

A Resolution of the City of Augusta, Georgia
For adoption of
Envision Augusta: A Plan for 2035
The Augusta-Richmond County Comprehensive Plan

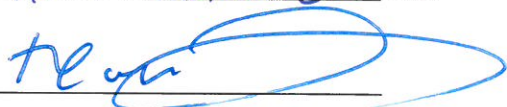
WHEREAS, the Augusta Commission, the governing authority of Augusta, has prepared the Envision Augusta: A Plan for 2035 – The Augusta-Richmond County Comprehensive Plan to adopt as the current version of the plan and;

WHEREAS, Envision Augusta: A Plan for 2035 – The Augusta-Richmond County Comprehensive Plan was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs and;

WHEREAS, The City of Augusta, Georgia certifies that at the minimum public hearing requirements as required by the Georgia department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

NOW, THEREFORE, BE IT RESOLVED by the Augusta Commission that Envision Augusta: A Plan for 2035 – The Augusta-Richmond County Comprehensive Plan, after receiving approval from the Department of Community Affairs, is hereby adopted as the current version of the City of Augusta's Comprehensive Plan.

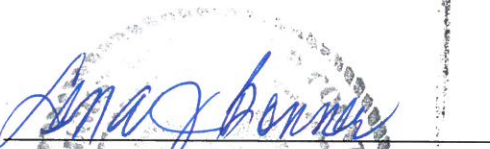
Adopt this 16 day of October, 2018



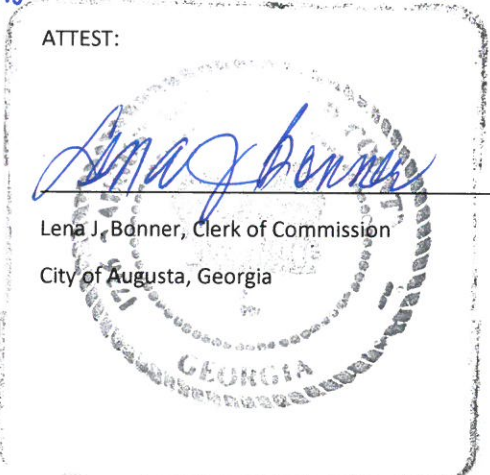
Hardie Davis Jr., Mayor
City of Augusta, Georgia

AGM
10/24/18

ATTEST:



Lena J. Bonner, Clerk of Commission
City of Augusta, Georgia





ENVISION
Augusta



2035 Comprehensive Plan



Contents

Section I - Preface

1. Comprehensive Plan Process.....	8
2. Augusta-Richmond County History.....	10
3. Recent Planning Initiatives.....	14
4. Service Delivery Strategy.....	18
5. Envisioning Augusta - Process Overview.....	20

Section II - Community Profile

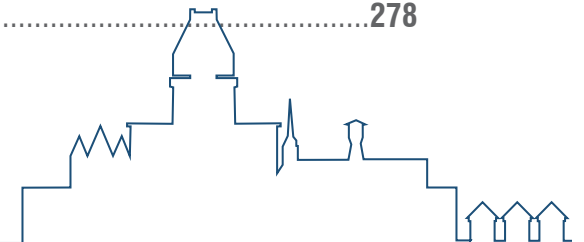
1. Introduction.....	24
2. General Demographics.....	26
3. Housing.....	40
4. Economic Development.....	60
5. Transportation.....	82
6. Community Facilities.....	110
7. Cultural Resources.....	136
8. Environmental & Natural Resources.....	152
9. Land Use.....	176

Section III - Community Agenda

1. Introduction.....	230
2. Needs & Opportunities.....	232
3. Community Goals.....	244
4. Report of Accomplishments.....	246
5. Community Work Program.....	258

Section IV - Appendix

1. Public Outreach.....	272
2. Letter of Approval.....	276
3. Adoption Resolution.....	277
4. Sources.....	278





Preface



One of the fundamental responsibilities of local government is planning and the preparation of plans. Planning is the word we use to describe how a community shapes and guides growth and development. Some people call this process “city planning,” “urban planning,” or sometimes “land use planning.” The results of planning are contained in documents we call “comprehensive plans” or “growth management plans.”

Effective planning ensures that future development will occur where, when, and how the community and local government wants. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a vision, clearly stated and shared by all, that describes the future of the community.
- Private property rights are protected.
- Economic development is encouraged and supported.
- There is more certainty about where development will occur, what it will be like, when it will happen, and how the costs of development will be met.

In order to provide for better consistency and coordination between local governments in this vital activity, the State of Georgia has passed laws and regulations to guide communities in the preparation of their plans. The Office of Planning provides variety of useful tools and resources to help local governments comply with these requirements.

To encourage local governments’ engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with Department of Community Affairs (DCA)-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies. Eligibility

for this package of incentives is called *Qualified Local Government (QLG) status*.

The *Envision Augusta Comprehensive Plan* is the official document that guides the future of Augusta- Richmond County. It spells out a coordinated, long-term planning program for the city. The plan lays out a desired future for the city and guide how that future will be achieved. The Comprehensive Plan is being updated in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning administered by the Georgia Department of Community Affairs.

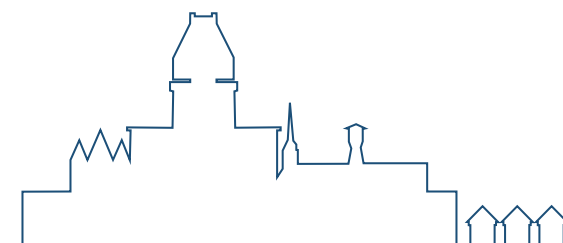
The plan document lays the groundwork for establishing a clear vision, identifies community goals and serves the following functions:

- It lays out a desired future for Augusta-Richmond County.
- It guides how that future will be achieved.
- It formulates a coordinated long-term planning program.

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

- land will be developed
- housing will be made available
- jobs will be attracted and retained
- recreational facilities will be improved
- public services and facilities will be provided

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



In 1736, British General James Edward Oglethorpe had surveyor Noble Jones lay out the first forty lots for what would become Augusta. In taking this action, Oglethorpe was motivated in part by a desire to control the fur trade, which was already flourishing at Fort Moore on the South Carolina side of the Savannah River. Named in honor of Princess Augusta, wife of the Prince of the Wales, the city developed as a trade center (fur, tobacco, cotton) and gateway for new settlers heading west to other parts of Georgia.

Richmond County, one of the eight original counties in Georgia, was formed from St. Paul's Parish in 1777. The county was named in honor of the Duke of Richmond, Charles Lenox, a friend of some of the settlers in America. Columbia and McDuffie Counties were later formed from parts of Richmond County. During the American Revolution, the British used Augusta as a communications center. When Light Horse Harry Lee captured Augusta in 1781, the British had to relinquish their claim to most of Georgia. Augusta then served as the capital of Georgia from 1785 to 1795.

Tobacco was the dominant cash crop in the early years of the county. The invention of the cotton gin made cotton a more profitable crop than tobacco. Eli Whitney, the inventor of the cotton gin, built one of his early prototypes on Rocky Creek in the county. By 1820, the Augusta area was the terminus for riverboats, barges, wagon trains, and traders carrying staples and produce to be shipped to overseas markets.

During the Antebellum period, area residents began to realize the importance of processing and manufacturing goods made from cotton and other crops. In 1834, John Schley located a factory, called Belleville, on Butler Creek. In the same year, William Schley, George Schley, and Daniel Cook built Richmond Factory on Spirit Creek. In 1845, the Augusta Canal was constructed through the western part of the city to handle barge traffic and provide a power source for industry. By 1850 two flourmills and one textile mill were located on the canal. The development of the steam locomotive engine fostered the creation of the Georgia Railroad Company in 1833 and the construction of a railroad line from Augusta to Athens. Additional railroad lines were built in the following years.

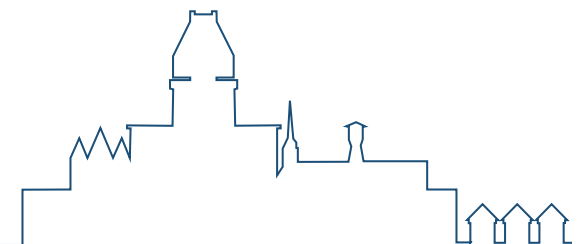
The canal, the mills and other industries in the Augusta area were important to the Confederate war effort. The Confederate Powderworks, said to be the largest munitions factory in the world, stretched for some two miles along the canal bank. An ornate chimney stands as the sole remnant of the powderworks complex. General William T. Sherman's "March to the Sea" in November 1864 avoided a well-fortified Augusta, thereby sparing the area serious damage.

Following the war, the canal was enlarged and several new textile mills were constructed on its banks. In addition to the mills, brick factories, lumber mills, railroad shops and related businesses were started in Augusta. Several new banks, warehouses and wharves also were constructed in the postwar years. The culmination of this period of industrial expansion was the designation of Augusta as the "Lowell of the South", and the presentation of an industrial exposition in the city in 1888.

While Augusta developed as a manufacturing center following the war, the rest of Richmond County remained agrarian. There were several communities within the county - Summerville, Bath, Blythe, Mt. Enon, Gracewood, and Hephzibah - but none approached Augusta in size or population. Incorporated in 1861, Summerville developed as a winter resort area for wealthy northerners. Many local residents also had summer homes in the community. Summerville became a part of the city of Augusta in 1911. Bath was settled around 1800 by Presbyterians from neighboring Burke County. At about the same time, Mt. Enon was settled as a Baptist village. The first Baptist College in the state was established there in 1807. The Gracewood community developed with the construction of the Augusta Southern Railroad.



Source: <http://www.newsouthassoc.com/springfield/images/arch2-a-large.jpg>





Source: <http://www.newsouthassoc.com/springfield/images/arch2-b-large.jpg>

Historically, Augusta had developed from the banks of the Savannah River outward to the south and west. This same pattern of development continued at the turn of the century. In 1885 the trustees of Paine Institute secured the Douglas estate in Woodlawn for the present site of Paine College. With the construction of the Bon Air Hotel and the Partridge Inn, Augusta became a winter resort for corporate executives and heads of state. New residential development took place in various locations around town. The medical complex, located southwest of Georgia moved to the former site of the Orphan Asylum in 1913.

Several military camps were located in the Augusta area during this period, thereby continuing the community's long-time support for the military. In 1898, Camp Dyer was established in Turpin Hill and Camp McKenzie was developed at Wheelless Station. Camp Wheeler was located near Lake Aumond in 1914, and Camp Hancock was constructed in the vicinity of present-day Daniel Field in 1917. In 1928, Camp Lenwood was established on the site of what is now the Charlie Norwood VA Medical Center (formerly the VA Uptown Division).

Following the Great Depression, Augusta and Richmond County played an important role in World War II. Army personnel and equipment were assigned to Daniel Field. In 1942, the Forrest-Ricker Hotel was converted into an army hospital, and Camp (later Fort) Gordon was established in south Richmond County. An airfield for the training of army pilots was constructed on the site of what is now Augusta Regional Airport at Bush Field. The Augusta Arsenal - now the site of Augusta State University - served as a prisoner-of-war camp and produced bombsights and other lens instruments for the war effort.

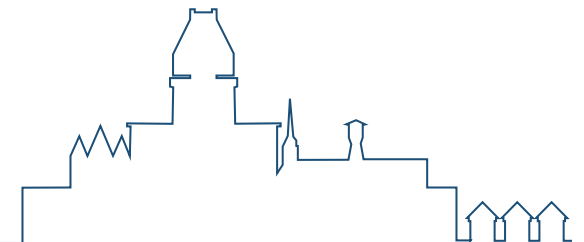
Several postwar developments served to expand Augusta and Richmond County's role as the center of a growing metropolitan area. The construction of Clarks Hill Dam and Reservoir on the Savannah River (c. 1945-50), the development of the Savannah River Plant (now Savannah River Site) in Aiken and Barnwell Counties, South Carolina (c. 1951-53), and the establishment of Fort Gordon as a permanent military facility (c. 1956) contributed to population growth and economic development.

Augusta-Richmond County History

In addition, the medical complex continued to develop near downtown Augusta. The complex now includes the Medical College of Georgia, Eugene Talmadge Memorial Hospital (c. 1956), MCG Sydenstricker Wing (c. 1979), University Hospital-Augusta University (c. 1970), Veterans Administration Hospital (c. 1980) Walton Rehabilitation Hospital (c. 1989-90) and Select Specialty Hospital (2006).

Transportation improvements and the development of industrial parks and sites resulted in new manufacturing facilities in Richmond County. The county is now home to a variety of manufacturing facilities producing both durable and non-durable goods. The major categories of products include food, textiles, apparel, lumber, paper, printing, transportation equipment, chemicals, and stone, clay and glass products.

In addition to industry, a thriving medical district, and an ever-expanding Augusta University Riverfront Campus, the development of the new cyber security center in 2017 is a prominent addition to Augusta as it is the product of unique public/private partnerships spanning many sectors and levels of government working together to meet workforce demand.

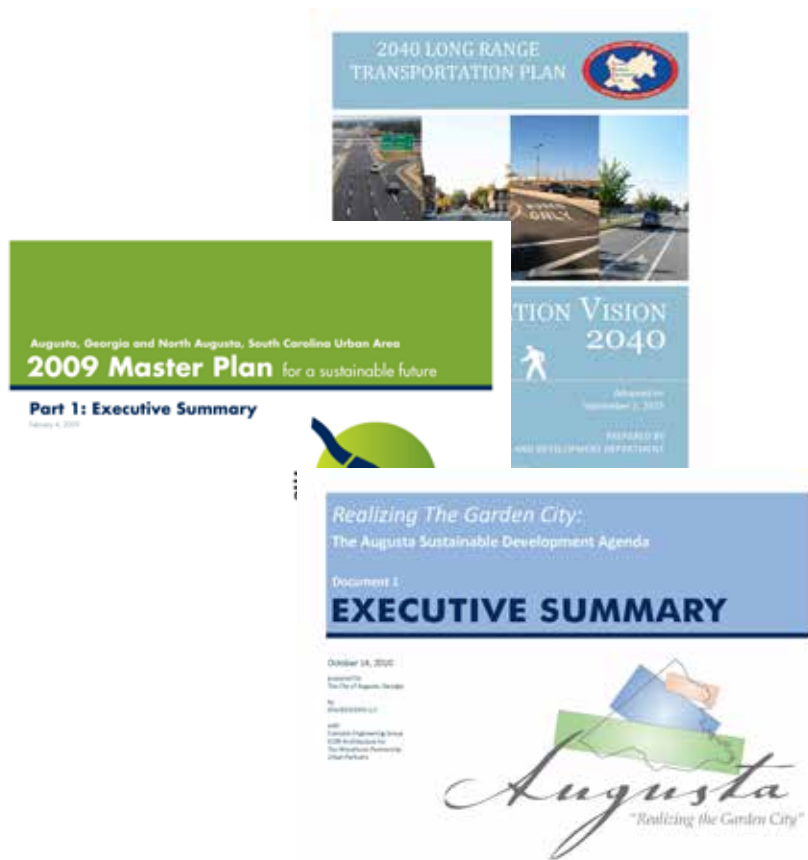


Since its founding, the City of Augusta has been notorious for not following and executing plans in varying degrees. Historically, it is said the original layout for the city was to model that of Savannah with a comprehensive street grid which would form park squares at the intersections of the avenues. However, something was ultimately lost in translation and wide boulevards took the place of the proposed squares as Augusta grew into its longstanding industrial identity over time.

Many factors play into seeing development through to completion and so it is understandable why certain plans never come to fruition or only certain aspects are implemented. A common issue identified by stakeholders is the lack of implementation of these plans due to them being “forgotten”. This document considers consistent key findings among those past plans in an attempt to revive crucial recommended tactics the city should pursue. Likewise, it tracks any relative changes that might have occurred over the last ten years.

Since the last comprehensive plan was completed in 2008, there have been quite a few other plans written. Below is a list of all the plans completed in the last ten years:

- Augusta-Richmond County Comprehensive Plan - 2008
- Augusta-Richmond County Target Area Master plan
- The Westobou Vision: Augusta/North Augusta Master Plan - 2009
- Realizing the Garden City: Augusta Sustainable Agenda - 2010
- Walkability and Age-Friendly Streets: Opportunities to Transform Augusta’s Built Environment
- Augusta Regional Transportation Study (ARTS) Long-range Transportation Plan 2040
- Public Art Master Plan for the Augusta River Region - 2016
- Downtown Redevelopment Plan - 2016
- Laney Walker/Bethlehem Plans
- Recreation and Parks Master Plan - 2016
- Cooper Cary Downtown Downtown Streetscape Plan - 2017

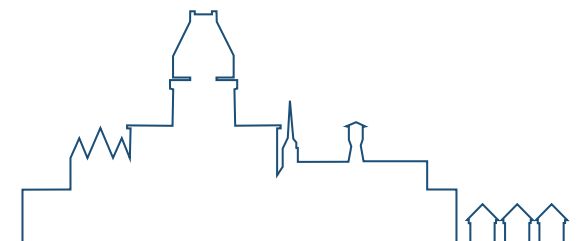
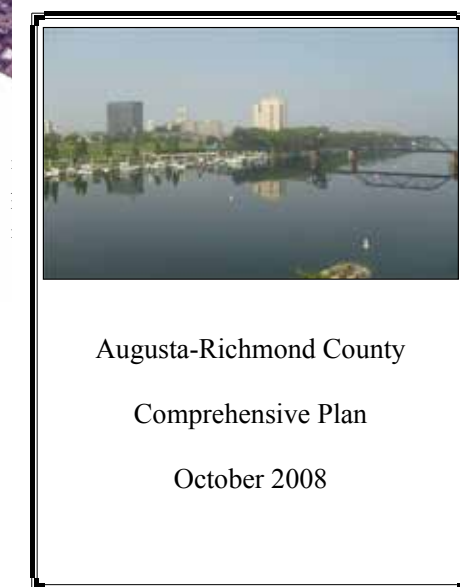


Recent Planning Initiatives

Common threads of key objectives include the following:

- Increasing economic activity and vitality
- Protect and enhance the environment
- Reinforce livable communities and neighborhoods and
- Create effective and attractive regional linkages
- Revitalize Augusta’s corridors through Context Sensitive Solutions (CSS).
- Designate overlay zoning districts for priority projects encouraging quality development.
- Encourage Traditional Neighborhood Design to create walkable communities.
- Improve owner and renter occupied housing.
- Link neighborhoods to schools and jobs, recreation and other community amenities.
- Designate areas for clustered development around major intersections and creating hamlets, villages, and neighborhoods with density and design guidelines.
- Integrate greenways into subdivision design to increase quality of life.
- Support downtown development.
- Create the Augusta Civic Realty Trust, a private sector entity with critical financial capability and development skills that can serve as a “front end” catalyst for difficult projects.
- Implement parking best management practices.

Comprehensive plans are meant to build on one another in order to keep up with any shifts or changes that may occur in the city over a given time. The *Envision Augusta Comprehensive Plan* is no different in that it compares any changes that have taken place since the *Augusta-Richmond County Comprehensive Plan* of 2008, especially since demographics shift and implementation recommendations may be completed or have become obsolete within that time. The 2008 comprehensive plan made recommendations based on public participation, and extensive research on all existing conditions regarding housing, land use, economic development, transportation, community facilities, cultural resources, and environmental elements. This document is simply an update that will supersede the old plan.

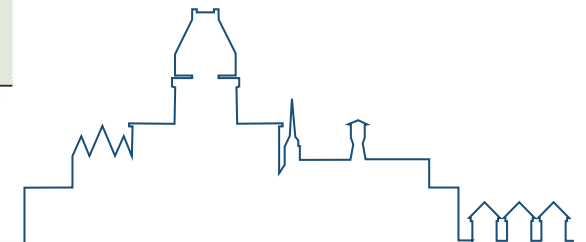


Summary of Development Principles, Goals, and Recommended Actions to Realize the Garden City

The accompanying chart provides a summary of key development initiatives for each part of Augusta and for each functional element. A summary of the Policy Recommendations is provided at the end of this report with further detail provided in Appendix 2: Recommendations for Sustainable Development. Also at the end of this report, a summary of the Prototypical Projects, with further detail provided in Appendix 1: The Projects.

Part of Augusta	Goals	Economic Development: <i>Increase Economic Activity and Vitality</i>
Urban Augusta	The urban core of the city is an active mixed-use environment with growing businesses, lively in-town housing, and cultural/civic uses that serve the region.	Implement the Market Creation Projects of the Urban Area Plan: <ol style="list-style-type: none"> 1) Create opportunities to expand health sciences businesses near existing medical complex 2) Expand cultural, performance, and sports facilities in the urban core 3) Make downtown a center for urban living with a variety of housing types 4) Attract a new, resident-based college or university to the downtown district.
Suburban Augusta	New developments and creative rehabilitation and redevelopment at key intersection nodes form shopping and service clusters that reinforce neighborhoods, create a sense of community, and take advantage of local natural amenities.	<ol style="list-style-type: none"> 1) Develop large-scale Regional Mixed Use Nodes (Project 5a - Peach Orchard Place for "Big Box" uses)(Project 5b - Rocky Creek Park for business and jobs associated with flood protection investment) 2) Reposition existing strip retail and surroundings to serve as Village Nodes (Project 6a - South Gate Urban Village including mixed income housing, neighborhood retail, and links to existing public services and adjoining neighborhoods) 3) Direct investment into the ASDA Priority Development District between the medical area and Rocky Creek, linking several proposed project areas
Rural Augusta	The character-defining visual environment of farmlands and natural areas of rural Augusta is retained, encouraging low-density development clusters and rural lifestyle communities appropriate to areas where sewer system extension is not appropriate.	<ol style="list-style-type: none"> 1) Designate and zone areas for Rural Hamlets at key intersections that encourage attractive and walkable clusters of single family housing close to convenience retail, and other public services (Project 2a: Spirit Creek Hamlet) 2) Promote land uses which will conserve rural character, including agriculture, forestry, and rural sporting activities 3) Plan for agriculture to remain an economically viable land use, with areas of farms of sufficient size and productivity to remain sustainable.

