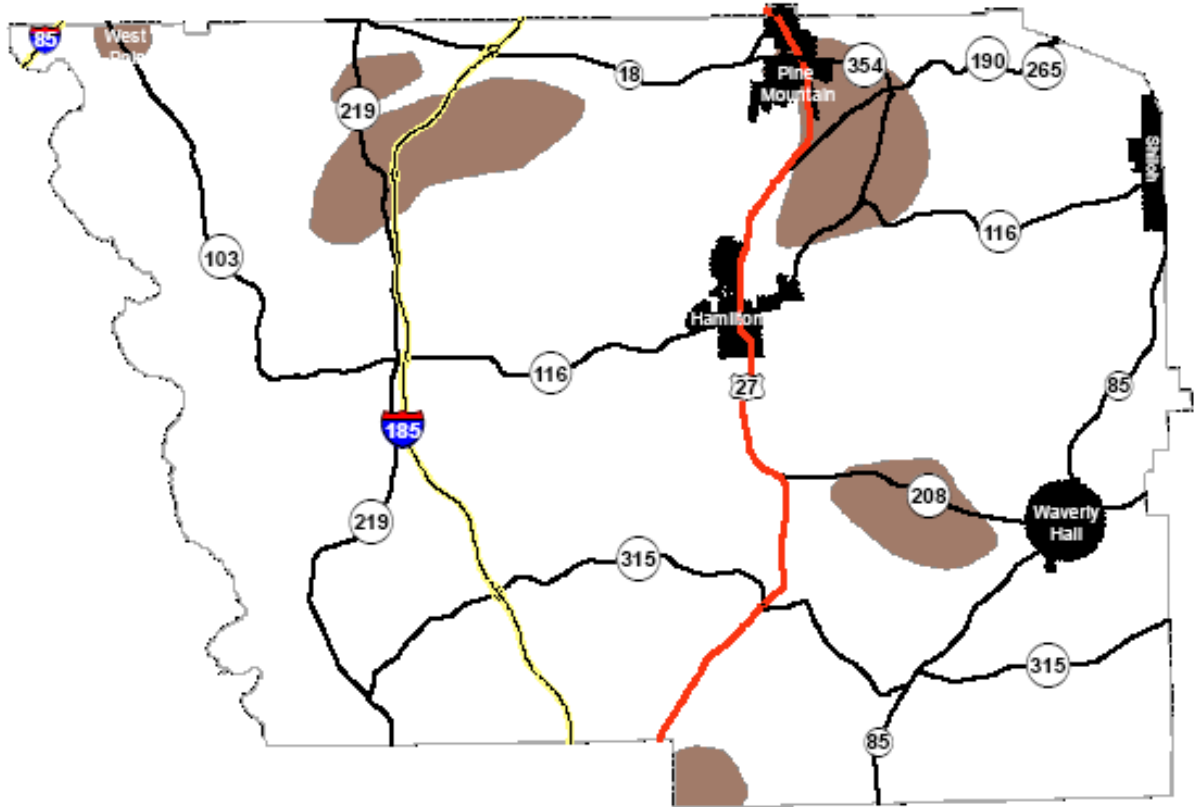
During the planning preparation process the City of Shiloh and all other city and county jurisdictions are required to review the Regional Water Plan for its area and Environmental Planning Criteria established and administered by the Department of Natural Resources pursuant to O.C.G.A 2-2-8. The Middle Chattahoochee Water Plan and DNR's Environmental Criteria for the City of Shiloh can be found at the River Valley Regional Commission website.

### ***Groundwater Recharge Area***

There are six areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and are found in certain sections of the county. There are no groundwater recharge areas located in Shiloh. See Harris County Groundwater Recharge Area Map.