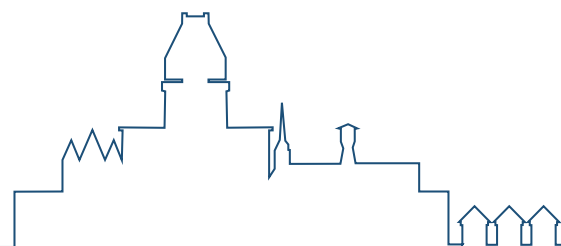
Open Space and Environment: <i>Protect and Enhance the Environment and its Resources</i>	Neighborhood and Community Development: <i>Reinforce Liveable Communities and Neighborhoods</i>	Transportation and Linkages: <i>Create Effective and Attractive Regional Linkages</i>
<p>Implement Environmental Recommendations of the Urban Area Plan including:</p> <ol style="list-style-type: none"> 1) Westobou Open Space Network 2) Landscaped roadways linking Market Creation Projects 3) Improve and expand river-related open spaces related to new developments 	<p>Implement Housing and Neighborhood recommendations of Urban Area Plan</p> <ol style="list-style-type: none"> 1) Marbury Village development 2) Sandbar Ferry neighborhood redevelopment and repositioning 3) Other housing and neighborhood improvements in Laney-Walker, Bethlehem, and Upper Broad Street (Project 7b) as well as expansion opportunities and neighborhood supportive services 	<p>Implement Transportation recommendations of Urban Area Plan</p> <ol style="list-style-type: none"> 1) Develop Westobou Trace along Sandbar Ferry and through downtown to Upper Broad St 2) Remove elevated sections of J. C. Calhoun Expressway and reclaim associated land for the Harrisburg community 3) Develop Riverwatch Heritage Parkway 4) Improve gateways and corridors through landscaping and signage controls (Project 8a - I-520/Sandbar Ferry Interchange)
<ol style="list-style-type: none"> 1) Identify areas of natural and ecological value where expanded Conservation Subdivision options will improve neighborhood quality (Project 4a - Butler Creek) 2) Low Impact Development site design standards for stormwater management 3) Protect sensitive water courses and create new open space amenities (e.g. - Project 4a -Butler Creek or Project 5b - Rocky Creek) and improve neighborhood connections to their natural amenities 4) Use Green Infrastructure in the development approval process to determine the "right" locations to build. 	<ol style="list-style-type: none"> 1) Develop new Town Centers to serve outlying areas with a mix of housing types, shopping, public services and institutions in the area (Project 3a - Windsor Spring and Project 3b - Belair) 2) Expand city neighborhood and housing revitalization programs in areas adjoining the new growth corridor and other key action areas (Project 7a - Oates Creek) 3) Designate Overlay Districts to encourage implementation of Prototypical Projects as well as to discourage inappropriate continued strip development along arterials. 4) Create traditional neighborhoods through "Walkable Subdivisions" design. 	<ol style="list-style-type: none"> 1) Improve gateways and corridors through landscaping and signage controls 2) Make Augusta Way multi-modal (incorporate transit, bike, and pedestrian) 3) Develop street connectivity requirements for new subdivisions. 4) Re-create Gordon Highway, Windsor Spring, and Tobacco Road as scenic parkways through right of way changes and control of frontage development
<ol style="list-style-type: none"> 1) Designate areas where agriculture is the preferred land use through an Agriculture and Timber Protection Zone for Rural Augusta that defines large minimum parcel sizes 2) Create incentives to encourage the preservation of orchards and pastures and their use for educational and cultural purposes (Project 1a - Fall Line Farm) 3) Update the Water and Sewer Master Plan to restrict further sewer expansion south of Spirit Creek 	<ol style="list-style-type: none"> 1) Promote small lifestyle community development appropriate to Rural Augusta (such as equestrian, farming, creek front, golf) 2) Promote a vernacular building style that will enhance the cultural landscape of rural Augusta through design guidelines 	<ol style="list-style-type: none"> 1) Protect the visual character on selected arterial roads by enacting Scenic Overlay Zones 2) Develop a bicycle-friendly roadway network



The state of Georgia’s “Service Delivery Strategy Act” (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint “service delivery strategy” document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.

The Richmond County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort.





Envisioning a Better Augusta Together

Change is inevitable and can be really damaging without a clear plan. With a consistent vision and well-defined actions for implementation, change can be harnessed to better stabilize the community as a whole. And with a plan for quality growth, economic opportunity flourishes, social cohesion expands, and the standard of living for all Augustans is elevated.

The *Envision Augusta Comprehensive Plan* is meant to be a living document that reflects the changes happening within Augusta. It will help shape how Augusta will proceed into the future from a multitude of perspectives related to those required planning elements; housing, land use, economic development, transportation, community facilities, cultural resources, and environmental and natural resources.

Working with the community and getting substantial feedback from residents, stakeholders, and commissioners alike, the plan illustrates the collective goals, objectives, and strategies for Augusta.

The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created.

Community Assessment Public Meetings:

- 5.17.2018 Lucy Craft Laney Museum
- 5.20.2018 Municipal Building (Linda Beazley Room)
- 5.26.2018 Augusta Canal Authority
- 5.30.2018 Diamond Lakes Library
- 6.07.2018 Lucy Craft Laney Museum

Community Agenda Public Meetings:

- 8.20.2018 Diamond Lakes Library
- 8.21.2018 Municipal Building (Linda Beazley Room)
- 8.22.2018 Lucy Craft Laney Museum
- 8.29.2018 Lucy Craft Laney Museum



The plan is...

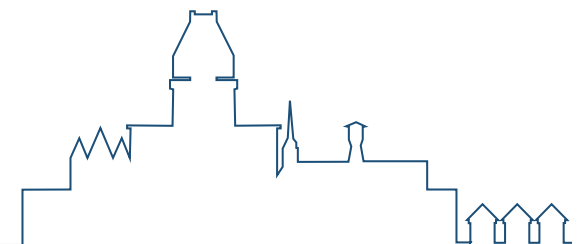
an assessment...

a community discussion...

a list of desired outcomes...

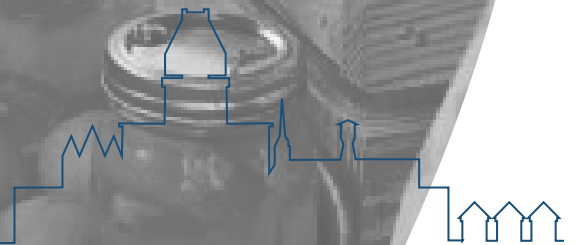
an on-going process...

dynamic...





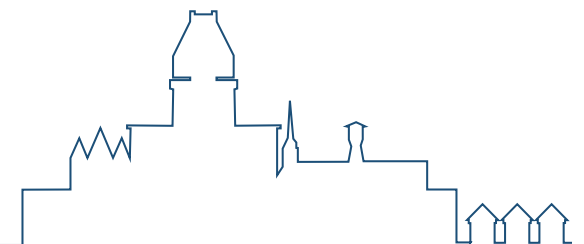
***Community
Profile***





Introduction

The Community Profile section of the *Envision Augusta Comprehensive Plan* provides an analysis of existing conditions based on multiple elements. This analysis was used in formulating the needs and opportunities that ultimately reflect the overarching goals for Augusta. This information was presented to stakeholders and citizens to gauge initial impressions of the community as a whole. The information in this section illustrates all the research conducted for the planning process.

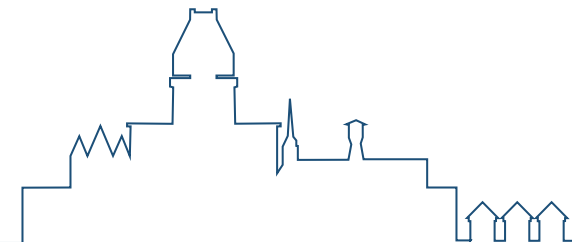




General Demographics

Introduction

The current population, population trends, and potential future population numbers are vital in understanding the needs for a jurisdiction. This information provides valuable data for location of infrastructure, residential and commercial development, and impact on the overall quality of life for residents. There is a sentiment among stakeholders the city is losing existing residents and will continue to lose potential new residents to adjacent jurisdictions.



Augusta-Richmond County is located on the border with Aiken and Edgefield Counties located in South Carolina. These counties are part of the Augusta Metropolitan Planning Organization. Figure 2.1 illustrates the total population of all counties adjacent to Augusta-Richmond County from 1990 to 2016.

All listed jurisdictions have experienced positive population growth over the 26 year time-frame. Columbia County has shown the most growth in population with approximately 64 percent and is the only Georgia county listed to have double digit growth. Counties in South Carolina grew by nearly 30 percent which is on par with state population growth. McDuffie and Burke County experienced growth at the lower rates of 6 percent and 9 percent respectively. Augusta Richmond County had the slowest rate of growth among all listed counties at 5.9 percent which is nearly 34 percent less than the growth rate for the state of Georgia.

The greatest amount of growth for these jurisdictions occurred between 1990 and the year 2000. Edgefield County, South Carolina with 33.9 percent in population and Columbia County Georgia with 33.4 percent led the area with population growth. Aiken County was the only other county with double digit growth at 17.9 percent. Burke and McDuffie Counties had 8.1 and 5.5 percent growth respectively. Augusta-Richmond County had 5.3 percent. The population increase that occurred between 1990 and the year 2000 is dramatically different than the population change that occurred during the next decade.

Figure 2.2 illustrates population change for Augusta-Richmond County, Aiken County and parts of Columbia and Edgefield Counties between the year 2000 and 2010. It is clear the majority of population loss in the area has occurred in Augusta-Richmond County. There are several pockets on population loss near the city of Aiken and in Columbia County.

Population growth slowed across all counties with the exception of Columbia County, Georgia which increased its population by 40 percent between the year 2000 and

2010. Edgefield County, South Carolina experienced a slowdown of growth of 24.3 percent. Augusta-Richmond County’s went from 5.3 percent growth to .6 percent growth between 2000 and 2010 and this growth continued to slow as of 2016 growth is at .4 percent.

Figure 2.1: Population Change for Augusta Georgia County and Surrounding Jurisdictions: 1990 - 2016

	1990	2000	2010	2016	Population Change	Percent Change
Burke County, Georgia	20,579	22,243	23,338	22,688	2,109	9.04%
Columbia County, Georgia	66,910	89,288	124,986	147,450	80,540	64.44%
McDuffie County, Georgia	20,119	21,231	21,830	21,490	1,371	6.28%
Richmond County, Georgia	189,719	199,775	200,935	201,647	11,928	5.94%
Aiken County, South Carolina	120,940	142,552	160,554	167,458	46,518	28.97%
Edgefield County, South Carolina	18,375	24,595	26,958	26,358	7,983	29.61%
Georgia	6,478,216	8,186,453	9,712,696	10,313,620	3,835,404	39.49%
South Carolina	3,486,703	4,012,012	4,635,834	4,959,822	1,473,119	31.78%

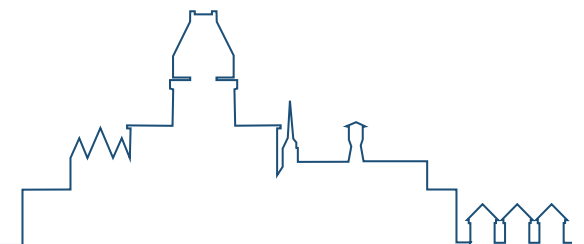
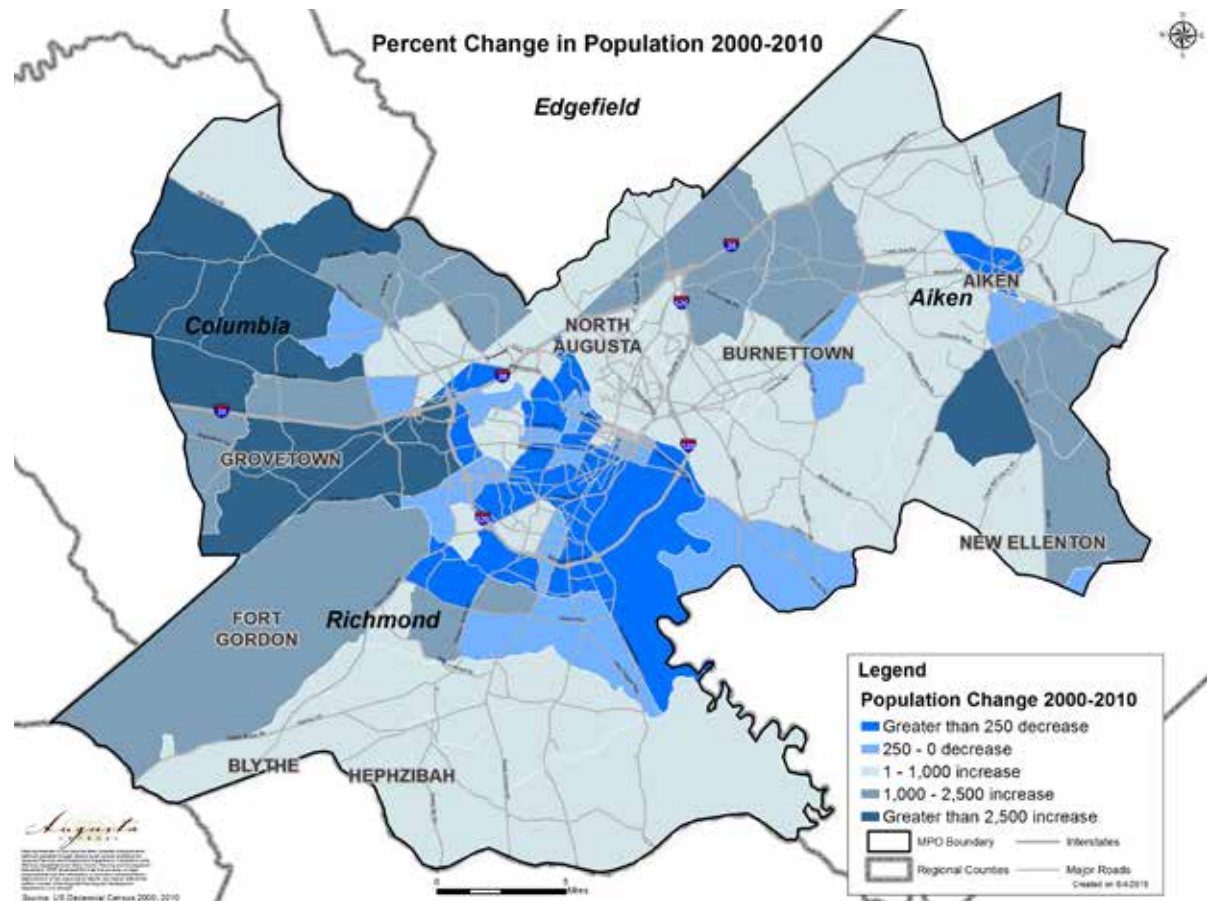


Figure 2.1: Population Change for Augusta Georgia County and Surrounding Jurisdictions: 1990 - 2016

	1990	2000	2010	2016	Population Change	Percent Change
Burke County, Georgia	20,579	22,243	23,338	22,688	2,109	9.04%
Columbia County, Georgia	66,910	89,288	124,986	147,450	80,540	64.44%
McDuffie County, Georgia	20,119	21,231	21,830	21,490	1,371	6.28%
Richmond County, Georgia	189,719	199,775	200,935	201,647	11,928	5.94%
Aiken County, South Carolina	120,940	142,552	160,554	167,458	46,518	28.97%
Edgefield County, South Carolina	18,375	24,595	26,958	26,358	7,983	29.61%
Georgia	6,478,216	8,186,453	9,712,696	10,313,620	3,835,404	39.49%
South Carolina	3,486,703	4,012,012	4,635,834	4,959,822	1,473,119	31.78%

Figure 2.2: Population Change from 2000 to 2010



Population Projections

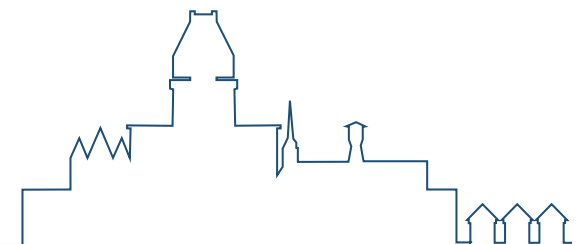
Population projections are a statistical means by which population change can be forecasted for an area. Figure 2.3 (next page) illustrates the population projections for Augusta-Richmond County and all counties adjacent to it in Georgia and South Carolina from the year 2020 to 2030. Population growth is expected to continue for all counties in the area with the exception of Burke County, Georgia which is projected to have a decline in population between the year 2020 and 2030 of half of a percent. Columbia County, Georgia is the only county of all listed that is projected to continue double-digit growth through 2030 with a projected growth of approximately 12 percent growth every five years between 2020 and 2035.

Aiken and Edgefield counties in South Carolina are estimated to see population growth slow from the 20 percent average experienced between 1990 to 2016 to approximately 6 percent growth for both South Carolina Counties which is expected to experience population growth of 11.73 between 2020 and 2030.

Augusta-Richmond County's growth rate is expected to show improvement in comparison to the growth rate between 2000 through 2010 of .6 percent and the growth rate between 2010 through 2016 of .4 percent. It is projected that Augusta will increase its population growth rate to 1.10 percent between 2020 and 2025 and experience stagnation between 2025 and 2030. These projections do not take into account the relocation of the U.S. Army's relocation of their Cyber-Command to Fort Gordon. This action is slated increase the population growth rate for Augusta-Richmond County and surrounding jurisdictions.

Age Distribution

Augusta-Richmond County has seen major change to certain sections of its population. An analysis of census data directly related to population by age from the 2000 and 2010 Census of population for the City of Augusta and the State of Georgia can be found in Figures 2.4 and 2.5. The majority of residents in the city of Augusta are between 25 and 54 years old. These age groups represented a total of 79,076 residents or



approximately 41 percent of the population in 2010. This is a decrease of 3,510 residents in this age group since the year 2000. The age groups that have seen the largest growth in Augusta are residents ages 55-64 which has seen total growth of approximately 82 percent.

An important statistic that is shown through this Census data is the dramatic decline in population in the age group of 35-44 years. Between the year 2000 and 2010, there has been a decrease in population of 6,665 residents or nearly 23 percent. There may be a direct correlation between the decrease of residents in this age group and the reduction of 4,328 residents between 5 and 14 years old. The possibility exists of residents with children of school age are leaving Augusta-Richmond County and some may be returning once their school aged children leave home.

Figure 2.3: Population Projections for Augusta-Richmond County Georgia and Surrounding Jurisdictions: 1990 - 2016

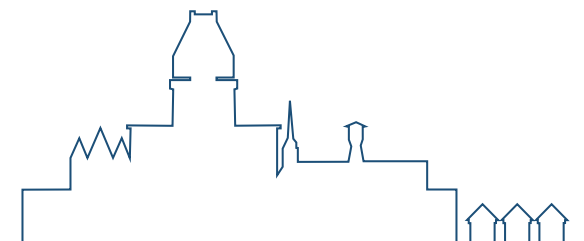
	2020	2025	2030	Population Change	Percent Change
Burke County, Georgia	23,175	23,215	23,059	-116	-0.50%
Columbia County, Georgia	160,541	180,369	201,807	41,266	25.70%
McDuffie County, Georgia	22,267	22,596	22,716	449	2.02%
Richmond County, Georgia	207,182	209,457	210,404	3,222	1.56%
Aiken County, South Carolina	171,200	176,800	182,500	11,300	6.60%
Edgefield County, South Carolina	28,300	29,200	30,100	1,800	6.36%
Georgia	10,895,213	11,538,707	12,173,406	1,278,193	8.58%
South Carolina	5,020,800	5,235,500	5,451,700	430,900	11.73%

Figure 2.4: Population by Age for Augusta-Richmond County Georgia 2000 - 2010

Richmond County	2000	Percent of Population	2010	Percent of Population	2000-2010 Population Change	2000-2010 Population Percent Change
Total Population	195,182		195,844		662	0.3%
Under 5	13,943	7.1%	14,557	7.4%	614	4.4%
5-9 Years	14,851	7.6%	13,079	6.6%	-1,772	-11.9%
10-14 Years	14,847	7.6%	12,291	6.3%	-2,556	-17.2%
15-19 Years	15,865	8.1%	15,290	7.8%	-575	-3.6%
20-24 Years	16,248	8.3%	17,550	9.0%	1,302	8.0%
25-34 Years	29,004	14.9%	29,781	15.2%	777	2.7%
35-44 Years	29,291	15.0%	22,626	11.5%	-6,665	-22.8%
45-54 Years	24,435	12.5%	26,669	13.6%	2,234	9.1%
55-59 Years	8,587	4.4%	12,078	6.2%	3,491	40.7%
60-64 Years	6,883	3.5%	9,778	5.0%	2,895	42.1%
65-74 Years	11,806	6.0%	12,293	6.2%	487	4.1%
75-84 Years	7,250	3.7%	7,247	3.7%	-3	-0.04%
85 Years and Older	2,172	1.1%	2,608	1.3%	436	20.1%

Figure 2.5: Population by Age for the State of Georgia 2000 - 2010

Georgia	2000	Percent of Population	2010	Percent of Population	2000-2010 Population Change	2000-2010 Population Percent Change
Total Population	8,186,453		9,687,653		1,501,200	18.3%
Under 5	595,150	7.3%	686,785	7.1%	91,635	15.4%
5-9 Years	615,584	7.5%	695,161	7.2%	79,577	12.9%
10-14 Years	607,759	7.4%	689,684	7.1%	81,925	13.5%
15-19 Years	595,150	7.3%	709,999	7.3%	114,849	19.3%
20-24 Years	592,196	7.2%	680,080	7.0%	87,884	14.8%
25-34 Years	1,299,256	15.9%	1,385,560	14.3%	86,304	6.6%
35-44 Years	1,353,508	16.5%	1,397,540	14.4%	44,032	3.3%
45-54 Years	1,079,992	13.2%	1,291,252	13.3%	211,260	19.6%
55-59 Years	375,651	4.6%	573,551	5.9%	197,900	52.7%
60-64 Years	285,805	3.5%	496,006	5.1%	210,201	73.5%
65-74 Years	435,695	5.3%	656,429	6.8%	220,734	50.7%
75-84 Years	261,723	3.2%	311,783	3.2%	50,060	19.1%
85 Years and Older	87,857	1.1%	113,823	1.2%	25,966	29.6%



Racial Make-Up

The residents of Augusta-Richmond County are diverse in their racial categories as they are in their age groups. U.S. Census data indicates several racial groups including groups which represents individuals of multiple races. Individuals classified as Caucasians currently represent approximately 40 percent of the residential population of Augusta-Richmond County. This represents an 8,027 person loss since the year 2000. This is the only racial group has experienced loss in Augusta-Richmond County.

There are a total of 108,633 African-American residents in Augusta. This is approximately 10,000 more residents than the year 2000 and represents the racial group with highest amount of the growth in the city. Individuals who identify themselves as two or more races represent the largest percentage growth in Augusta. All racial groups represented in Figure 2.6 has shown double-digit percentage growth (with the exception of Caucasians).

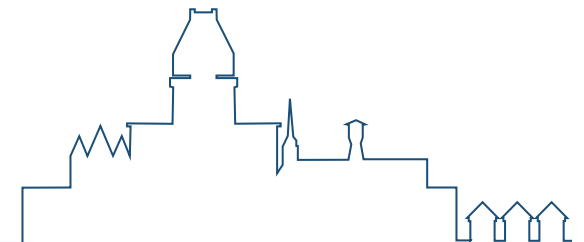
The growth in racial groups located in Augusta slightly mirrors the racial dynamics of the State of Georgia. The population of Caucasians is shrinking at a similar rate. There is growth in all other racial groups with African-Americans representing the largest group of new residents and individuals with two or more races representing the largest percentage growth in the State.

Figure 2.6: Race of Augusta-Richmond County Residents 2000 and 2010

Richmond County	2000	Percent of Population	2010	Percent of Population	Change	Percent Change
Total Population	195,182		200,549			
Caucasian	87,651	44.9%	79,624	39.7%	-8,027	-9.2%
African-American	98,320	50.4%	108,633	54.2%	10,313	10.5%
American Indian / AK. Native	536	0.3%	685	0.3%	149	27.8%
Asian	2,976	1.5%	3,331	1.7%	355	11.9%
Some Other Race	2,231	1.1%	3,046	1.5%	815	36.5%
Two or More Races	3,468	1.8%	5,230	2.6%	1,762	50.8%
Total	195,182	100%	200,549	100%	5,367	2.7%

Figure 2.6: Race of Residents of the State of Georgia 2000 and 2010

Georgia	2000	Percent of Population	2010	Percent of Population	Change	Percent Change
Total Population	8,186,453		9,687,653			
Caucasian	5,327,281	65.1%	5,787,440	59.7%	460,159	8.6%
African-American	2,349,542	28.7%	2,950,435	30.5%	600,893	25.6%
American Indian / AK. Native	21,737	0.3%	32,151	0.3%	10,414	47.9%
Asian	173,170	2.1%	314,467	3.2%	141,297	81.6%
Some Other Race	196,289	2.4%	388,872	4.0%	192,583	98.1%
Native Hawaiian/Pacific Islan.	4,246	0.1%	6,799	0.1%	2,553	60.1%
Two or More Races	114,188	1.4%	207,489	2.1%	93301	81.7%
Total	8,186,453	100.0%	9,687,653	100.0%	1,501,200	18.3%



Augusta's population is stagnant

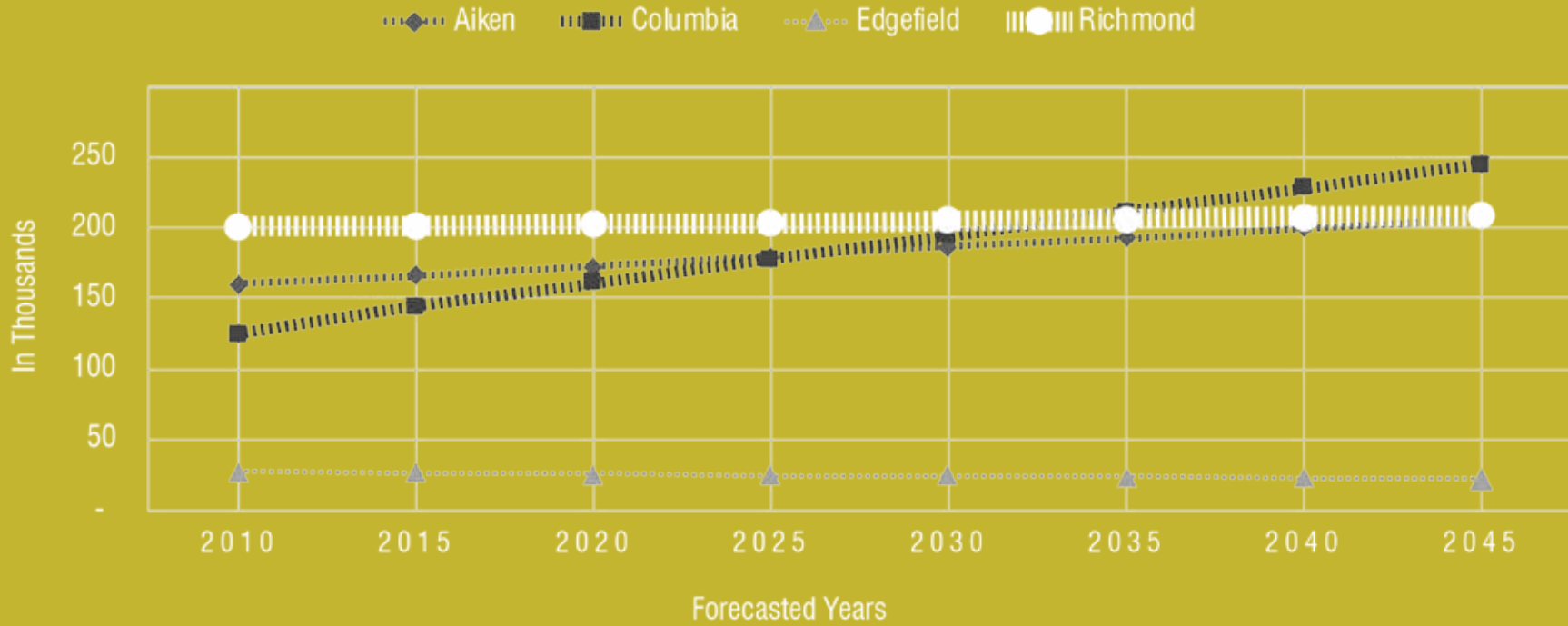


population number

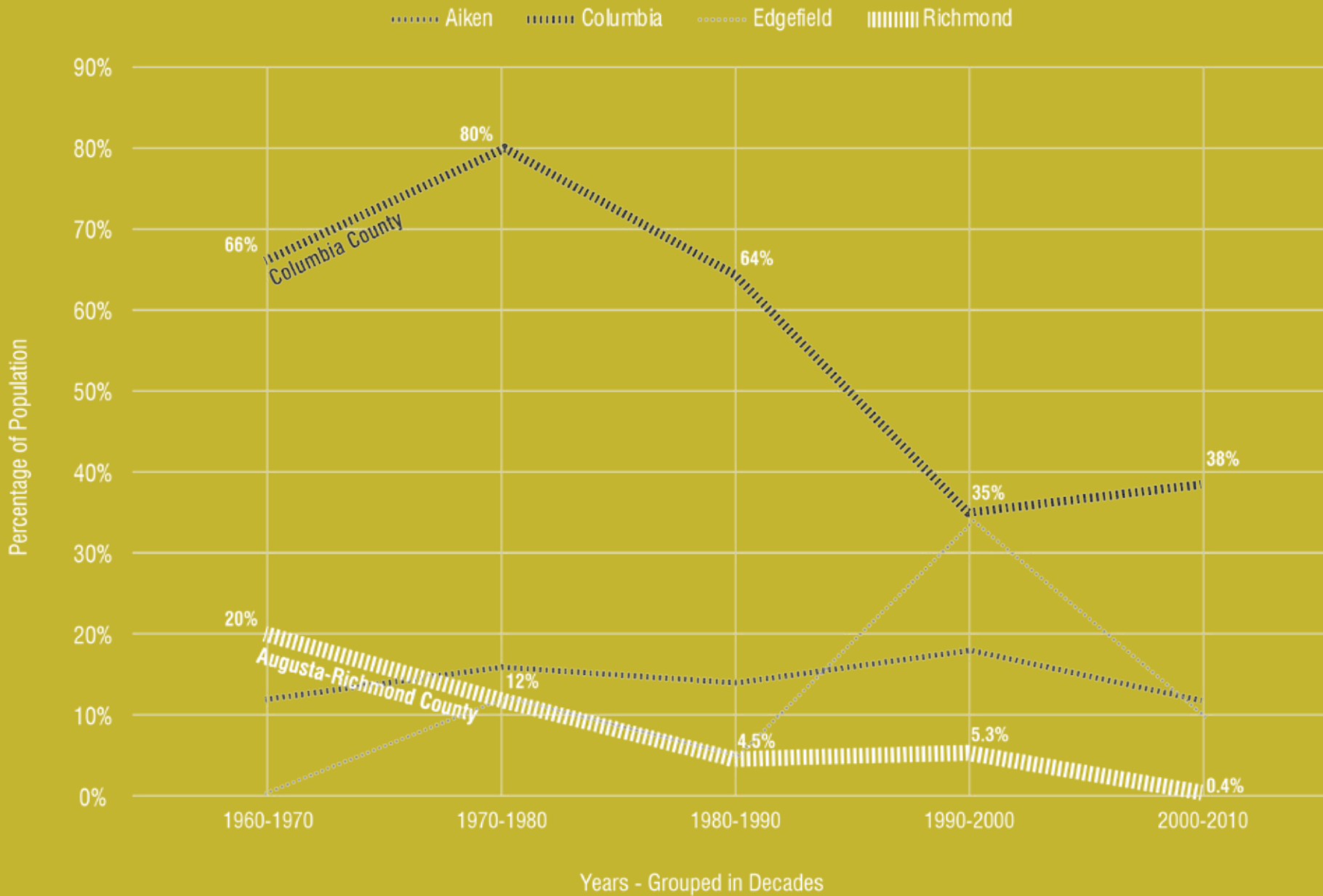
201,800

Even though the numbers project little to no population growth, the cyber security programs initiated by Fort Gordon is expected to influence substantial population growth.

POPULATION PROJECTIONS



POPULATION GROWTH



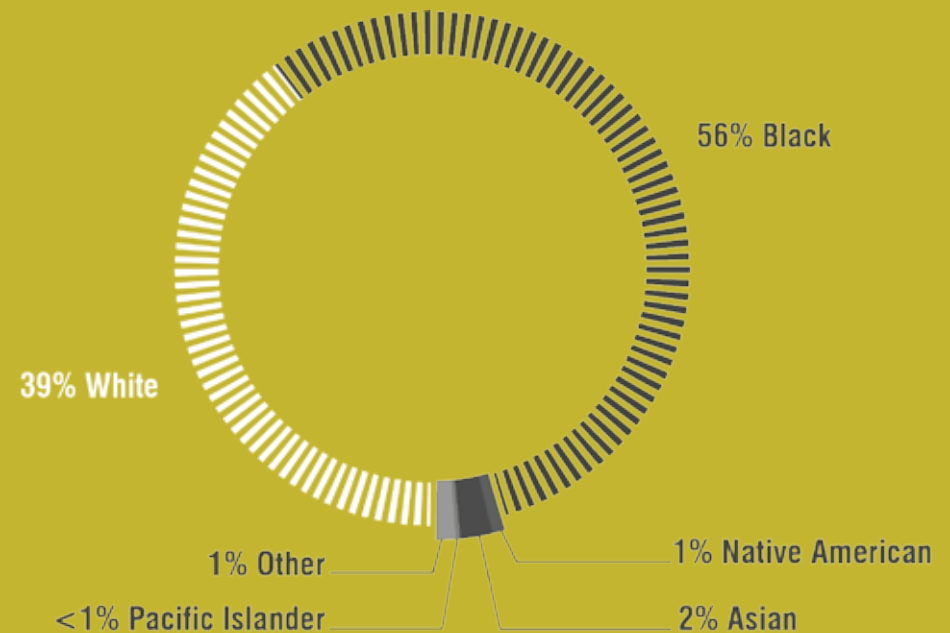
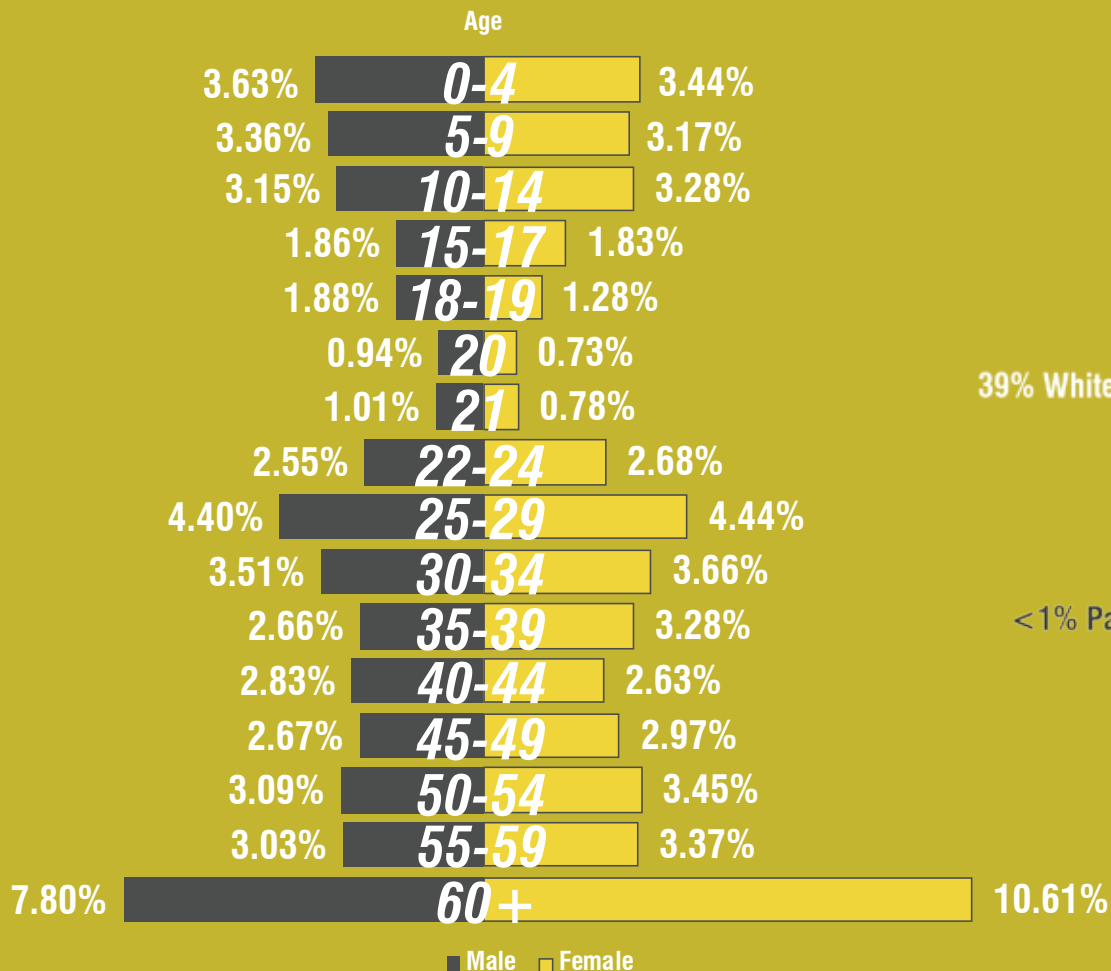
Augusta has an older population

33.5
median age

25%
persons in poverty
+5% since 2008

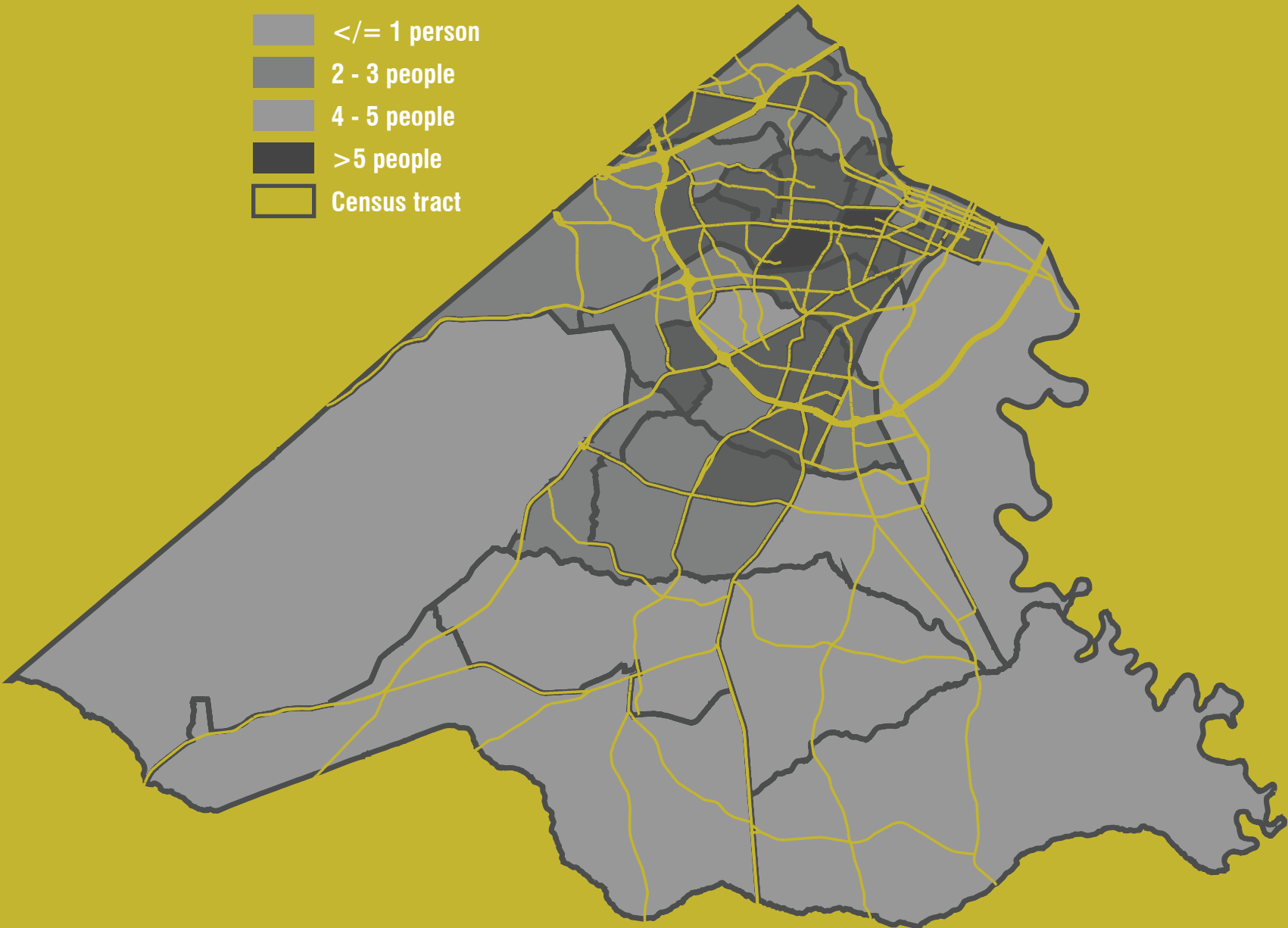
Augusta is diverse

3.5%
born outside US



Augusta lacks population density

Population density based on number of persons per acre by census tract



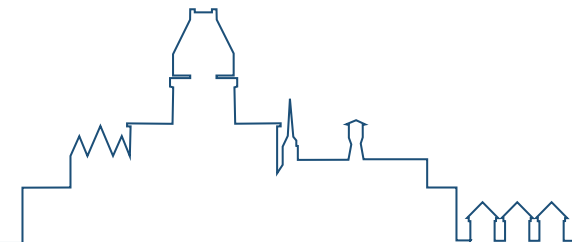


Augusta's housing characteristics reflect the city's history and early development patterns. More recent trends indicate how and where housing development will occur in the future. Residential land uses cover approximately 59,000 acres at present. This includes a mix of single-family, site-built residences at various densities, duplexes, apartments, manufactured homes, and group quarters. Assessing the housing stock helps identify major housing problems, determine future housing needs, and develop a plan for managing housing development in the future.

Though both Augusta (1736) and Richmond County (1777) were founded in the eighteenth century, residential development patterns in Augusta were more urban than those in Richmond County until about 65 years ago. Initially settlement in the city occurred in close proximity to the Savannah River and nearby trading routes. As the city expanded to the south and west, neighborhoods developed in conjunction with the introduction of new modes of transportation (e.g. railroads) and manufacturing facilities (e.g. textile mills). In the twentieth century, Augusta annexed both incorporated places (Summerville) and unincorporated areas (e.g. Forest Hills, Highland Park), thereby adding a mix of older and newer housing to the existing stock.

Settlement patterns in Richmond County were more rural than Augusta until about the 1940s. From its founding the county was a largely agrarian area and residential development was centered on several small incorporated towns. These included Bath, Blythe, Mt. Enon, Hephzibah, and other towns located within the boundaries of what is now the Fort Gordon Military Reservation. Following World War II, suburban development began in earnest in Richmond County and continues to the present day. The character, age and condition of the housing stock thus reflect this trend and the expansion of commercial and industrial facilities that accompanied it.

Based on the location of the outward sprawl and growth trends of housing, Fort Gordon has always acted as a gravitational pull for housing units following WWII. Market demands and cultural shifts have also contributed to outward housing sprawl with the construction of highways and auto-centric commercial shopping centers, the major nodes of activity including the now defunct Regency Mall and Augusta Mall. Ultimately, this chapter identifies the current existing conditions of housing in Augusta-Richmond County and makes overall community recommendations based on what those existing conditions look like, through a formulated needs assessment and work program to achieve those goals.



Housing Unit Trends

Based on housing unit trends, housing unit rates have been steadily increasing since the 2008 Comprehensive Plan looked at previous trends. Between 2000 and 2010, total housing units in Richmond County increased 4.8% to 86,331 units. From 2010 to 2015 total housing units in Richmond County increased 0.7% indicating a slowing rate of housing units being built. The county trend is beginning to taper off compared to significant growth in the housing stock from 1960 to 1990.

The projected percent change in housing units from 2000 to 2015. Richmond County as a whole has a total percent change increase of 1.81%. Within the county, Augusta and Blythe both saw increases in housing units by 2.56% and 6.55%, respectively. Hephzibah on the other hand saw an overall decrease in number of housing units from 2000 to 2015. This data represents the overall number of newly built housing units within the respective Richmond County municipalities.

The overall housing unit trends for Richmond County from 2000 to 2015 have increased slightly from 82,312 units to 86,939 units in a 15-year timeframe. Comparing the trends of other counties in the Augusta Metropolitan Statistical Area, all have increased from 2000 to 2015 with Columbia County containing the most growth in housing units, adding roughly 18,900 units in said 15 year span. The county with the second most amount of units added is Aiken County with 11,662 units added over the span of 15 years. The other counties, including Richmond County have remained relatively stagnant with less dramatic increases in housing units. The unit growth rate of the MSA parallels that of the State of Georgia as a whole. The state has a total percent growth increase of 25.94%. The MSA has a total percent growth increase of 18.55%.