Harris County, Georgia  
Groundwater Recharge Areas



**Groundwater Recharge Areas**  
PROBABLE AREAS OF THICK SOILS

- County Boundary
- City Limit
- Interstates
- US Highways
- State Highways

0 3 6 12 18 24 Miles



## **Water Supply Watersheds**

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope, soil type and the intensity and duration of rainfall all affect the rate of water absorption, or infiltration. The water that is not absorbed by the soil and is detained on the surface in depressions, ponds or lakes, or intercepted by vegetation, runs off the land as overflow, or surface runoff. Water released through the soil adds to the overflow to form total runoff. As runoff flows into lower elevations, it organizes into drainage areas, the boundaries of which form watersheds. The runoff from a watershed accumulates in streams which serve as outlets for water from the watershed.

Removing vegetation from the stream channel and paving over the soil increases the volume and rate of surface runoff which, in turn, increases the potential for erosion, flooding and sedimentation (pollution) of the stream. To protect drinking water supplies downstream, DNR has established buffer requirements and impervious surface limitation to be applied to certain watersheds.

There are seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County. The Flat Shoals Creek watershed enters and re-enters the county near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. Shiloh is located in the Lazer Creek and Mulberry Creek Watersheds. Shiloh is required to adopt a watershed protection ordinance. (see *Shiloh Watershed map*).

## **Wetlands**

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats.

To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

Wetlands serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, they enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources). Shiloh has a small number of wetlands approximately 44 acres (see *Shiloh Wetlands map*). Future development guidelines should be devised by Shiloh to protect wetland areas. Shiloh has adopted a wetlands ordinance.

## **Flood Area**


The City of Shiloh has been mapped for flood prone areas, but does not participate in the National Flood Insurance Program. Shiloh has approximately 72 acres in the 100 year Flood zone area. However, Harris County is mapped by this program and participates in the National Flood Insurance Program.