Notably, census tracts with the highest percentage increase in housing units are located in south Richmond County. Other tracts in the south and west also registered smaller housing unit gains. This continues a trend evident for several decades. In contrast, most census tracts in or near the old city either recorded a decline in housing units or

remained unchanged from 2000. Of interest is the fact that areas encompassing some post-World War II subdivisions are beginning to experience a decline in housing units. Also of note is that downtown and adjacent areas registered an increase in housing units.

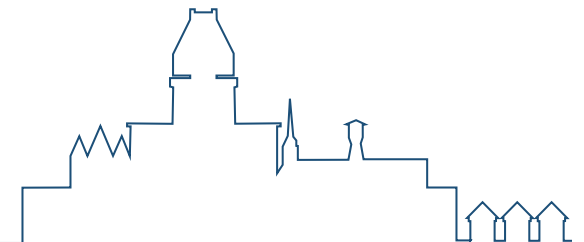
The number of housing units in Richmond County continues to increase at a slower rate than in most other parts of the metropolitan area. Table H-2 includes the numeric change in housing units between 2000 and 2015 for the Augusta MSA counties and the state of Georgia. The tables below shows that the percent change in housing units were highest in suburban Columbia County and Aiken County. McDuffie County and the Augusta MSA were lower than the statewide change in housing units. Richmond County was well below the MSA and state level changes and slightly higher than two of the more rural counties in the metropolitan area. Overall, the number of housing units in Augusta-Richmond County have remained relatively stagnant from 2010 to 2015.

Table H-1: Richmond County Housing Unit Trends (1960-2015)

Year	1960	1970	1980	1990	2000	2010	2015
Housing Units	38,191	47,754	64,846	77,288	82,312	86,331	86,939

Table H-2: Housing Unit Trends Regional Comparison

	2010	2015	% Change
Burke Co.	9,865	9,832	-0.3%
Columbia Co.	48,626	52,267	7.5%
McDuffie Co.	9,319	9,271	-0.5%
Richmond Co.	86,331	86,939	0.7%
Aiken Co.	72,249	73,649	1.9%
Edgefield Co.	10,559	10,608	0.5%
Georgia	4,088,801	4,133,065	1.0%



Housing Tenure

The table below looks at current housing tenure in Augusta, Richmond County, the Augusta MSA and the state of Georgia. Currently 53% of Augusta’s occupied housing units are owner-occupied. Forty-seven percent (47%) of the city’s occupied units are renter-occupied. Comparing those overall percentages with 2006 estimates, owner-occupancy has decreased (58%) and renter occupancy has increased slightly (42%). Since Augusta accounts for nearly 98% of all the housing units in Richmond County, the city’s owner/renter split is almost identical to the county’s mix. By comparison, the owner/ renter split for the Augusta MSA is 66% owner and 33% renter, again reflecting a slight decrease in owner-occupancy and an increase in renter-occupancy which might reflect a growing student and transient military presence in Augusta. Both tenures for Richmond and the MSA follow state trends in that Georgia went from 68% owner to 63% owner and from 32% renter to 37.2%. Factors contributing to the higher percentage of renter-occupied units in Augusta include the age of the housing stock and the presence of facilities that cater to more transient populations, such as Fort Gordon, medical facilities, education institutions and manufacturing plants. Construction projects at major facilities in the region, such as the Savannah River Site and Fort Gordon also contribute to the rental housing market.

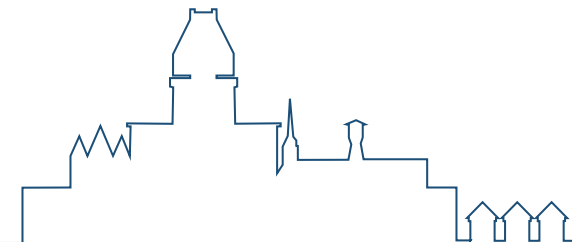
Table H-3: Housing Tenure, 2016 Estimates			
	<i>Richmond Co</i>	Augusta MSA	Georgia
Owner Occupied	52.6%	66.7%	62.8%
Renter Occupied	47.4%	33.3%	37.2%

Vacant Housing Units

In 2016, an estimated 14,820 (16%) of Richmond County's total housing units were vacant, which is roughly a 6% increase since 2000 (10.2%). The 16% vacancy rate is higher than the 11.1% vacancy rate recorded at the time of the 1990 census and double the 8.2% rate in 1980. Factors that affect rising vacancy rates could include undesirable housing conditions due to the older housing stock, lack of amenities near housing developments, lack of variety in housing options, overall population shifts due to a stagnant or decreasing job market, and complex socio-economic circumstances. The number of miscellaneous vacant units has increased significantly from 33% in 2000 to 50% in 2016 which begs the question, why are the number of uncharacterized increasing so rapidly? Of the 14,820 total vacant housing units, half of those units are uncharacterized, which potentially indicates a significant amount of unclaimed housing that has been forgotten and is most likely falling into disrepair. Table H-4 shows the status of all vacant housing units in Augusta-Richmond County, Columbia County, and Georgia in 2016. Augusta-Richmond County (27%) had a slightly higher number of total rental units than Georgia (25%). Columbia County (22%) had lower percentages of vacant housing units for rent.

Looking at the rental market of the entire Metropolitan Statistical Area (MSA), conditions in the entire region are balanced which is reflected in the housing tenure for Richmond County (47.4% renter occupied). Overall, the region has experienced a decrease in rental vacancy which is also reflected in Richmond County's numbers having shifted from 44.6% to 23% of the total vacancies.

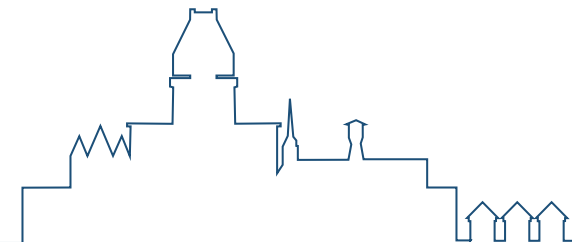
Fort Gordon has a large effect on the rental market, with an estimated 15% of the units rented in the MSA being military households. Subsequently, most of the apartment rentals are within 10 miles of it and are directly affected by any kind of growth or recession of the base. If Fort Gordon expands staffing of 1,200 employees by 2020 as expected along with the influx of employees in the cyber-security field, the effect of the military on the rental market in Augusta-Richmond County will continue to increase.



Working closely with the Land Bank Authority, Augusta-Richmond County has ongoing efforts to acquire and reuse vacant land, especially for the use of affordable housing for low and moderate income households. The authority already has around 357 properties to date. The majority of the land acquired was used for housing and is located in and around the Laney Walker/Bethlehem neighborhoods, where the housing stock is in poor condition. Those two particular neighborhoods in particular are undergoing revitalization initiated by the Housing and Community Development Department. The map below indicates the location of the Land Bank Authority properties as means to expand the housing options and better the condition of the areas as a whole.

Table H-4: Housing Vacancy Status (2016 estimates)

Housing Vacancy	Georgia		Columbia County, Georgia		Richmond County, Georgia	
	#	%	#	%	#	%
Total:	544,812	100	7,815	100	14,820	100
For rent	116,059	21	1,319	17	3,424	23
Rented, not occupied	21,658	4	354	5	525	4
For sale only	55,336	10	1,226	16	1,680	11
Sold, not occupied	18,998	3	828	11	682	5
For seasonal, recreational, or occasional use	100,663	18	1,568	20	1,046	7
For migrant workers	897	0	0	0	17	0
Other vacant	231,201	42	2,520	32	7,446	50
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates						



Age of Housing

The age of Augusta's housing stock reflects the comparatively rapid growth that took place in the decades after World War II. Table H-5 indicates that about half (47.6%) of the housing units were constructed between 1940 and 1979. Another 30% of the units were constructed between 1980 and 1999, and an estimated 14.5% have been constructed in the last 17 years from the year 2000 onward. The remaining 7% were built in 1939 or earlier. Generally speaking, the majority of the units that are 65+ years old are concentrated in neighborhoods located in the older inner suburban neighborhoods including and surrounding downtown. The numbers clearly illustrate the height of the housing boom in Augusta peaked from 1980-1989 and has since been in steady decline as to the number of housing units built are tapering off in the last 30 years or so. There is no doubt housing has always gravitated toward Fort Gordon and with that, most of the housing in South Augusta around the base was built in that pinnacle timeframe from 1960 to 1989.

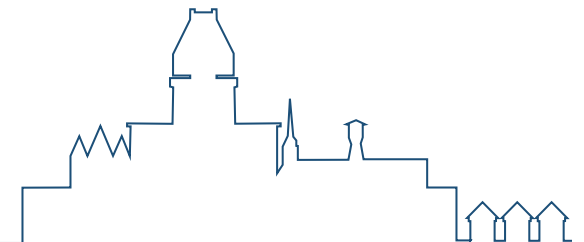
2010 or later	2.7%
2000-2009	11.8%
1990-1999	14%
1980-1989	16.9%
1970-1979	16.6%
1960-1969	14.4%
1950-1959	11.4%
1940-1949	5.2%
1939 or earlier	7%

Housing Cost and Affordability

The cost of housing in Augusta, both owner and renter, has increased steadily over the decades. Even with the increase, the cost of housing remains lower than regional and state levels and contributes to the area's lower than average cost of living index.

The estimated median value of an owner-occupied housing unit in Augusta was \$100,600, which is up from \$97,800 in the year 2006 and up from \$76,800 in the year 2000. Even though the housing prices have increased, Richmond County still maintains a low median price compared to comparable counties around Georgia, state, and national median home prices. Comparing the median house price of Richmond County (\$100,600) to Georgia (\$152,400), the United States (\$180,000), and Columbia County (\$176,400), speculations can be made about the age, quality, access to neighborhood amenities, and overall quality of life, all of which factor into the desirability of the housing environment. Comparing Columbia County with Richmond County, Columbia County has a newer housing stock due to significant growth in the past few decades. The newer, more varied housing stock coupled with a sound public educational system has made Columbia County that much more desirable in recent decades, which has attracted higher income households that can afford more in terms of quality. This has ultimately led to an increase in housing vacancy that is substandard to market demands in Richmond County, which affects the overall value and explains the lower \$100,600 estimate. It should also be noted other miscellaneous factors might affect the overall market property values, like high renter percentage as indicated in the housing tenure numbers for Augusta-Richmond County.

The cost of renting in Augusta has increased from an average of \$413 per month in 2000 and an estimated \$489 in 2006 to around \$794 in 2016. The chart (H-7) below shows that the median monthly rent in Augusta is lower than Columbia County (\$1094) and the state (\$897), but is higher than Edgefield (\$601) and Aiken County (\$733), South Carolina, all of which are located in the MSA region. The overall cost of rent is \$155 less than the United States median price of \$949. It should be noted that the gap between estimated rent costs in Richmond County and national estimates are



relatively small compared to the \$80,000 gap between property value costs. Generally speaking, Augusta-Richmond County is largely a blue-collar town and issues with affordability in lower income neighborhoods tend to be with exorbitant rent prices set by landlords that do not follow through with maintaining their properties adequately. This forces renters to overpay for substandard housing when they could be saving some of that rent fund to put toward a down payment on a house, which will most likely have a lower monthly mortgage payment based on the significantly cheaper market value cost of housing.

There are many factors and issues associated with housing affordability both when trying to rent or buy. The numbers indicate a real need for affordable housing. Looking at the Cost-Burdened numbers in Chart H-8, around 48% of the renting population in Augusta-Richmond County is paying over 30% of their monthly income on housing which is in line with Georgia numbers. Furthermore, 26% of homeowners in Augusta-Richmond County are spending over 30% of their monthly income on housing. This number is also closely aligned with Georgia estimates. The majority of renter occupied housing is located in and around downtown and to the east of the county in East Augusta and the Industrial neighborhoods. Correspondingly, this area is predominantly African American and has higher concentrations of poverty which also encompasses the Laney Walker, Bethlehem, and Turpin Hill neighborhoods as shown in the maps below. There is also a large number of renter occupied households around Rocky Creek. The further south, the higher the number of home-owner occupancies within the county.

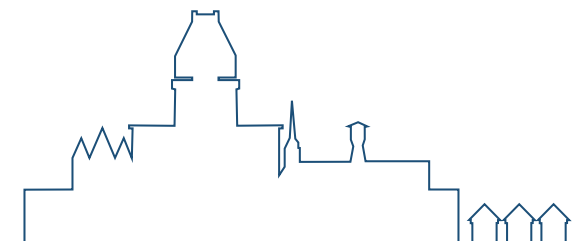
The Analysis of Impediments to Fair Housing Study for Augusta-Richmond County (2013) indicates that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement.

The report includes information on cost-burdened owners and renters, housing units that lack complete plumbing and / or are overcrowded, and provisions in the local zoning and building codes that can impact housing cost. Home Mortgage Disclosure Act data indicates that poor credit history is the principal reason for denying a home mortgage loan in the Augusta market.

Georgia	\$152,400
Richmond	\$100,600
Columbia	\$176,400
Chatham	\$174,500
Bibb	\$117,000
Muscogee	\$138,600
Aiken	\$134,000
Edgefield	\$119,300
2012-2016 ACS 5-year Estimates	

Georgia	\$897
Richmond	\$794
Columbia	\$1094
Chatham	\$963
Bibb	\$743
Muscogee	\$844
Aiken	\$733
Edgefield	\$601
2012-2016 ACS 5-Year Estimates	

Table H-8: Housing Cost Burden	Owner		Renter	
	Richmond County	Georgia	Richmond County	Georgia
Cost Burden <= 30%	73%	73%	46%	50%
Cost Burden > 30%	25%	26%	48%	46%
Cost Burden not available	2%	1%	6%	4%



Housing Conditions

The housing conditions are typical of older neighborhoods. With housing making up 28% of the county land use in terms of acres, around 62% of that total is dedicated to detached single-family units. As previously mentioned, a high vacancy rate is attributed to various factors and significant groupings of vacant housing in the eastern neighborhoods have caused rapid deterioration and blight among these communities. Historically speaking, a majority of these neighborhoods were and still are the poorer African American working class communities.

Generally speaking, the 2010 Census did not report significant details regarding the physical condition of housing units, indicators of the housing conditions from an occupancy standpoint can be derived from information regarding overcrowding and incomplete plumbing.

Table H-9: Housing Typologies	
Type	Percentage
1, detached	61.70%
1, attached	4.40%
2 units	3.10%
3 or 4	6.10%
5 to 9	9.00%
10+	7.80%
Manufactured	7.90%
Richmond Co, 2012-2016 Estimates	

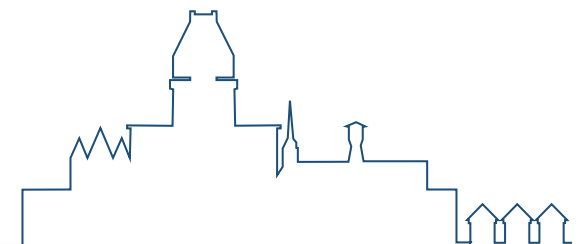
Housing for the Homeless and Special Needs Populations

The Augusta Task Force for the Homeless (ATFH) is the lead agency in implementing the local homeless assistance strategy. The ATFH is actually a coalition of many organizations that provide housing and services to the homeless. A small, paid staff provides intake and referral services to the homeless on behalf of ATFH member agencies, distributes information, coordinates communications among service providers, and provides administrative support.

Locally, housing for the homeless is provided in the form of emergency shelters, transitional housing and some permanent housing. The Salvation Army (capacity: 80-120) and the Augusta Rescue Mission (capacity: 35) are the two largest emergency shelters. Safe Homes of Augusta, Inc. provides emergency shelter to battered women and their children. Agencies providing transitional housing units include Augusta Urban Ministries, the CSRA Economic Opportunity Authority (EOA), St. Stephen's Ministry, and the Community Mental Health Center. Groups assisted by these agencies include homeless families with children, men and women recovering from substance abuse, AIDS patients, disabled veterans and mentally ill adults.

A variety of support services are offered to the homeless. The Salvation Army provides a soup kitchen, clothing vouchers, an adult literacy program, legal advocacy and referral to Georgia Legal Services, an emergency medical clinic, prescriptions through a local pharmacy, social rehabilitation services, and substance abuse counseling sessions. The EOA supports two clinics providing free health care and operates a Rent Assistance Voucher program for homeless individuals and families. The EOA also operates a day shelter for the homeless.

The Golden Harvest Food Bank operates a soup kitchen and a separate food warehouse and distribution center. Catholic Social Services and Augusta Urban Ministries provide food, clothing, household goods, and other assistance to the homeless. The Richmond County Department of Family and Children Services helps the homeless obtain food stamps, welfare benefits, information, and referral services.



The Augusta Housing Authority provides Section 8 housing vouchers to the homeless. The Community Mental Health Center also has programs to help clients adjust to living in the community. These programs teach community and support networking, independent living skills, job readiness, and education skills, vocational training, and recreational or leisure skills.

St. Stephen's is a nonprofit organization providing transitional housing and supportive services (counseling, transportation, medical services, etc.) to terminally ill individuals who have become homeless as a result of having AIDS or other terminal illnesses. The organization provides transitional housing and services from facilities at 922-924 Greene Street in downtown Augusta

Housing Production and Programs

As in other communities, housing production in Augusta is largely a private sector activity. A land owner or developer has lots platted in a conventional subdivision format or in some other layout that meets a market need. A builder buys the lots and constructs housing units on each one. In the case of a multi-family development, a contractor builds the apartment complex on behalf of a group of investors. Realtors market the single-family units, while management companies oversee the rental and upkeep of apartment units. Private financial institutions provide construction and permanent financing so that the units can be built, sold and occupied. Repayment of loans to the financial institutions is one source of fresh capital for new loans.

The City of Augusta does provide some housing assistance, primarily for the benefit of low and moderate income persons. The city is an entitlement community under the U. S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The city receives approximately \$2.9 million in CDBG funds each year. The grant funds are allocated to a variety of housing and related community development activities. The city receives a separate allocation of approximately \$1.4 million from HUD's HOME Investment Partnership Program. The HOME Program is designed to assist in the construction and rehabilitation

of housing for low and moderate income persons. Each year the city programs the HOME funds and some CDBG funds to the following housing assistance programs:

Housing Rehabilitation - This program provides deferred and low-interest loans to finance repairs to substandard single-family residences, emergency grants to correct dangerous or hazardous conditions in single-family residences, and free paint for use on the exterior of residences.

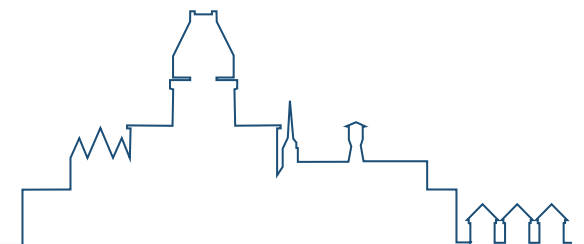
Rental Rehabilitation - This program provides assistance to investors-owners to rehabilitate rental units for occupancy by low and moderate income households.

Down payment Assistance - This program provides down payment assistance to qualified low and moderate income households purchasing a home for the first time.

Demolition - Rebuild - This program funds the construction or reconstruction of new homes for low and moderate income households occupying severely deteriorated units.

Code Enforcement - This program finances code enforcement activities by the City's License and Inspection Department in neighborhoods with high concentration of deteriorated structures.

Demolition and Clearance - This program finances the demolition and clearance of deteriorated structures. After clearance the vacant lots are made available to private companies and Community Housing Development Organizations (CHDOs) for the construction of affordable housing for low and moderate income households.

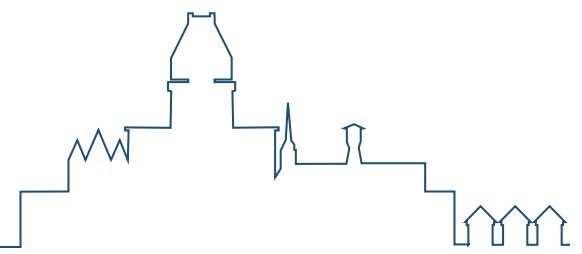


Public Housing

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, the Housing Authority is governed by a five-member Board of Commissioners appointed by the mayor of Augusta. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. As of September 1, 2007, the Housing Authority operated and maintained fourteen (14) properties with a total of 2,769 units. Together, these properties house approximately 5,993 people in 2,438 occupied units. Another 10,364 people are assisted through the Section 8 Housing Assistance Payment and Moderate Rehabilitation Programs. The annual budget for the Housing Authority exceeds \$20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

Housing Needs Assessment

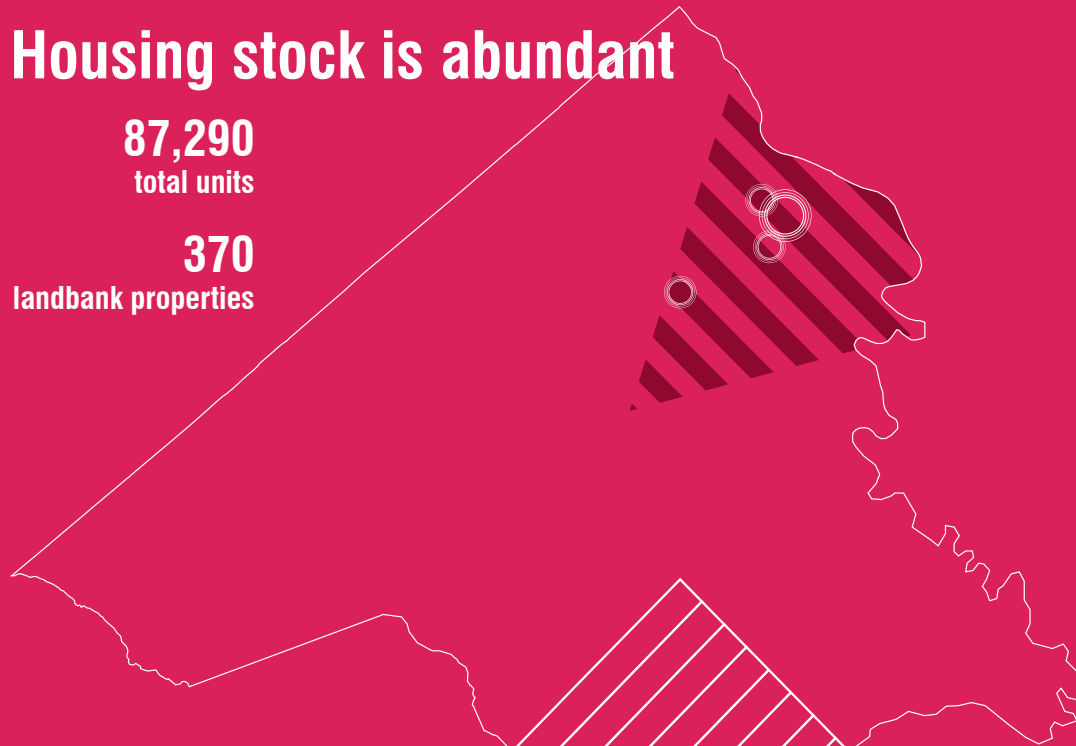
Based on existing data and input from homeless assistance providers and other stakeholders, the homeless in Augusta have a need for emergency shelter, transitional housing, and permanent housing. Emergency shelters in the community are able to handle a high percentage of the homeless population, but there is an ongoing need to expand these facilities to meet increasing demand. Additional transitional housing is needed to take some of the burden off of the emergency shelters, and to help more of the homeless take an initial step towards moving into permanent housing. Permanent supportive housing is also needed, particularly for people with mental and physical disabilities.



Housing stock is abundant

87,290
total units

370
landbank properties



20%

Approximately 14,820 housing units are vacant



100 - 300 landbank properties



<100 landbank properties

100%

A total of approximately 72,470 occupied housing units including both detached single-family and attached multi-family

Occupied rental units consist of around half of the housing stock:

= **48% of the units are renter occupied**
(= 34,378 housing units)

Of the occupied rental units, around **5,718 housing units** are Public Housing and Section 8
= **16% of the rented housing units are affordable**
(= 5,718 rental units)

Owner-occupied units consist of around half of the housing stock:

= **52% of the units are renter occupied**
(= 38,092 housing units)

48%
renter occupied

16%
public housing

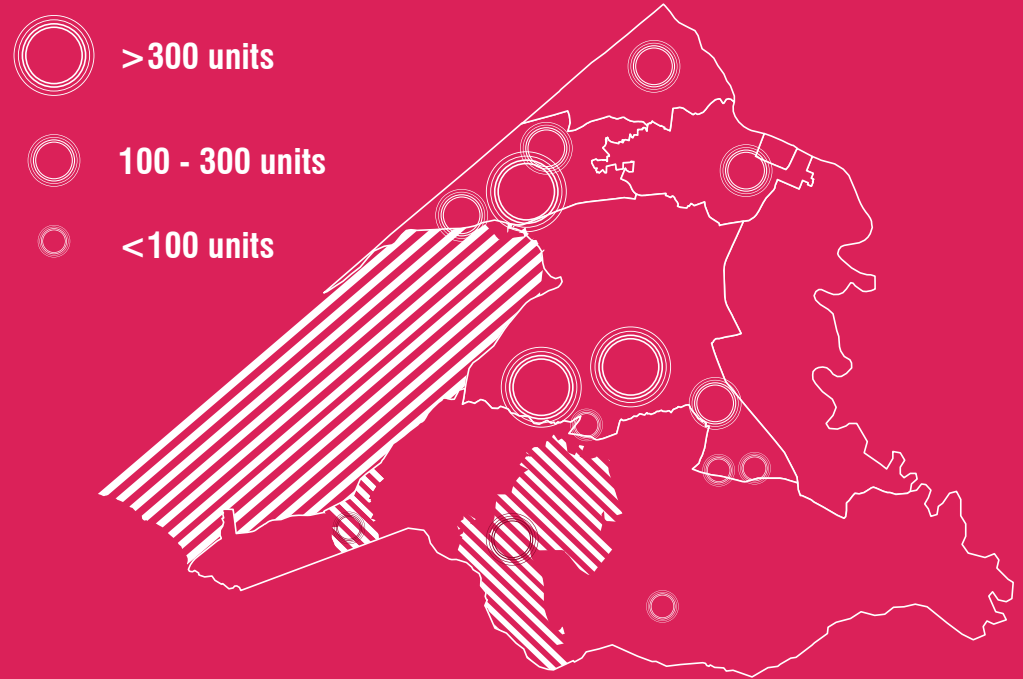


Slowing residential development from year 2000 to present indicates older housing

14.5% of housing stock was built in 2000 or later
= **9,096** housing units

As evidenced by the construction numbers, Augusta's housing stock is clearly older with the majority of houses being around 30 years old or older. Based on the location of the newer residential developments, Fort Gordon expansion plays an integral role in housing growth.

Approximately **71.5%** of the total housing stock was built in **1989** or earlier



Inexpensive market housing

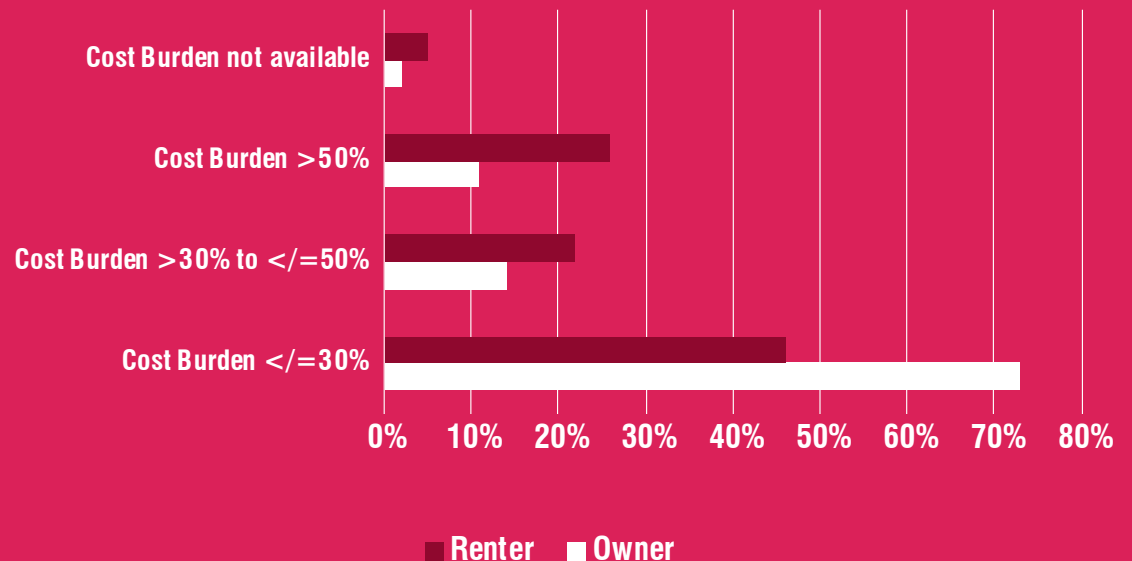
\$ **\$101,600** median house cost

Georgia - \$152,400 median house cost
United States - \$184,700 median house cost

\$ **\$794** median rent cost

Georgia - \$897 median rent cost
United States - \$949 median rent cost

Half of renters pay more than 30% of monthly income on housing





Economic Development

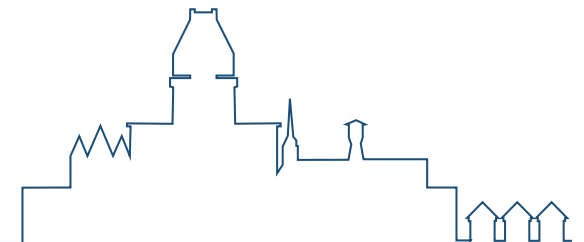
Introduction

The economic engine driving Augusta-Richmond County including all of its communities contain multiple components. Traditional economic development includes business retention, recruitment, urban and rural revitalization. There is a continued importance of job creation, increased income, and workforce development for neighborhood economies. While traditional strategies are essential for maximum impact, adopting a new approach toward the creation of a sustainable economy requires a neighborhood-focus that will reach more population groups including low-income individuals and families. Building community requires greater access to wealth-generating resources to solve social and economic problems.

Cultivation of employment opportunities within the private sector also includes the enhancement of industry clusters, small business expansion, self-employment/entrepreneurial and startup accelerator programs that help to prepare Augusta-Richmond County to expand its influence within the region.

While clarifying how the county expands on past achievements, documenting current or recent conditions, within this section, describes where we are now as a county and assist with planning and policy decisions in the future. Information and analysis are provided to give a snapshot of trends and issues related to economic development. This section summarizes the following information:

- Economic Base
- Labor Force
- Economic Resources
- Economic Trends
- Employment Sectors
- Income
- Commuting Patterns
- Unemployment



Employment by Sector

A review of specific economic indicators reveals information crucial to helping Augusta-Richmond County reach its economic goals. Initial stakeholder interviews reveal the interest in strengthening the county's current diverse portfolio of industry types to build a recession proof economy that withstands market volatility.

According to 2017 data from the Georgia Department of Labor, there are approximately 4,226 businesses within Richmond County that provide the total average employment with 104,789 government and private sector jobs. The highest concentration of businesses have located within Belair located on the west side of the county closest to Columbia County and the Central Business District (CBD) nearest Aiken County, South Carolina just north across the Savannah River.

The table below illustrates a 17-year trend from 2000 to 2017 which includes pre-recession figures of 2005. (See Total Businesses Licenses by Neighborhood 2016 Map below.) While the worldwide economic downturn happened in 2008, the average monthly employment for goods-producing companies (including manufacturing, construction, mining, and agriculture etc.) experienced an almost 3000-job reduction prior to the recession from year 2000 to 2005. After the recession, goods-producing companies suffered an additional loss of 3,304 jobs from 2005 to 2010 and maintaining employment of over 11,400 jobs through 2017. Service-providing industries increased in employment (+2,553) initially from 2000 to 2005, but loss approximately 5,085 jobs in 2010 after the recession. The difference between the two industry categories is that service-providing was able to recover to pre-recession employment levels and increase them to 68,441 jobs by 2017.

As of the 4th quarter of 2017 indicate, the top 10 leading industry sectors with the highest number of businesses and employment are 1.) Healthcare and social assistance, 2.) Educational services, 3.) Retail trade, 4.) Accommodation and food services, 5.) Administrative and support and waste management, 6.) Manufacturing, 7.) Public administration, 8.) Professional, scientific, and technical services, 9.) Construction, and 10.) Transportation and warehousing. (See table below also for percentages and wages.)

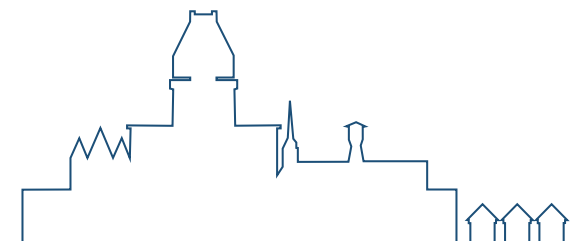
Richmond County											
Average Monthly Employment by Sector Trend											
INDUSTRY	2000	2005	2010	2011	2012	2013	2014	2015	2016	2017	
Goods-Producing	17,744	14,750	11,446	11,783	11,903	11,474	11,458	11,507	11,462	11,558	
Agriculture, Forestry, Fishing & Hunting	95	111	*	*	*	*	*	*	*	*	
Mining	97	130	83	99	92	91	*	76	*	*	
Construction	5,247	4,530	3,821	4,028	4,106	3,798	3,925	3,995	3,647	3,490	
Manufacturing	12,306	9,979	7,359	7,434	7,475	7,364	7,242	7,238	7,578	7,862	
Service-Providing	63,064	65,617	60,532	61,400	61,134	64,417	66,315	68,470	68,241	68,441	
Utilities	258	226	200	224	220	216	223	220	222	221	
Wholesale Trade	2,289	3,057	2,559	2,537	2,497	2,468	2,641	2,882	2,756	2,767	
Retail Trade	13,709	12,495	9,279	9,363	9,400	10,466	11,003	11,285	11,064	10,825	
Transportation and Warehousing	2,083	2,239	1,961	2,019	2,093	2,082	2,044	2,268	2,265	2,320	
Information	2,453	2,520	1,668	1,667	1,611	2,098	2,177	1,952	1,713	1,661	
Finance and Insurance	2,107	2,457	2,100	1,999	2,017	1,849	1,801	1,753	1,722	1,641	
Real Estate and Rental and Leasing	1,675	1,118	1,100	1,096	975	1,035	978	986	980	939	
Professional, Scientific & Technical Svc	3,156	3,111	3,977	4,355	4,284	4,283	4,176	4,330	4,213	4,294	
Management of Companies and Enterprises	433	152	258	245	276	292	320	317	289	223	
Admin., Support, Waste Mgmt, Remediation	8,408	7,784	6,973	7,142	6,982	8,281	8,887	9,039	9,191	9,209	
Education Services	1,800	710	910	914	803	723	684	684	767	761	
Health Care and Social Assistance	12,011	16,223	16,459	16,734	16,849	16,626	16,962	17,800	17,852	18,050	
Arts, Entertainment, and Recreation	1,308	1,251	1,290	1,354	1,379	1,576	1,451	1,621	1,762	1,949	
Accommodation and Food Services	8,779	9,825	9,418	9,244	9,296	9,805	10,193	10,600	10,748	11,005	
Other Services (except Public Admin.)	2,595	2,451	2,380	2,507	2,453	2,617	2,777	2,735	2,699	2,577	

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

*Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories.

Area Profile for Richmond County, GA					
Industry Employment Distribution Table					
Industries with highest number of employees for the 4th Quarter, 2017					
Rank	Industry Sector	Number of Establishments	Number of Employees	% of All Jobs	Avg. Weekly Wage
1	Health Care and Social Assistance	653	24,371	23.0%	\$1,102
2	Educational Services	105	12,175	11.5%	\$1,050
3	Retail Trade	715	11,211	10.6%	\$506
4	Accommodation and Food Services	455	10,961	10.4%	\$334
5	Administrative and Support and Waste Management	247	9,864	9.3%	\$563
6	Manufacturing	134	7,924	7.5%	\$1,262
7	Public Administration	47	6,328	6.0%	\$860
8	Professional, Scientific, and Technical Services	472	4,377	4.1%	\$1,388
9	Construction	297	3,481	3.3%	\$1,038
10	Transportation and Warehousing	107	2,773	2.6%	\$942

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program



Downtown Redevelopment

The importance of downtown Augusta to the region can be seen in the social and economic fabric of the urban neighborhoods through the passion that is on display within the residents, business owners, as well as in the visitors that come to the city. The Downtown Redevelopment Plan Update was written to express a realistic view of the transformation that has led to the downtown’s current status and lay the groundwork for how planning and zoning position downtown Augusta for future growth and redevelopment. This update provides current information concerning the six (6) urban redevelopment areas designated as the catalytic start to revitalizing Downtown; socioeconomic data that provides analysis for development and growth, mention of public and private investment initiatives, land use and zoning analysis, downtown design guidelines (which also acknowledge the Augusta Downtown Historic District, discussions about the levee, place making, issues of parking), a market analysis, and finally implementation strategies for public and private collaboration.

Augusta Downtown Redevelopment Areas

Site	Improvements
“Old Depot” site	Attract private investors to site, potential mixed use development, currently approved for temporary parking lot
Public Library	Renovated for Augusta Judicial Circuit Public Defender Office
600 Broad Street	Renovated for incubator, Augusta Regional Collaboration Corporation, local artists and other tenants
Municipal Building Complex	Newly renovated housing most municipal departments, includes construction of new Information Technology Building
Port Royal Site	High rise condominium with retail and office spaces recently renovated for Unisys and other retail, medical, and restaurant opportunities
Coliseum Complex	Internal renovations done in 2012, additional improvements funded through SPLOST VII

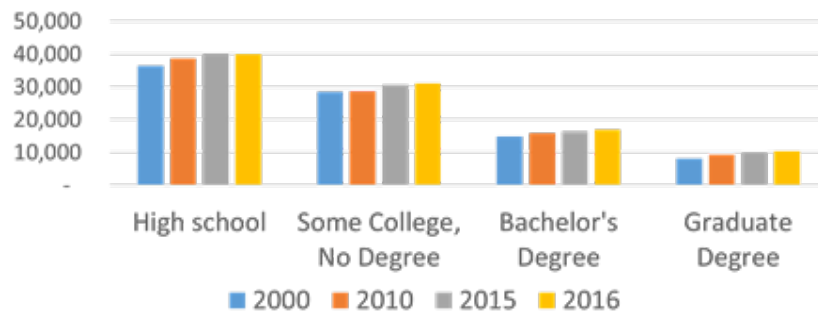
Source: Augusta Planning and Development Department

Education Attainment

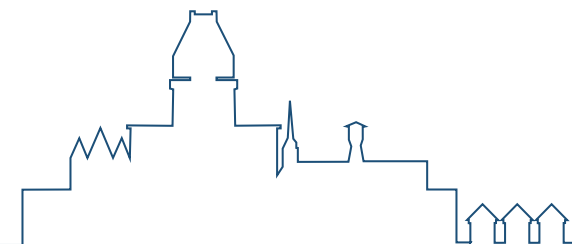
It is widely understood that an educated workforce plays a significant role in economic growth and development for regions down to the neighborhood level. The level of education and income are socioeconomic indicators that are sought after by private industry to contribute toward a location decision and level of investment. The number of college graduates, for example, within a geographic area reflect the attraction of businesses, which determine the high skilled and high wage jobs they offer or bring to a community.

In looking at the 25 years and over population from 2010-2016 within Richmond County, there has been a slight decline in high school attainment from 2015 to 2016 after an increase of 1,470 students from 2010 to 2015 completing their high school diploma. Some College, No Degree students had an continual incline throughout the 16-year analysis from 28,392 in 2000 to 30,952 in 2016, an increase of 2,560 students within that category. There were 14,767 residents that earned their bachelor's degree in year 2000 and 16,896 in 2016, an increase of 2,129 or a 14.4% change over that period.

Richmond County Education Attainment
25 Years and Over



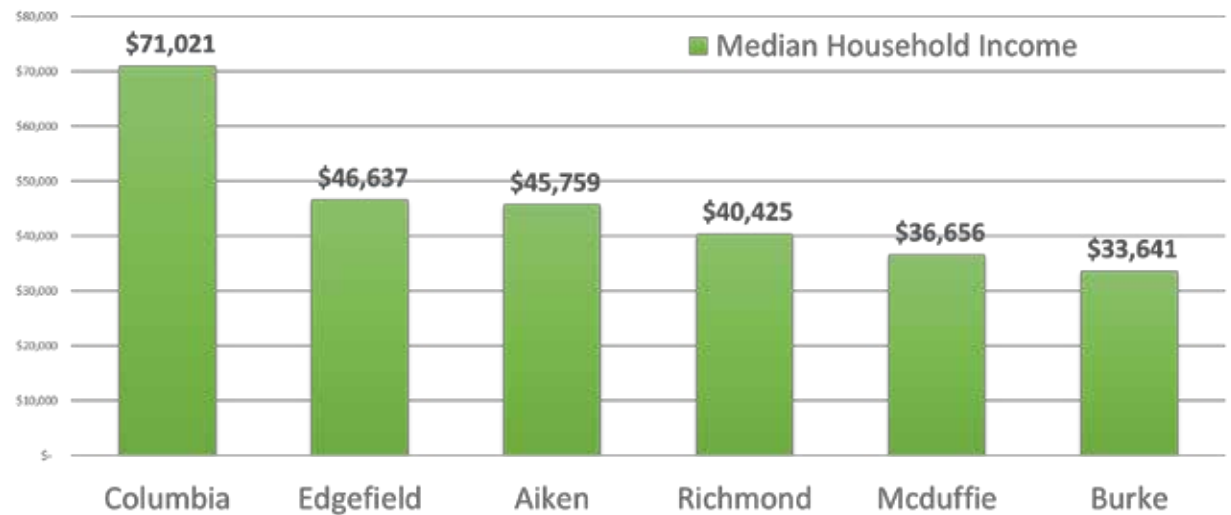
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010, 2010 Census of Population, U.S. Census American Community Survey (ACS) 5-Year Estimates 2010-2016



County Income

Individual county income analysis, within the region, gathered from the U.S. Census American Community Survey (ACS) 5-Year Estimates 2015 provide data on median household income. Columbia County leads this 6-county analysis with \$71,021. Aiken County in South Carolina has the next highest level of income at \$45,759. Richmond County show a median household income level in fourth place with \$40,425.

Median Household Income by County

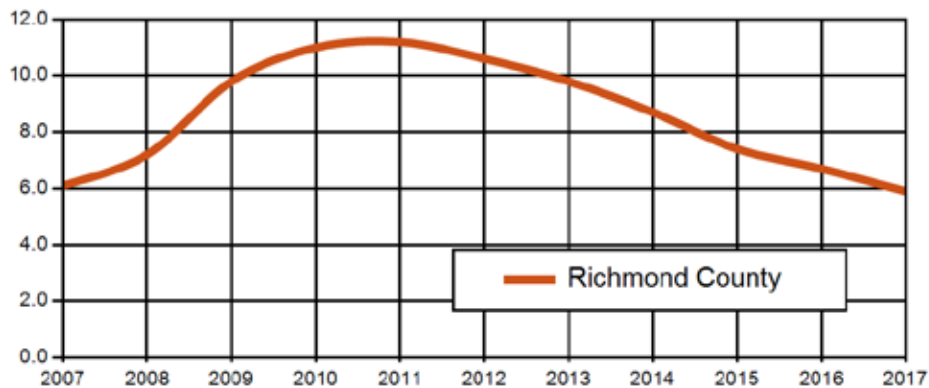


Source: U.S. Census American Community Survey (ACS) 2012-2016 5-Year Estimates 2015

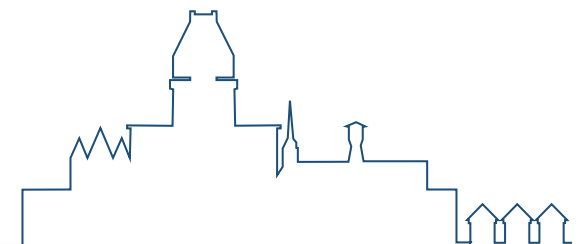
Unemployment Rates

According to the Georgia Department of Labor, the unemployment rate for Richmond County since its escalation in 2007 was 6.0% and continued its increase to the highest rate level of 11.2% in 2011 due to the economic recession. Since that time, Richmond County along with other nearby counties within the region have experienced a significant decrease in their unemployment rate between 2011 and 2017. Richmond County returned to the pre-recession level of 5.9% in 2017.