Shiloh, Georgia  
 Areas of Special Attention - Water Resources

**Watersheds**

 Watersheds


**Streams**

 Streams

**Protected Wetlands**

 Forested Wetland

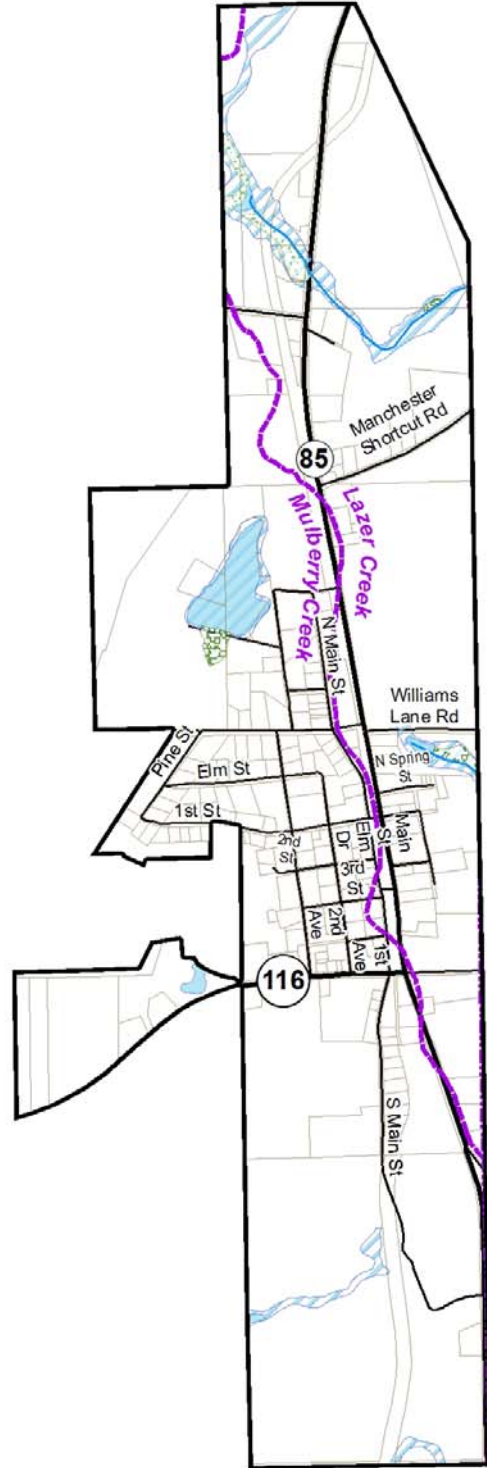
 Open Water

 Scrub/Shrub Wetland

**Flood Zones**

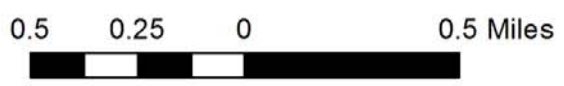
 A

\*The City of Shiloh is NOT located in a Ground Water Recharge area



**Legend**

-  City Limits
-  Parcels
-  Local Roads
-  Interstates
-  US Highways
-  State Highways



## **Cultural and Historical Resources**

Shiloh is located in the northeastern portion of Harris County. It also has a concentration of historic resources. A few of these are commercial and oriented to the railroad line, but the majority are single-family dwellings and institutional buildings—churches. The Harris County Historic Preservation Society serves Shiloh and the unincorporated areas of the county.

In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the county. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified the city of Pine Mountain as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts.

Shiloh has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1994, there is no government entity in the City of Shiloh to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, individual, private citizens and the Harris County Trust for Historic Preservation carry out these goals. Residential Resources

Three of the Listed National Register Properties are residential resources: the Cason and Virginia Callaway House, Story-Hadley House, and Whitehall.

Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain residential resources. Cataula, Ellerslie, and Whitesville are unincorporated communities with concentrations of residential resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 53 were residential resources.

## **Inventory of Existing Historic Conditions**

### **Commercial Resources**

None of the Listed National Register Properties are commercial resources. Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain commercial resources. Cataula, Ellerslie, and Whitesville are unincorporated communities with concentrations of commercial resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 8 were commercial resources.

### **Institutional Resources**

Six of the Listed National Register Properties are institutional resources: Chipley-Pine Mountain Town Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse, Mountain Hill District Consolidated School, Pine Mountain State Park, and Whitesville Methodist Episcopal Church and Cemetery. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District also has two institutional resources.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 13 were institutional resources.

### **ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES**

Shiloh United Methodist Church
--------------------------------

*Source: Harris County Historic Resources Survey, 1994 Burke Walker*

## **Intergovernmental**

Shiloh's primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring city jurisdictions such as Pine Mountain, Hamilton, and Waverly Hall. In order to reduce issues and make the most of the potential opportunities the City of Shiloh should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The City should maintain proper working relationships between local and regional governments in regards to transportation projects and the impact of development on important regional resources and other environmentally sensitive areas. City officials must be actively involved in transportation and water planning activities either directly or thru Harris County with agencies such as the Columbus MPO, the Georgia Department of Transportation and the Middle Chattahoochee Water

Council. Lastly the Service Delivery Strategy should be updated regularly. The last SDS update was completed in October 2009. The document once again has to be updated in 2014.

The major issue for the city of Shiloh is its limited water system. Harris County does have the ability to extend a water line to Shiloh to serve as a back-up system to the city. Thus far this is something that city officials have not wanted to do.

The City of Shiloh has intergovernmental agreements with Harris County for the following services: animal control, fire protection, elections, solid waste, and code enforcement/ building inspection. These agreements will have to be signed – off on in 2014.

## **NEEDS AND OPPORTUNITIES**

### ***Economic Development:***

#### **Needs**

- Funding for Town Center Rehabilitation

#### **Opportunities**

- Low cost housing.
- Redevelopment of Town Center
- Location next to Callaway Gardens, Pine Mountain, FDR State Park, Warm Springs
- Eco-friendly light industrial.

### ***Housing:***

#### **Needs**

- Funds for rehabilitation of small areas of vacant structures
- Maintaining low housing cost while providing housing quality.