Unemployment Rate Trends



Source: Georgia Department of Labor



In comparing other counties within the Augusta-Richmond County, GA-SC Metropolitan Statistical Area (MSA), Aiken, SC and Columbia County have the lowest rate of unemployment within the region at 4.0% and 4.2%, respectively. Although the principal county within the MSA, Richmond has the 4th highest unemployment rate at 5.9%. In addition, it is higher than the MSA (Richmond Area), Georgia's and the United States.

Labor Force Activity - 2017 (Annual Averages)

Jurisdiction	Labor Force	Employed	Unemployed	Rate
Richmond	86,601	81,450	5,151	5.9%
Burke	9,479	8,808	671	7.1%
Columbia	72,880	69,833	3,047	4.2%
Jefferson	6,760	6,334	426	6.3%
McDuffie	8,964	8,405	559	6.2%
Richmond Area	184,684	174,830	9,854	5.3%
Georgia	5,061,399	4,821,622	239,777	4.7%
United States	160,320,000	153,337,000	6,982,000	4.4%
Aiken, SC	74,442	71,386	3,056	4.0%
Edgefield, SC	10,557	10,075	482	4.5%

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

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

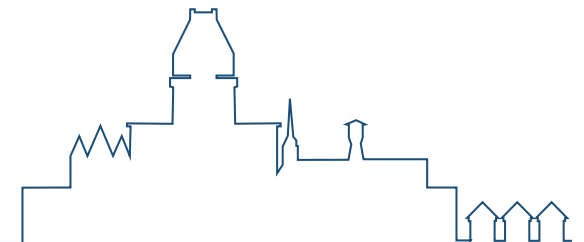
Poverty Rate

Richmond County poverty rate estimates trend from 2010 – 2016 reveal people coming out of poverty at a slower rate as compared to the nation, state, and other counties within the MSA. All areas experienced a decline in the poverty estimates with the exception of McDuffie County, which experienced an increase in poverty by 7% from 21.4% to 22.8%. Richmond County had a poverty rate decline of -1%, the lowest decline among other geographic areas with the U.S. being -8%, the state at -11%, Columbia County at a -18%, and Burke County experiencing the greatest poverty rate decline of -19%.

Poverty Rate Estimates Trend (2010-2016)

State / County Name	2010	2016	% Change
United States	15.3	14	-8%
Georgia	18	16.1	-11%
Richmond County (GA)	25.9	25.6	-1%
Columbia County (GA)	8.8	7.2	-18%
Burke County (GA)	32.9	26.7	-19%
McDuffie County (GA)	21.4	22.8	7%
Aiken County (SC)	17.7	17	-4%
Edgefield County (SC)	20.6	17.7	-14%

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates



Regional Income

In identifying the economic performance of Augusta MSA, to determine how the region's economy reached its current growth levels, occupational employment and wages by major occupational group were analyzed and compared to national levels. The Bureau of Labor Statistics, U.S. Department of Labor produced a report in June 2017 that indicated workers in the Augusta-Richmond County Metropolitan Statistical Area in May 2016 had an average (mean) hourly wage of \$20.89. This average for the region is significantly lower than the nationwide average of \$23.86 (approximately 12 percent lower). Of the total 22 occupational groups, 16 statistically had lower wages compared to the U.S. averages. Sales and related; computer and mathematical; and construction and extraction were named among them that were interesting given the percent difference for each had a range of 21% to 23%. However, two groups had “significantly higher wages than their respective national averages: farming, fishing, and forestry; and production.”¹

The report continued with comparisons of employment distribution noting that the MSA is more “highly concentrated” in 8 occupational groups with 9 groups having employment percentages “significantly” lower than their national representation in the U.S. The highly concentrated examples cited were healthcare practitioners and technical occupations (see sample below); production, which also has a higher wage average; and education, training, and library. Regional examples cited that were considerably below the national occupational group were computer and mathematical; business and financial operations; and personal care and service.

1. *Occupational Employment and Wages in Augusta-Richmond County – May 2016*; BLS, U.S. Department of Labor, June 13, 2017.

Sample of employment and wage data, Occupational Employment Statistics survey, by occupation, Augusta-Richmond County MSA, May 2016

Occupation (1)	Employment		Mean wages	
	Level (2)	Location quotient (3)	Hourly	Annual (4)
Healthcare practitioners and technical occupations	18,860	1.5	\$35.14	\$73,080
Physicians and surgeons, all other	1,030	2.0	\$72.14	\$150,050
Registered nurses	6,700	1.5	\$32.77	\$68,170
License practical and licensed vocational nurses	1,780	1.7	\$19.46	\$40,480
Medical and clinical laboratory technicians	400	1.6	\$17.65	\$36,710
Medical records and health information technicians	310	1.0	\$19.96	\$41,530

Footnotes:

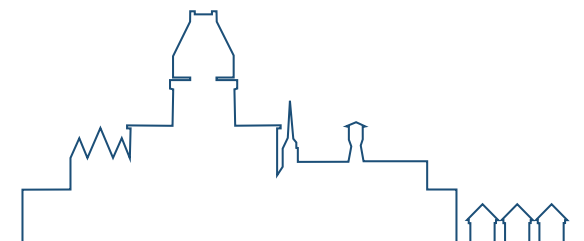
(1) For a complete listing of all detailed occupations in the Augusta-Richmond County, GA-SC Metropolitan Statistical Area, see www.bls.gov/oes/current/oes_12260.htm

(2) Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed workers.

(3) The location quotient is the ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average.

(4) Annual wages have been calculated by multiplying the hourly mean wage by a “year-round, full-time” hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.

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



Cyber Security

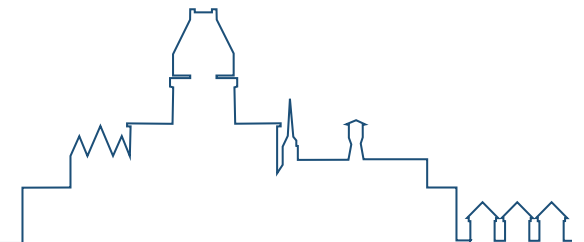
As the cyber industry emerges within the Augusta-Richmond County Metropolitan Statistical Area (MSA), the data that supports existing employment within cyber/IT related positions are reflected within the table below. Current data of these positions were gathered from the U. S. Bureau of Labor Statistics, Department of Labor's Occupational Employment Statistics (OES) Survey which indicate that there are thirteen (13) positions that are related to cyber security within the MSA with total employment approximately 2,880. The range of total employment for each position represented are 50 (web developers) to 560 (computer user support specialists). The annual mean wages for each position has a range from \$46,150 (Computer User Support Specialists) to \$110,390 (Computer and Information Systems Managers). The location quotient comparison to U.S. averages all show employment shares that are lower than the national levels for each position.

There are several reasons for expansion of the cyber industry within the region. Those factors can be described as decisions to focus on an industry that will have enormous implications for industry growth and development. The impetus for jumpstarting cyber development within Augusta, Georgia is credited to a 2013 announcement by the Pentagon to relocate the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Currently, there is execution of a \$1.6 billion construction plan to include a new Army Cyber state-of-the-art headquarters at Fort Gordon and the new Hull McKnight Georgia Cyber Innovation and Training Center in downtown Augusta. The \$60 million training facility is located at the Augusta University Riverfront Campus along the Savannah River and estimated to be 167,000 square feet. In addition, a \$35 million 165,000 square foot incubator facility for technology startup companies and workforce development space is located on the 17-acre site.

It should also be noted the adaptive reuse of buildings along the Augusta Canal to further support the influx of cyber security job demand, including the textile mill, Sibley cyber space and the future redevelopment of King Mill as a mixed-use concept which will feature residential lofts to promote a high-tech live, work, play environment.

Cyber/IT Employment and Wages in Augusta-Richmond Metropolitan Statistical Area (MSA)							
SOC Code	Standard Occupational Classification Title	Total Employment	% of Total	Per 1,000 Jobs	Location Quotient	Hourly Mean Wages	Annual Mean Wages
11-3021	Computer and Information Systems Managers	230	8%	1.065	0.42	53.07	\$110,390
15-1121	Computer Systems Analysts	380	13%	1.788	0.44	30.73	\$63,920
15-1122	Information Security Analysts	90	3%	0.418	0.61	40.39	\$84,010
15-1131	Computer Programmers	100	3%	0.463	0.24	35.59	74,030
15-1132	Software Developers, Applications	310	11%	1.433	0.25	35.89	74,660
15-1133	Software Developers, Systems Software	170	6%	0.813	0.28	44.75	93,080
15-1134	Web Developers	50	2%	0.253	0.27	33.08	68,810
15-1141	Database Administrators	80	3%	0.374	0.46	38.75	80,610
15-1142	Network and Computer Systems Administrators	330	11%	1.549	0.58	35.73	74,320
15-1143	Computer Network Architects	100	3%	0.480	0.43	45.04	93,690
15-1151	Computer User Support Specialists	560	19%	2.623	0.61	22.19	46,150
15-1152	Computer Network Support Specialists	120	4%	0.539	0.40	24.03	49,990
15-1199	Computer Occupations, All Other	360	13%	1.684	0.91	38.80	80,700
Total Employment		2,880	100%				

Source: May 2016 OES Estimates, Occupational Employment Statistics (OES) Survey, Bureau of Labor Statistics, Department of Labor



Major Employers

Evaluation of economic indicators within Richmond County has included review of some of its strengths and weaknesses within the business sector and how the public sector can potentially contribute toward a collaborative effort for existing businesses to expand and for new businesses to locate. Business and workforce development are barometers for determining a community’s current economic health and future potential for growth. They are where resources are invested in terms of planning and implementing an economic development program that will impact businesses and employees. It is an important quality to which an economy depends on business retention, business attraction, new business or entrepreneurial development, and workforce development.

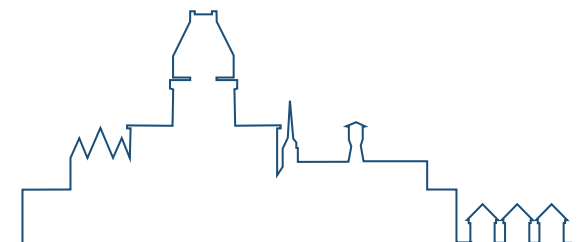
Augusta’s Largest Manufacturing Employers					
COMPANY	PRODUCT/SERVICE	EMPLOYEES	COMPANY	PRODUCT/SERVICE	EMPLOYEE
EZ GO Textron*	Golf Car/Utility Vehicles	1277	US Battery*	Lead Acid Batteries	120
Covidien	Disposable Medical Supplies	850	APAC-Georgia	Asphalt	108
International Paper	Bleached Paperboard	620	Olin Corporation	Chlorine/Caustic Sodium Hydroxide	103
Kellogg’s	Cookies and Crackers	535	Macuch Steel Products*	Fabricated Steel Structures	92
FPL Food, LLC*	Beef Products	500	Southern Machine & Tool*	Jigs, Fixtures & Machinery	86
Morgan Thermal Ceramics	Ceramic Fiber	444	Unimin	Kaolin, Mining & Processing	76
Resolute Forest Products*	Newsprint	374	PQ Corporation	Silicates	63
Boral Brick	Bricks	363	Prayon	Inorganic Phosphates	63
PCS Nitrogen	Nitrogenous Fertilizer	350	Eagle Parts & Products*	Motorized Vehicles	52
Augusta Coca-Cola	Soft Drinks	315	Richmond Supply*	Machine Shops Rubber & Plastics	46
Solvay Advanced Polymers	Plastic Material and Resins	303	American Concrete	Ready Mix Concrete	43
Huntsman	Pigments	300	Finnchem	Inorganic Chemicals	43
Carlisle Fabrics*	Custom Draperies	250	Modern Welding of Georgia*	Metal Tanks	42
Dart Container	Disposable Plastic Cups	221	Southern Roofing	Metal Windows & Doors	40
Starbucks Soluable Plant	Via Ready Use Coffee	195	AAA Sign	Signs	36
Standard Textile Augusta	Medical Textiles	190	Palmetto Industries	Plastic Bags	34
Elanco / Eli Lilly	Dairy/Medicinal Chemicals	190	DSM Resins	Paints & Coatings	33
J & J Mid-South	Corrugated Shipping Containers	156		Estimated Total	8,513
© 2017 Augusta Economic Development Authority *Corporate Headquarters located in Augusta					

Augusta's Largest Non-Manufacturing Employers			
COMPANY	ACTIVITY	PRODUCT/SERVICE	EMPLOYEE
U.S. Army Cyber Center of Excellence & Fort Gordon	Government	Military	25,264*
Augusta University	Government	Education	4,656
Richmond County School System	Government	Education	4,418
NSA Augusta	Government	Government	4,000
University Hospital	Service	Health Care	3,200
Augusta University Hospitals	Service	Health Care	3,054
Augusta-Richmond County	Government	Municipal Services	2,612
VA Medical Centers	Government	Health Care	2,082
East Central Regional Hospital	Government	Health Care	1,488
Doctors Hospital	Service	Health Care	1,210
*Military and civilian ©2017 Augusta Economic Development Authority			

Regional Industry Cluster

Regional economies are impacted by the performance of industry clusters. Employment data within the Augusta-Richmond County, GA-SC Metropolitan Statistical Area (MSA) reveal an increase of 4,540 jobs from 2008 to 2015 largely due to the business services cluster increasing also in national rank among other MSAs. The top employment cluster for 2008 was upstream chemical products with 9,007 jobs. Although there has been total employment fluctuations within the business services cluster from 2009 to 2016, it has maintained the top cluster spot with 12,922 jobs.

Regional estimated economic impact - **\$2.4 Billion Annually**



Regional Economic Engines

Fort Gordon - Due to the national focus on cyber communications, U.S. Army officials in January 2014 decided to convert the Signal Center of Excellence to the Cyber Center of Excellence. The Army Cyber Command at Fort Gordon is executing a \$1.6 billion construction plan to include a new Army Cyber state-of-the-art headquarters at Fort Gordon. During the first phase of construction, the new facilities supporting the Army Cyber operations and Command and Control functions are planned to be completed by May 2018 at a cost of approximately \$85 million. A second phase of construction to support Cyber Protection Team operations is expected to be finished by early 2019. By 2019, the Army projects it will add 2,600 military, 900 civilian and 200 contractor jobs to Fort Gordon's workforce, and boost the post's student population by about 500 service members annually. The Army Cyber Command Complex will accommodate more than 1,200 cyber military personnel and civilians by late 2020. There has been an investment of \$1.2 billion into Fort Gordon in the last 10 years. There are construction plans to add another \$1.6 billion in the next 10 years. There will be classrooms as part of the new campus dedicated for cyber instruction.

The top-secret Army Cyber Command Complex will be co-located with the \$286 million National Security Agency's cryptologic center that opened at Fort Gordon in 2012. The center is known as NSA Georgia, where approximately 4,000 civilian and military workers trained in linguistics and cryptology work. The future growth of people is precipitated by workers and their families relocating from the Maryland/Washington D.C. area to Augusta.

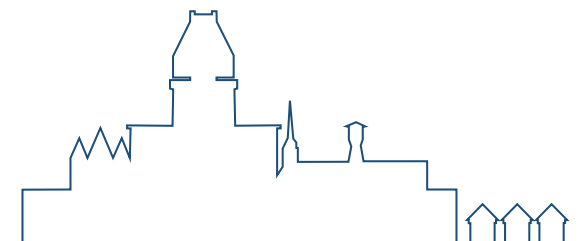
Augusta-Richmond County, GA-SC							
Employment by Traded Cluster, 2015							
Private, Non-Agricultural Employment	2008 Employment	Strong Cluster	National Rank	Cluster Name	2016 Employment	Strong Cluster	National Rank
Upstream Chemical Products	9007	TRUE	3	Business Services	12922		99
Business Services	8015		127	Environmental Services	7644	TRUE	1
Distribution and Electronic Commerce	6405		127	Distribution and Electronic Commerce	6678		121
Textile Manufacturing	4535	TRUE	13	Textile Manufacturing	3776	TRUE	11
Paper and Packaging	3240	TRUE	24	Paper and Packaging	2920	TRUE	18
Total	31202			Total	33940		

Notes: Here are the top 5 employment clusters within the Augusta - Richmond County,GA-SC MSA (2008-2015). There has been an increase of 4,540 jobs, almost a 13% increase.

A strong cluster is a cluster that has high employment specialization in a region. Strong indicates a Strong Traded Cluster in the region. True indicates a Strong Traded Cluster in the region. Traded clusters are defined as groups of related industries that serve markets beyond the region in which they are located.

Rank numbers are out of 917 for MSA's.

Source: U.S. Cluster Mapping Project, Institute for Strategy and Competitiveness, Harvard Business School.



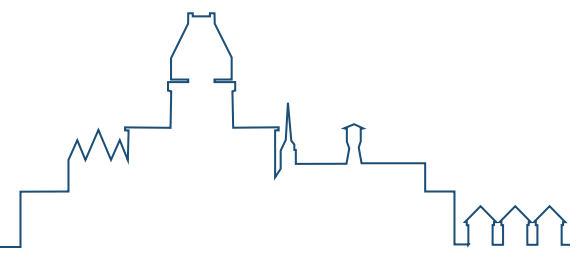
Assessment

Augusta-Richmond County has a diverse economic base with several industries that employ a majority of county residents and residents from the surrounding counties. The regional economic drivers have a major impact in the billions to make Richmond the principal county within the region. Innovation in healthcare and business services continue to create jobs. Downtown hospitality and cyber security developments continue to show promise. And, unemployment, although higher within the county, has reduced along with regional unemployment. However, there are several contending concerns threaten community growth such as:

- People in poverty are coming out of poverty at a slower rate as compared to surrounding counties
- Industries that employ a large percentage of residents offer lower weekly wages
- Economic equity issues threaten the city with chronic stresses

Traditional economic development strategies, as administered through county departments and agencies, including business/industry attraction along with workforce development and training within colleges are consistent with the achievement of goals that have contributed toward county growth and development.

The county should make efforts to expand on the growth of cyber security, manufacturing, and retail industries as enhancements to the provisions of increased income opportunities for all residents within Richmond County.



Augusta needs job diversity

median household income

\$38,595

% unemployment

6.7%

% with bachelor degree or higher

29%

percentage based on population age 18+

% with no diploma/GED

28%

percentage based on population age 18+

number of companies

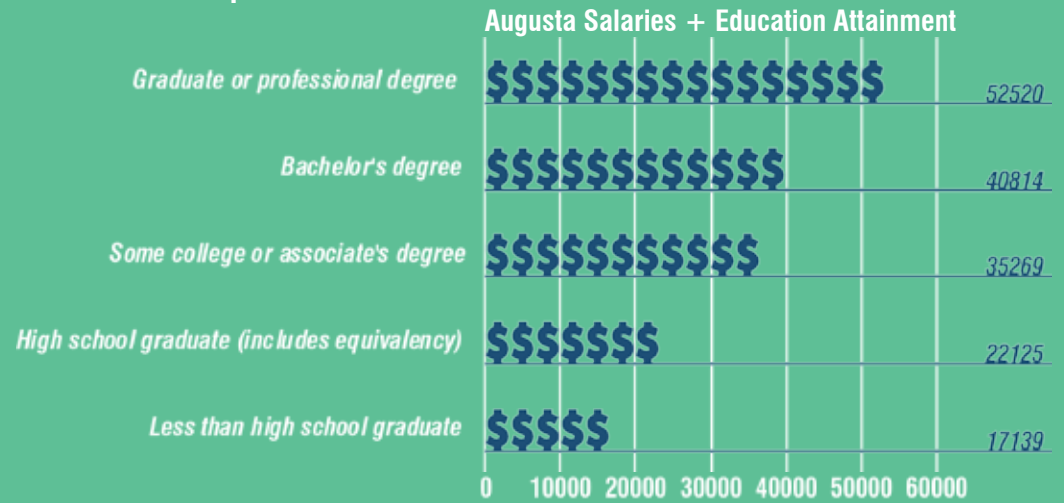
16,027

% of persons in poverty

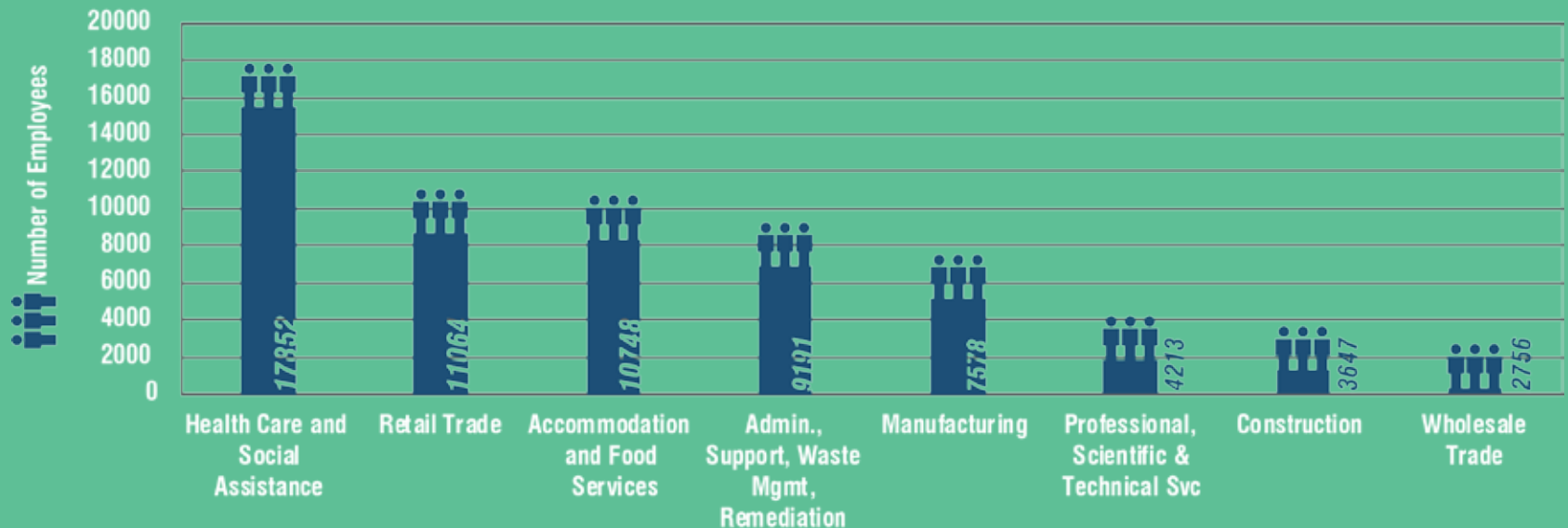
25.3%

It is predicted that education attainment levels will rise and overall numbers will shift towards cyber security in the coming years. With that, Augusta has the potential to be the next innovation and tech hub.