#### **Opportunities**

- Construction of additional affordable and adequate housing.
- Maintain single-family site-built unit as the primary housing type.
- Rehabilitation of existing housing areas.

### ***Natural and Cultural Resources:***

#### **Needs**

- The City of Shiloh draws its water from a well system. Areas around wells need protection from development.

#### **Opportunities**

- Good base of Historic Homes

### ***Community Facilities:***

#### **Needs**

- The City of Shiloh's water system is at storage capacity and the water line system in general is in need of repair. Need new well.
- Storm water management / street and drainage problems.
- Facility upgrades for maintenance shop, recreation facilities, etc. / maintenance
- Playground equipment for the walking track

#### **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 revenue.
- Adequate highway system.
- Seek state funding to improve water, septic tank, street and drainage systems and police/fire service.

## ***Intergovernmental:***

### **Needs**

- Water availability and impact of development on local and regional systems

### **Opportunities**

- Update the Service Delivery Strategy.
- One jurisdiction (Talbot County) has the water capacity to supply Shiloh with emergency water.

## ***Transportation:***

### **Needs**

- Local Street Paving Money
- Landscaping along SR 85

### **Opportunities**

- Enhancing the look along Gateways into the City of Shiloh and Town Center.

# CITY OF SHILOH: REPORT OF ACCOMPLISHMENTS

Community Facilities		
Activity	Status	Explanation
Growth provides an opportunity to look at various fees (Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.	Completed	
Assess availability of public space and determine what needs expansion, renovation or closure.	Completed	
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	Not Accomplished	No funding and not enough staff to accomplish task.
Redevelop old school building into a Community Center and property into a city park.	Accomplished	Facility is being used by the U.S. Post Office
Add sidewalks as funds permit to the Town Center. Connect to establish residential, traditional neighborhood areas of Shiloh.	Not Completed	No longer a priority
Continue to upgrade Shiloh's water system. Water line upgrades are considered a priority to the City Council.	Underway	Applying for a CDBG in 2014. If funded completion is 2016
Improve the Shiloh street and drainage system as well as any septic tank issues.	Underway with street and drainage. No identified sewage problem.	Street and drainage work should be completed by 2018
Continue to work with Harris County to get an Emergency Service Center	Not Accomplished	Project completion depends on the county.
Economic Development		
Activity	Status	Explanation
Continue expanding tax base and local opportunities with residential and commercial growth due to the growth in Harris County.	Completed	Have added a Dollar General
Work with Harris County to expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	Completed	
Increase local job opportunities which will require less access to transportation by in-filling existing residential areas and creating job opportunities close to home.	Completed	Added a Dollar General
Work with Harris County to develop a business and retention plan.	Not Accomplished	No activity on County end is not a county priority.
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.	Completed	
Continue to support primary educational opportunities – excellent K-12 school system.	Completed	
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	Completed	
Continue to work with Harris County and Harris Chamber of Commerce to promote tourism in Harris County and Shiloh.	Completed	
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	Completed	
Aim to diversify the job base in the community to provide greater stability to the local economy.	Completed	
Housing		
Activity	Status	Explanation
Review redevelopment options for deteriorating structures.	Underway	Complete by 2016
Decrease the jobs-housing imbalance by increasing job opportunities in Harris County and Shiloh and by balancing housing cost with housing quality.	Completed	
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.	Not Accomplished	Not a city priority