Companies in Augusta need to stay competitive with salaries in order to keep talent.



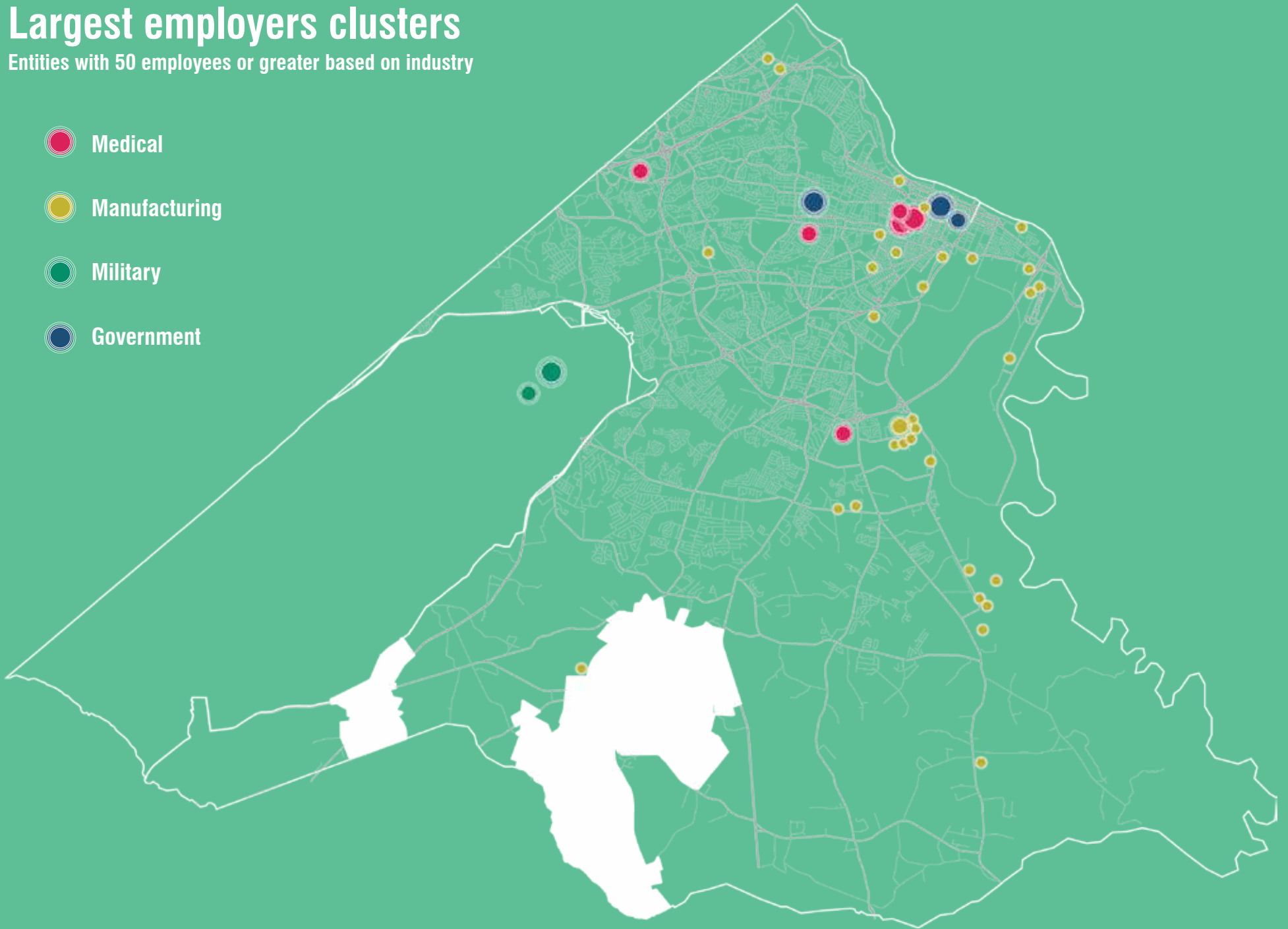
The medical field dominates



Largest employers clusters

Entities with 50 employees or greater based on industry

- Medical
- Manufacturing
- Military
- Government



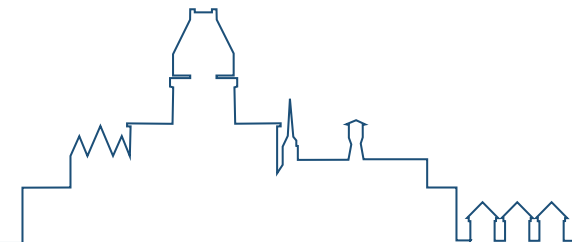


Transportation

Introduction

Transportation has been a literal driving force in the development of the City of Augusta and Richmond County. From the canoes and dirt trails of pre-colonial times to the present day network of roads, waterways, railroads and air service, the timing, location and extent of development in the community reflect the transportation philosophies and attitudes of the times. This chapter includes an inventory and assessment of existing and future transportation infrastructure in Augusta - Richmond County.

Planning and programming improvements to the transportation system is vital to the continued growth and development of Augusta-Richmond County. At the same time, such improvements must be sensitive to environmental conditions, potential impacts on the human environment, and increase the mode choice for residents and visitors.



Roads

Augusta -Richmond County is served by a road network that includes two interstate highways, four federal highways and numerous local roads. The county has a total of 1274.58 miles long road networks which includes expressways, freeways, principal and minor arterials, collectors and local roads (See Table T.2). Interstate I-20 and I-520 passes through the county, which connects the county to regional counties and cities. The county has more local roads (911.55 miles) than minor arterial (131.27 miles) and principal arterial (100.49 miles).

Table T.3 provides a list of roads in Richmond County which have been reclassified over the years from their previous functional classification roles since 2008. According to the Federal Highway Administration, the functional classification for roadways are not static and can change overtime due to the construction of new roads or the widened or extending of existing roads which require that their functional classification change to reflect their new role. Since 2008, Tobacco Road, Windsor Spring Road, Gordon Highway, Doug Barnard Parkway, Deans Bridge Road, Jimmie Dyess Parkway, Wheeler Road and River Watch Parkway, Alexander Drive, St. Sebastian Way, Greene Street, Mike Padgett Highway (SR 56) and Windsor Spring Road are some of the major roads that have either been widened or newly constructed and resulted in changes to the system. It is desirable to coordinate right-of-way acquisition, land-use planning, access and zoning activities with this change in mind.

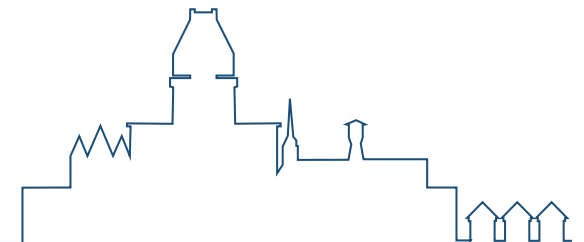
T-2 Functional Classification	Present (Miles)
1 - Interstates	49.49
2 - Freeways	10.23
3 - Principle Arterials	100.49
4 - Minor Arterials	131.27
5 - Major Collectors	71.55
6 - Minor Collectors	0
7 - Local	911.55
Total	1274.58

Source: Georgia Department of Transportation (GDOT)

Table T.3 – Functional Reclassification of Roads since 2008

Road	Segment		Distance (miles)	Functional Classification	
	From	To		Previous	Current
Gordon Highway	Richmond/Columbia County Line near Newmantown Road	E Robinson Avenue	3.32	Principal Arterial	Minor Arterial
E Robinson Ave	Gordon Highway	Chamblin Road	2.87	Principal Arterial	Minor Arterial
Wrightsboro Road	15th Street	E Robinson Avenue	14.51	Principal Arterial	Minor Arterial
Doug Barnard Parkway	Gordon Highway	Mike Padgett Highway	6.63	Principal Arterial	Minor Arterial
Pleasant Home Road	All		0.08	Major Collector	Minor Arterial
County Line Road	All		0.17	Major Collector	Local Road

Source: Georgia Department of Transportation (GDOT)



Expressway, Freeway Projects

Table T-4 to T-7 provides a list of current and completed road improvement projects in Richmond County which are funded through the TIA program. Table T-4 presents a list of expressway, freeway projects in Richmond County, while Table T-5 provides a list of principal arterial and minor arterial road projects. Each table provides the project names for the different road networks and dates in which they are scheduled to be completed over the years.

Funding Source	Project Name	Status	Finish
TIA	Calhoun Expressway Repair and Reconstruction	Completed	10/30/17
TIA	Richmond County Emergency and Transit Vehicle Preemption System	In-house phase work completed; contract phase NTP issued on 8/10/2017	5/9/2016
TIA	River watch Parkway Adaptive Signal Project	Construction work Completed	6/12/2015
TIA	River watch Pkwy. Corridor Improvements from 1-20 to River Shoals	Under contract	9/22/2014

Source: Richmond County Engineering Department

Funding Source	Project Name	Status	Finish
TIA	15th Street over Augusta Canal (Bridge Repair and Restoration)	Completed	5/14/2017
TIA	Signal Modernization Walton Way Phase III (Bransford Road to Milledge Road)	Construction activities completed. Project is under 18 month warranty Period.	7/21/2017
TIA	Signal Modernization Walton Way Phase III (Druid Park to Heard Avenue)	Construction activities completed. Project is under 18 month warranty Period.	7/21/2017
TIA	Walton Way Ext. Resurfacing (Robert C. Daniel to Walton Way)	Construction activities completed. Project is under 18 month warranty Period.	12/5/2014

Source: Richmond County Engineering Department

Table T-5 Minor Arterial			
TIA	7th Street Bridge over Augusta Canal (Bridge Replacement)	Completed	2/6/2017
TIA	Broad Street over Hawks Gully (Bridge Repair and Restoration)	Phase I utility relocation 93% completed. Phase II Construction to begin at the beginning of 2018.	1/15/2016
TIA	Broad Street over the Augusta Canal (Bridge Repair & Restoration)	Completed	5/14/2017
TIA	Highland Avenue Resurfacing from Wrightsboro Road to Wheeler Road	Completed	5/16/14
TIA	Milledgeville Road Bridge Maintenance at Rocky Creek	Construction activities completed. Project is under 18 month warranty Period.	3/26/2017
TIA	Old Waynesboro Road over Spirit Creek (Bridge Replacement)	Southern half of the bridge currently under construction	11/15/2016
TIA	5th Street Bridge (Bridge Repair and Restoration)	Bridge Design consultant selected. Initial assessment completed in November 2017 and under review.	3/25/2019
TIA	SR 4 / 15th Street Pedestrian Improvements - Calhoun Expwy. to Central Avenue	Concept and PFPR completed and started Final Design	7/8/2019
TIA	13th Street (RA Dent to Reynolds Street)	Scope of Service is being drafted and priced. Concepts and study being finalized.	4/25/2022
TIA	Broad Street Improvements (Washington Road to Sand Bar Ferry Road)	Scope of Service is being drafted and priced. Concepts and study being finalized.	5/12/2025
TIA	Greene Street Improvements from 13th Street to East Boundary Street	Scope of Service is being drafted and priced. Concepts and study being finalized.	
TIA	Walton Way over Hawks Gully (Bridge Repair and Restoration)		

Source: Richmond County Engineering Department

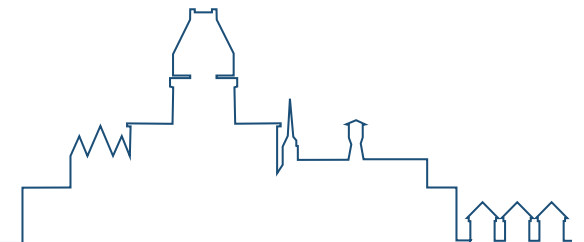


Table T-6 Collector Road Projects			
Funding Source	Project Name	Status	Finish
TIA	11th Street over the Augusta Canal (Bridge Repair and Restoration)	Completed	2/6/2017
TIA	Druid Park Improvements (Walton Way to Wrightsboro Rd.)	Phase I 100% completed. ER Snell is low bidder for Phase II Construction; work will start after Masters 2018.	12/8/2016
TIA	Jackson Road Resurfacing from Walton Way to Wrightsboro Road	Completed	6/20/2014
TIA	North leg Road Improvements (Sibley Road to Wrightsboro Road)-Phase I	Phase I Approximately 100% completed. ER snell is low bidder for Phase II Construction; work will start after Masters 2018	10/28/2016
TIA	Pleasant Home Road (River Watch Parkway to Walton Way Extension)	Completed	3/9/2015
TIA	Berckmans Road Realignment and Widening - Phase I (Wheeler Road to Washington Road)	Construction activities completed. Project is under 18 month warranty Period.	4/24/2017
TIA	Berckmans Rd. and Berckmans Road over Raes Creek (Bridge Replacement)	Utility relocation in progress. Bridge Construction plans and bid document will be send to Procurement in February 2018	4/24/2017
TIA	James Brown Reconstruction	Concepts and study being finalized. RFP for PE services will be submitted to Procurement in February 2018	10/18
TIA	Highland Avenue Bridge Repair and Restoration Over CSX Railroad		6/7/2021
<i>Source: Richmond County Engineering Department</i>			

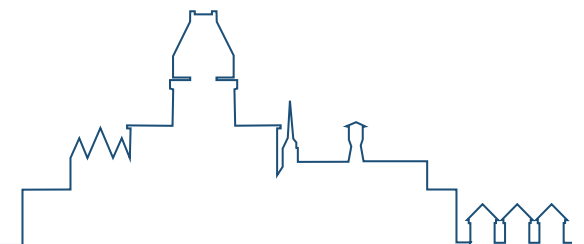
Table T-7 Local Road Projects			
Funding Source	Project Name	Status	Finish
TIA	Marks Church Road Widening From Wrightsboro Road to Wheeler Road	Phase I is 100% completed, Phase II is 5% completed. Water lines currently being relocated (Phase II).	8/21/2016
TIA	Scott's Way over Rae's Creek (Bridge Replacement)	Construction activities completed. Project is under 18 month warranty Period.	4/18/2017
TIA	5th Street Laney Walker Boulevard to Reynolds Street	Scope of Service is being drafted and priced. Concepts and study being finalized.	2/14/2023
TIA	6th Street (Laney Walker Boulevard to Reynolds Street)	Scope of Service is being drafted and priced. Concepts and study being finalized.	5/9/2023
TIA	Telfair Street Improvements (15th Street to East Boundary Street)	Scope of Service is being drafted and priced. Concepts and study being finalized.	
<i>Source: Richmond County Engineering Department</i>			

Travel Characteristics

Table T-8 presents a summary of the travel characteristics of city residents in Richmond County. The table provides census data which compares the commuting choices of residents in Richmond County based on the means of transportation they use when traveling from home to work. The census data provided in Table T-8 was obtained from the American Community Survey (ACS) (see Table 8). According to the 2015 ACS 5-year estimate census, a majority (81%) of workers in Richmond County drive to work alone, while only a very small percentage (1%) rely on other means of transportation when traveling from home to work.

Means of Transportation to Work	Number of Workers	% of Workers
Workers 16 years and above	80,653	
Drove alone	65,621	81%
Carpooled	8,297	10%
Public transportation	1,478	2%
Walked	2,835	4%
Worked at home	1,505	2%
Other means	917	1%

Source: U.S. Census American Community Survey (ACS) 5-Year Estimates 2015



Traffic Crashes & Congestion

Table T-9 Level-of-Service Standards for Urban Arterials		
Level-of-Service	Volume-to-Capacity Ratio	Average Travel Speed
A	VC Ratio < 0.30	>= 35 MPH
B	0.30 = < VC Ratio < 0.50	>= 28 MPH
C	0.50 = < VC Ratio < 0.70	>= 22 MPH
D	0.70 = < VC Ratio < 0.85	>= 17 MPH
E	0.85 = < VC Ratio < 1.00	>= 13 MPH
F	VC Ratio >=1.00	< 13 MPH

Source: Georgia Department of Transportation

Table T-9 shows the Level of Service (LOS) standards and the corresponding volume-to-capacity ratios and average speeds for urban arterial roads. Level of service is a qualitative measure used to relate the quality of traffic service. LOS is used to analyze highways by categorizing traffic flow and assigning quality levels of traffic based on performance measure like speed, density, etc.

LOS standards for a road segment are based on the ratio of the daily traffic volume to the segment’s daily capacity. This volume-to-capacity ratio is an indication of the amount of delay a driver would encounter on the road segment. This level of service is based upon travel delay and is expressed as letters “A” through “F”, with “A” being the highest or best travel condition and “F” being the lowest or worst condition.

The minimum level-of-service (LOS) designation that Augusta considers acceptable, in terms of planning for adequate capacity, is LOS “C”. At LOS “C”, the volume-to-capacity ratio is in the 0.50 to 0.70 range and average peak hour travel speeds on urban arterials are in the 22-28 miles-per-hour range. This LOS does not apply to rural roads.

Table T-10 provides a list of notable street and highway system segments in Augusta-Richmond County where the LOS is currently below “C”, meaning motorists are required to wait through a longer signal cycle and sometimes delays are considered unacceptable to most drivers. Not surprisingly, most are located in the urbanized part of the county. They include parts of the major arterial and collector roads that carry some of the highest volumes of traffic.

Travel Time

Another measure of the condition and efficiency of the street and highway system is travel time delay based on fieldwork. Since Tra 1995 the staff of the ARTS has conducted annual travel time surveys on major arterials in the study area, including those located in the urbanized part of Richmond County.

Since the travel time surveys started in 1995, a number of roads and road segments have been documented as having congestion problems. Table T-11 provides a list of road corridors in Richmond County that have consistently experienced the highest congestion in recent years, between 2014 and 2015. These include a number of principal arterials, minor arterials and collector streets. These congested corridors are located in the most heavily urbanized parts of the city.

Travel Time

Another measure of the condition and efficiency of the street and highway system is travel time delay based on fieldwork. Since Tra 1995 the staff of the ARTS has conducted annual travel time surveys on major arterials in the study area, including those located in the urbanized part of Richmond County. Since the travel time surveys started in 1995, a number of roads and road segments have been documented as having congestion problems. Table T-11 provides a list of road corridors in Richmond County that have consistently experienced the highest congestion in recent years, between 2014 and 2015. These include a number of principal arterials, minor arterials and collector streets. These congested corridors are located in the most heavily urbanized parts of the city.

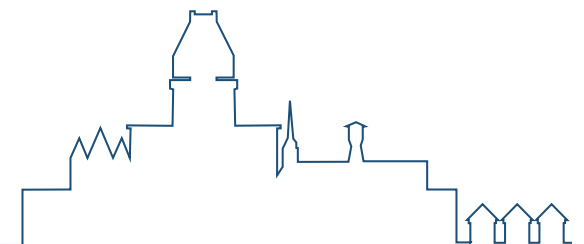
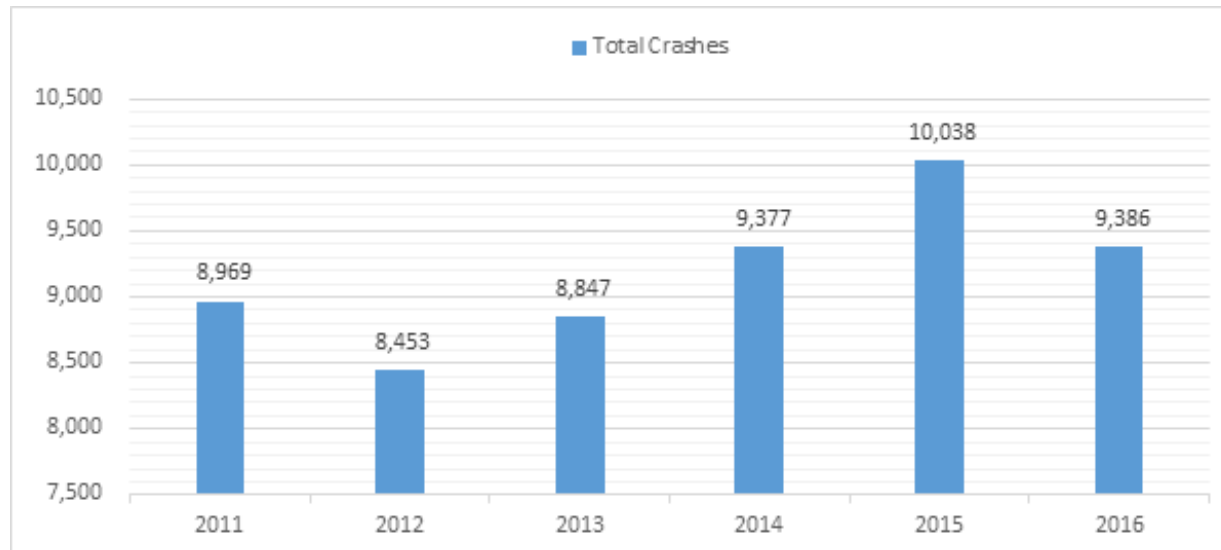
Functional Classification	Road Name	Location
Principal Arterials	Fifteenth St. (SR 4)*	Reynolds Street to Martin Luther King Jr. Blvd. (MLK)
	Washington Rd. (SR 28)	Calhoun Expressway to Pleasant Home Rd.
	Wrightsboro Rd. Segment 1	Barton Chapel Rd. to Jackson Rd.
	Wrightsboro Rd. Segment 3	Highland Ave. to Fifteenth St.
	Peach Orchard Rd.	Tubman Home Road to SR 88
Minor Arterials	Doug Barnard Pkwy.	Gordon Hwy. to Tobacco Rd.
	Wheeler Rd.**	Walton Way Ext. to Flowing Wells Rd.
	13th St./RA Dent Blvd	Reynolds Street to Wrightsboro Rd.
	Walton Way Ext.	Bransford Rd. Jackson Rd.

Note: This list includes road segments classified at least Borderline Congested in AM and PM peak periods
 *Part of the road classified as a minor arterial
 **Part of the road classified as urban collector street
 Source: **Augusta Regional Transportation Study, Congestion Management System**

Traffic Crash Trend

The chart below displays traffic crash trends which summarizes the total number of crashes, injuries, and deaths that have occurred on roadways in Richmond County from the year 2011 to 2016. Total crashes includes all type of crashes; intersection crashes, crashes by corridor, motorized and non – motorized crashes. The majority of traffic crashes involved exclusively motor vehicles. Total traffic crashes are higher in year 2016 than year 2011 but decreased from year 2015.