Seek out grant opportunities and support that could provide assistance and/or aid to households with needs.	Underway	Complete by 2018
Land Use		
Activity	Status	Explanation
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	Completed	
Protect historic areas and structures from non-compatible land uses. Review options concerning historic preservation regulations.	Completed	
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.	Completed	Adopted a sign ordinance
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 neighborhood type developments to protect open space and create green way connections.	Not Accomplished	No sewer other than septic systems are available. City not interested in package treatment systems.
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.	Underway	Finish in 2015
Use the Design Appendix in the Comp Plan as a beginning basis that illustrates the type of new development wanted in Shiloh.	Completed	Used in discussions of new Dollar General Store.
Review ways to better educate and involve the citizens of Shiloh about development processes in our city.	Not Accomplished	No need to do activity. City is so small that normal council meeting agenda, as well as the availability of all council members to the public is enough.
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.	Not Accomplished	Not an issue in Shiloh. Very little new development.
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.	Not Accomplished	Not a city issue or need
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.	Completed	
Natural and Historic Resources		
Activity	Status	Explanation
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.	Not Accomplished	Do enforce state and local development regulations. No interest in a conservation subdivision ord. or staff to implement.
Shiloh will work with the extension service and other community groups to start an organized tree-planting campaign in public areas.	Not Accomplished	Not a city need
The City of Shiloh-will develop a tree preservation ordinance for all new developments.	Not Accomplished	No interest by Council. The one new development (Dollar



		General) will landscape its site however.
Continue to enforce best management practices.	Completed	
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: <ol style="list-style-type: none"> <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> </ol>	Not Accomplished	No interest by council, it is not a city need
Identify potential water pollution problems and solutions. Protect the city's two wells from pollution and inappropriate land use.	Completed	
Review appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, etc.	Not Accomplished	No interest.
Continue to enforce soil erosion, stormwater best management practices.	Completed	
Review ordinances and design guidelines that will compliment our historic areas and match our existing architecture.	Completed	
<b>Transportation</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Require new development to connect with existing development through a street network, not a single entry/exit where feasible.	Completed	
Lack a good network of sidewalks to allow people to walk to a variety of destinations. Consider adding to the existing sidewalks system.	Completed	
Establish a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	Not Accomplished	No longer a council priority
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing pedestrian trail routes to create land use connectivity.	Completed RVRC Promotes Biking and Walking	
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.	Not Accomplished	No funds

# SHILOH: SHORT TERM WORK PROGRAM UPDATE 2014-2018

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a city playground on the Walking Trail site.	2018	Shiloh	10,000	Shiloh
Update SDS	2014	Shiloh	\$0	Shiloh
Upgrade Shiloh's water system.	2014,2015,2016	Shiloh	\$500,000	Shiloh, CDBG
Upgrade ditches	2014,2015,2016, 2017,2018	Shiloh	250,000	Shiloh, CDBG
Facility Upgrade, New Shop	2018	Shiloh	100,000	Shiloh

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Identify possible niche markets that Shiloh can capitalize on.	2018	Shiloh	1,000	DCA Contract

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review redevelopment options concerning deteriorating structures. Apply for a housing CDBG or CHIP.	2015	Shiloh	\$500,000	Shiloh, State Grants (CDBG, CHIP)

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Draft a Manufactured Home Compatibility Standards or Minimum Health and Safety Standards.	2018	Shiloh	\$500	Shiloh
Develop a vacant land inventory and building inventory including pictures, to aide with infill development for residential and commercial properties.	2015	Shiloh	\$1,000	Shiloh

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Map the cities well protection zones for it's two water tanks.	2017	Shiloh	\$750	Shiloh

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Landscaping Along SR 85	2018	Shiloh	\$11,000	Shiloh/TE/TSPLOST
Pave Local Roads	2015,2016,2017,2018	Shiloh	\$50,000	Shiloh/TSPLOST

# City of Shiloh

1175 Main Street  
Post Office Box 811  
Shiloh, GA 31826

Jesse Lee Ellison  
Mayor

(706) 846-3814  
FAX (706) 846-3821  
cityofshiloh@ymail.com

## RESOLUTION OF ADOPTION CITY OF SHILOH COMPREHENSIVE PLAN 2014-2018

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and


WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, the City of Shiloh has been notified by cognizant authority that the City's most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act,

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the City of Shiloh Council that the Shiloh Comprehensive Plan 2014-2018 be adopted.

Duly considered and approved by the City of Shiloh Council in session this 3rd day of June, 2014.

City of Shiloh  
Council

  
\_\_\_\_\_  
Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

6.2.2014