Total Number of Crashes



Intersection Crash Analysis

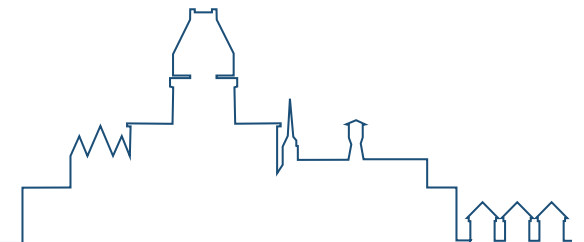
Table T-13 provides a list of road intersections in Richmond County with the highest accidents reported from the year 2011 to 2016. The intersections listed in Table T-13 are ranked from highest to lowest based on the number of accidents reported.

Corridor Crash Analysis

Table T-14 provides a list of road segments which have been identified having the highest number of crashes and crash per mile in Richmond county the in year 2016. Based on the total number of crashes presented for each road segments listed in Table T-14, Washington Road had the highest number of total crashes, injury crashes and crashes per mile on road segments from I-20 EB to Center West Parkway and Bertram Road to Alexander Drive.

Table T-13 Intersection Crash Analysis	
Name of Intersection	Number of Accidents
520 @ Old Trail Rd	139
Windsor Spring Rd @ Tobacco Rd	117
Wrightsboro Rd @ 520	116
520 @ Gordon Hwy	108
Wrightsboro Rd @ Marks Church Rd	106
Tobacco Rd @ Windsor Spring Rd	105
Walton Way @ Highland Ave	103
Gordon Hwy @ Deans Bridge Rd	101
Washington Rd @ 20	101
Jackson Rd @ Wrightsboro Rd	99
520 @ Deans Bridge Rd	95
Walton Way @ Wheeler Rd	95
Washington Rd @ Boy Scout Rd	93
Washington Rd @ Bertram Rd	83
Washington Rd @ Stevens Creek Rd	81
Deans Bridge Rd @ Gordon Hwy	79
520 @ Wrightsboro Rd	77
Wheeler Rd @ Marks Church Rd	74

County	Road Name	From	To	Length Miles	# Crashes	# Injury Crashes	Crashes/Mile
Richmond	Washington Road	I-20 EB ramps	Center West Pkwy/Boy Scout Road	0.20	83	15	415.0
Richmond	Washington Road	Bertram Road	Alexander Dr/Stanley Dr	0.33	75	17	227.3
Richmond	I-20 EB	Walton Way Ext. on-ramp	Washington Road off-ramp	1.50	35	4	23.3
Richmond	Wrightsboro Road	Jackson Road/North Leg Road	Fox Trace	0.15	32	7	213.3
Richmond	Mike Padgett Hwy	Simpkins Lane	Tobacco Road	0.52	27	3	51.9
Richmond	Bobby Jones Expy	Deans Bridge Road on-ramp	Windsor Springs Road off-ramp	1.42	26	8	18.3
Richmond	Windsor Springs Road	Tobacco Road	Anthony De-Juan Pkwy	0.30	23	6	76.7



Assessment

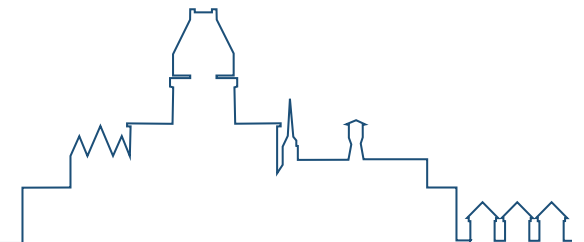
Planning and programming road improvement projects have been an important function of government at all levels for many years. Since the mid-1960s projects involving state and federal funds have been planned and programmed through the Augusta Regional Transportation Study (ARTS). The project list does not include lump sum funding for maintenance, safety, preliminary engineering, roadway/interchange lighting and similar types of projects on the interstate highways and major arterials. Lump sum funding is also included in both the ARTS TIP and the Georgia STIP.

The ARTS was established in response to a provision in the Federal Aid Highway Act of 1962 mandating transportation planning in urban areas throughout the country. A Policy Committee - comprised of local elected officials from the area, representatives from the Georgia and South Carolina Departments of Transportation, and representatives of the Federal Highway Administration and the Federal Transit Administration - meets quarterly to review progress on transportation projects and make decisions on ARTS planning and programming issues. A Citizens Advisory Committee and a Technical Coordinating Committee support the work of the Policy Committee. Over the years, the ARTS study area has grown to encompass an area that includes all of Richmond County, Georgia, part of Columbia County, Georgia, the Fort Gordon Military Reservation, part of Aiken County, South Carolina, and part of Edgefield County, South Carolina. Incorporated places within the study area include the Georgia cities of Augusta, Hephzibah, Blythe and Grovetown, and the South Carolina cities of Aiken, North Augusta, and Burnetown.

The Augusta Engineering Department is a partner in the ARTS planning process. In addition, the department, working in cooperation with the City Commission, is responsible for programming surface transportation projects involving only local funds. The Special Purpose Local Option Sales Tax (SPLOST) Program provides the City with another important tool for financing road improvements. Since 1988, SPLOST funds have paid for intersection improvements, dirt road paving projects, resurfacing, drainage, sidewalks, traffic signals, and road widening and improvement

projects. SPLOST funds also paid for costs associated with larger projects involving the use of state and federal funds. Typically, the City agrees to pay for one or more of the following phases associated with a larger road widening or improvement project: engineering and design fees, utility relocation and right-of-way acquisition. Some of these projects have been completed more expeditiously because of the availability of SPLOST funds. Examples of completed projects using SPLOST funds include the widening of Bobby Jones Expressway from I-20 to Gordon Highway, the widening of Tobacco Road, the construction of Jimmie Dyess Parkway and the widening of Walton Way Extension / Davis Road.

Refer to the Transportation Work Program for a list of current projects, which include 4 widening, 4 bicycle/ pedestrian, 4 bridge, 3 intersection/ safety, 4 maintenance and operations and 1 operational improvement projects of the planned transportation improvement projects. There are also projects designed to make better use of the existing road network. Examples of such projects are the construction of a Regional Transportation Control Center (TCC) , installation of surveillance and communications equipment along I-20, intersection improvements, and traffic signal upgrades.



The TCC and related surveillance equipment are part of an Intelligent Transportation System (ITS) planned for the Augusta region. An intelligent transportation system (ITS) is an advanced application to provide innovative services relating to different modes of transport and traffic management and enable various users to be better informed and make safer, more coordinated, and ‘smarter’ use of transport networks. A regional ITS Master Plan was completed in February 2002. The plan included recommendations for the implementation of ITS projects in phases over a twenty-year period. Recommended components include a communications network, cameras, detectors, dynamic message signs, weather detectors, traveler information system and railroad grade crossing warning detection; upgrade the traffic control system; deployment of the Highway Emergency Response Operators (HERO) on area freeways; and provide ITS for Augusta Transit. ITS Master Plan implementation in Richmond County has completed design phase and for construction Contract issued to AECOM at August 2017. An Intelligent Transportation Systems information technology is used to solve traffic problems. It is used to improve safety, efficiency and performance of streets and highways, vehicles, transit, and rail systems. Information comes in from the field, is analyzed, stored, and then is sent out to devices and travelers. An effective ITS saves time, money, and lives.

Railway Road Crossings

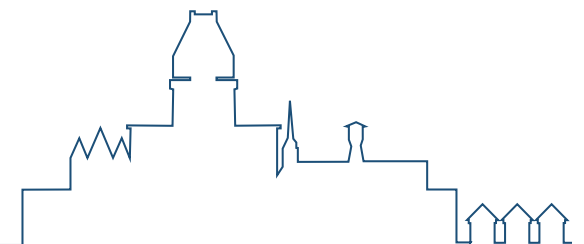
In Richmond, county railroad crossings are important for safety aspect, several crossings are located on federal or state route, US highway and major county roads. One crossing passes though US 25 federal route, 2 crossings passes through state route 56 and 121 and 22 crossings are passes through major roads. (i.e.: Broad street, Tobacco road, Wrightsboro road, Fifteen street). Total railroad crossings are 105 and out of that 38 has a both traffic signals and arms, 5 crossings has only traffic signals. 62 crossings does not have traffic signals or arms.

Traffic Signals and 4-way Stops

Traffic signals are one of important aspect to direct traffic and safety. In Richmond County, there are total 277 traffic signals and 96 4-way stops located at intersections. These traffic signals are maintained and monitored by Richmond County Traffic Engineering Department. Out of them 177 signals owned and monitored by GDOT. Among installed signals 85 has CCTV and 51 has video detection facility. These all facilities area installed among major county corridor near Washington Road, Bobby Jones Road, Jimmie Dyess Parkway, Dough Barnard Highway, Broad Street, 15th Street, River Watch Parkway, Telfair Street, Greene Street.

Bicycling & Pedestrian

Improving and maintaining the quality of bicycle and pedestrian facilities in Augusta-Richmond County is one of ARTS top goals and objectives. Walking and biking helps to promote physical activity in urban environment, and build social interaction in communities. To promote these needs, ARTS takes priority in promoting strategies that help enable safe and accessible non-motorized transportation options for potential users throughout the county. A variety of infrastructure is available and planned in ARTS area. It includes Sidewalks, Bike lanes, and Greenway/Trails/Multi Use Path, Paved Shoulder / Shared Roadways.



Vehicle Parking

The Comprehensive Zoning Ordinance for Augusta-Richmond County includes minimum parking and loading area requirements for residential, commercial, office and industrial land uses, places of public assembly and health care facilities. The ordinance includes separate parking and loading area requirements for locations within and outside the central business district. The number of parking spaces required varies from one land use to another and depends on such factors as the number of dwelling units in an apartment complex, the gross floor area of a commercial or industrial building, the number of employees at a business and the number of seats in a church or theater. Regardless of location, all parking spaces have to meet specified minimum dimensions and all parking facilities have to meet certain requirements for ingress and egress, grading and drainage, lighting and buffer from an adjoining residential district. A building lawfully in use on or before February 4, 1974 is considered a nonconforming use with regard to parking. If a nonconforming building is enlarged, or the use of such building is expanded, then parking must be provided for the additional area or use of the building. The nonconforming parking requirements usually come into play when buildings located in downtown Augusta are adaptively reused.

Based on field observations and data provided by the City, it was determined that there are 6,034 public and private parking spaces within the downtown study area by year 2016. To quantify the existing parking supply in its entirety, three parking types noted are On-street striped and unstriped, Off-street surface lot, and City garage.

On-street striped parking represent available public parking along streets in commercial areas that are delineated by pavement markings for angled or parallel parking. Many of these on-street parking areas are marked with signs that limit parking to two-hour intervals or restricted to handicapped accessible parking.

On-street unstriped parking represents available public parking along streets in commercial areas that are not delineated by any pavement markings. Generally, all parking of this type is parallel. Although these areas do not have a defined parking

space count, they were included in the inventory because they do contribute to the downtown study area parking supply. On-street unmarked spaces were estimated by measuring the length of unobstructed curb parking per block and dividing that length by an average parking space length of 22 feet. This calculation excludes areas adjacent to driveways, intersections, and other obstructions, such as fire hydrants. Many of the spaces of this parking type are not time restricted.

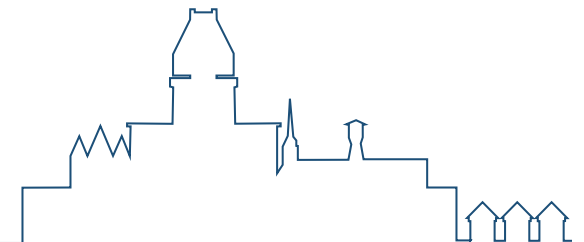
The 1,544 on-street parking both striped and unstriped, represents approximately twenty-six percent (26%) of the total parking supply.

Off-Street Surface Lot

Surface lot parking represents private spaces located in off-street lots spread throughout the study area that serve a variety of uses. The majority of off-street surface lot parking is delineated by pavement markings for 90 degree parking and two-way traffic flow. Off-street surface lot parking, with designated spaces, represents 24% of the total parking supply. Of the total off-street surface parking, 337(6%) spaces are operated and maintained by the City as public parking at the Augusta Museum of History and City Hall and total privately owned off street spaces are 3,485. Out of that 2417 off-street lots are specific to the Museum and City Hall, these were not evaluated for occupancy or duration for this study. For study only 1,068 (18%) privately owned spaces are considered. In addition, the privately owned spaces were not considered or evaluated for duration or occupancy as part of this study since they are designated for by visitors to that specific business and are not used for general public parking.

City Garage

Currently, the City operates one (1) parking garage within the downtown study area. The garage, located on Reynolds Street, is a six-level structure with 668 (11%) parking spaces (See Table T-19).



Public Transportation

Public transportation is a transit system that provides regular and continuing service to the general public, and to a segment of the general public defined by age, disability, or income. The most common types of public transportation systems are fixed route service and demand- response service.

In Richmond County, the Augusta Public Transit (APT) Department is the current transit provider which provides public transportation throughout the urbanized area of the City of Augusta. Transit services include fixed bus route service, Paratransit service, and rural public transit. APT currently provides nine fixed bus routes which operate in a radial pattern within a $\frac{3}{4}$ mile buffer of its route service in Augusta-Richmond County. The buses provide service throughout the downtown and inner urban areas of Augusta-Richmond County. The APT paratransit service vehicles do not provide fixed route service, but instead provide on-demand curb-to-curb service for individuals who are unable to use fixed-route transit service due to a permanent or temporary disability. The APT paratransit service operates under the same service hours as the fixed routes. Finally, the Richmond County Rural Transit provides service for non-urban areas in Augusta-Richmond County, specifically areas south of the Bobby Jones Expressway, including Hephzibah, and Blythe . The service operates only on weekdays.

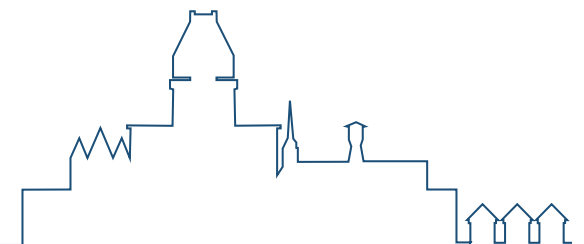
APT currently has two bus facilities which serve as transfer points for riders. The main transfer station is located in downtown Augusta, which operates as a connection point for six of the nine bus routes. The second transfer facility is located in the Southgate shopping center on Deans Bridge Road, which serves as a connection point for APT buses to transfer its riders onto other APT bus routes.

Public Transportation Assessment

Over the years, APT ridership has been growing and the perception of the service has improved. As communities in Augusta Richmond County continue to expand over time with the introduction of new housing development and economic growth, the goal of APT has been to provide safe, reliable and accessible transportation to the residents of Augusta Richmond County while improving its operating efficiency and service delivery effectiveness.

Since the last update of the comprehensive plan in 2008, the goal of APT has been to improve its transit service and attract new riders within Augusta into its transit system. In 2008, the City of Augusta selected the Wilbur Smith Association (WSA) team, including the AJM Consulting, to develop a Transit Development Plan (TDP) for Augusta Public Transit (APT). The APT Transit Development Plan was developed to serve as a five-year roadmap for APT policy, planning and service delivery. The purpose of the APT Transit Development Plan was to provide a study on the existing service and demographic area of APT and provide service recommendations in which APT could implement within a five year timeframe in order to improve its transit system.

In September 2009, a final report of the APT Transit Development Plan was completed. The final report of the APT Transit Development Plan provided an in-depth assessment on APT's existing services based on feedback from field observation and data analysis study, input collected from community surveys, stakeholder meetings and public meetings. The final report also included service recommendations to APT's existing transit system which could be implemented within a five-year phase timeframe (2010-2015) which would help to improve the quality of service of APT's existing route network.



In the WSA team's review of the APT transit service through the TDP, the consultant team provided a series of service recommendations which would help accommodate and improve the service operations of APT's current transit system. These recommendations included the following:

- Replacement of Old Transit Fleet Vehicles
- Equipping APT buses with fare-boxes
- Need of more Demand-Response Vehicles to be included in APT's fleet
- Creation of a Park and Ride Facility, especially at the Wal-mart/Southpointe Plaza shopping area
- Restructure and elimination of certain existing APT bus routes
- Provide new transit services for unserved areas of Augusta, such as Fort-Gordon, and South Augusta
- Upgrade of Technology-Intelligent Transportation Systems, Bus Interior Security Cameras
- Purchase of Capital Maintenance Items
- Relocation of the main transfer facility to the downtown area of Richmond County
- Development of a new transfer facility- South Augusta Transfer Facility

The public transportation needs outlined in the APT Transit Development Plan were evaluated and incorporated into ARTS 2035 Long Range Transportation Plan (LRTP). Since the completion of the APT Transit Development Plan in 2009, APT has focused its efforts towards improving the quality of its existing services by requesting the funding of vehicle replacements, proposing new ideas of new fixed routes which could provide services to unserved areas of Augusta, and improving its public image of transit service to residents of Richmond County.

In November 2014, APT introduced a new bus route, which was a pilot six month route which linked Fort Gordon with the Augusta Mall. This service improvement was identified in the five year APT Transit Development Plan. In June 2015, the APT service to Fort Gordon was discontinued due to low ridership and high operating cost. To date, APT no longer operates 10 fixed routes within its service area, and now operates only 9 fixed routes.

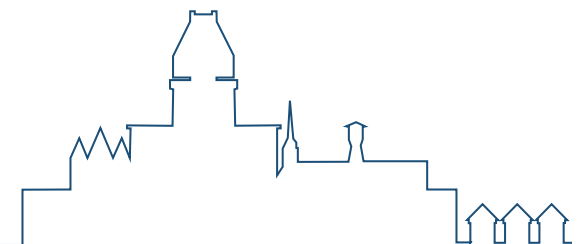
On November 3rd of 2015, the Augusta Public Transit Department's project proposal for new bus shelters and the purchase of new bus transit vehicles was included in the SPLOST 7 referendum. With the purchase of new buses the Augusta Public Transit Department plans to provide better service to the citizens of Augusta by increasing daily hours of its transit operation, adding increased frequency, and increasing the number of routes.

In 2016, the City of Augusta retained the services of Nelson/ Nygaard Consulting Associates to conduct a Comprehensive Operational Analysis (COA) of the existing APT system. The COA provided a study report which identified the strengths and weaknesses of the existing APT transit system. A draft report of the APT COA was completed in 2017. The draft report provided a study assessment on APT's transit service and provided recommendations in which APT could consider in order to support the growing needs and demands of transit riders in Richmond County. These recommendations included the following:

- Longer Service Hours, especially on weekdays
- New Route services to unserved areas of Augusta, such as South Augusta and Fort Gordon.
- Add Sunday Service
- Passenger Facilities and Amenity Improvements

Currently, the APT COA draft report is being reviewed by the Augusta Public Transit Dept. Assessment of APT operations from the COA report included the following:

- Aging shelters and buses
- Inadequate signage and information
- Limited Hours of Operation – little/no service for 2nd /3rd shift workers
- Unserved and Underserved areas – job access and South Augusta
- Funding Challenges
- Facility Repairs



To date, APT has focused on capital and technology improvement in order to provide better operating service. In 2016, APT had updated its transit system by equipping its transit vehicles with Automatic Vehicle Location (AVL) and Automated Passenger Counter (APC) systems. In addition, every fixed route and ADA bus of APT have been installed with cameras, real-time bus information, and automated voice annunciators. Since 2017, APT has continued its objective to provide high quality public transit services, implement image improvement solutions, establish a work environment that instills unity, teamwork, achievement, and trust, maintain budget and pursue efficiencies and pursue the latest transit technologies, including vehicles, and best practices. The following are current programs APT has provided over the years to improve the quality of its service:

- New ADA access doors at APT main transfer facility
- Travel Training Program Video
- New bus passes – Theme: My Life, My Way, My Ride
- Travel Training Program – Educating public about Transit

In 2017, APT introduced a Travel Training Program in order to educate and provide better information to local communities and public schools about the Augusta Public Transit System in order to help teach residents, especially the youth, disabled and senior citizens, on how to travel using Augusta Public Bus Transit. The Travel Training Program focused on teaching residents about APT staff customer service, APT bus stop route map information, information on how to buy bus passes, and signaling for buses. The Travel Training Program was funded by the FTA section 5310 program through the Georgia Department of Human Services. In addition, through the approval of the commission, the APT had taken partnership with Georgia Rehabilitation Institute and Walton Options for Independence in order to develop and provide a community awareness campaign for APT.

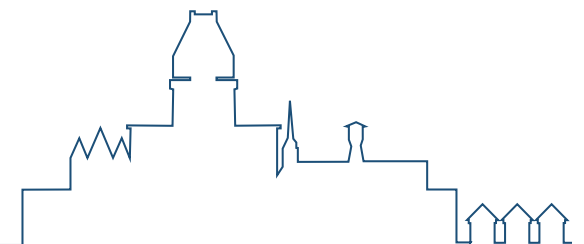
In the fall of 2017, the City of Augusta approved of funding for a new transit facility office which will be located at 2844 Regency Boulevard, a site which resides along the southbound side of Deans Bridge Road just opposite Richmond Hill Road. The new transit facility will function as an operations and maintenance facility. The site

is approximately ½ mile southwest of the existing Transfer Station located at the northeast corner of Deans Bridge Road and Gordon Highway.

The purpose of the new operations and maintenance facility, is to allow Augusta Public Transit (APT) the opportunity to move from their current facility, to a new space for improved operational efficiency of the current fleet. In addition, the new facility will allow APT to expand operations to meet current ridership needs, and enhance public transportation in the region. The facility will have five (5) maintenance bays, a chassis wash, and bus wash located within a full service lane. The facility will be designed to easily retrofit and accommodate CNG vehicles should APT choose this vehicle configuration in the future.

The administration portion of the facility will provide offices and work stations to meet current as well as future staffing needs. Other features of the new facility will include: a driver breakroom with lockers, a dispatch and mobility center to support APT's paratransit needs, and several training rooms to accommodate multiple department training needs. The facility will also be supported with a stand by generator to fully operate the facility when emergencies arise.

Augusta Public Transit's (APT) current vehicle maintenance facility is beyond its useful life to repair or rehabilitate, in a practical and cost effective manner. The funding source of the new transit office project will be provided from 80% of the Federal funding and 20% from SPLOST VII. APT is currently in the final design stages for its new bus maintenance facility and administrative offices.



Augustans are dependent on automobiles

total miles of roads

1,1274.58

percentage of local roads

72%

public transit bus lines

9

percentage of arterial roads

28%

number of owner-occupied households without a vehicle

1,104

number of renter-occupied households without a vehicle

6,119

total % of households without a vehicle

10%

change in demand response from 2012-2016

30%

arterial road network

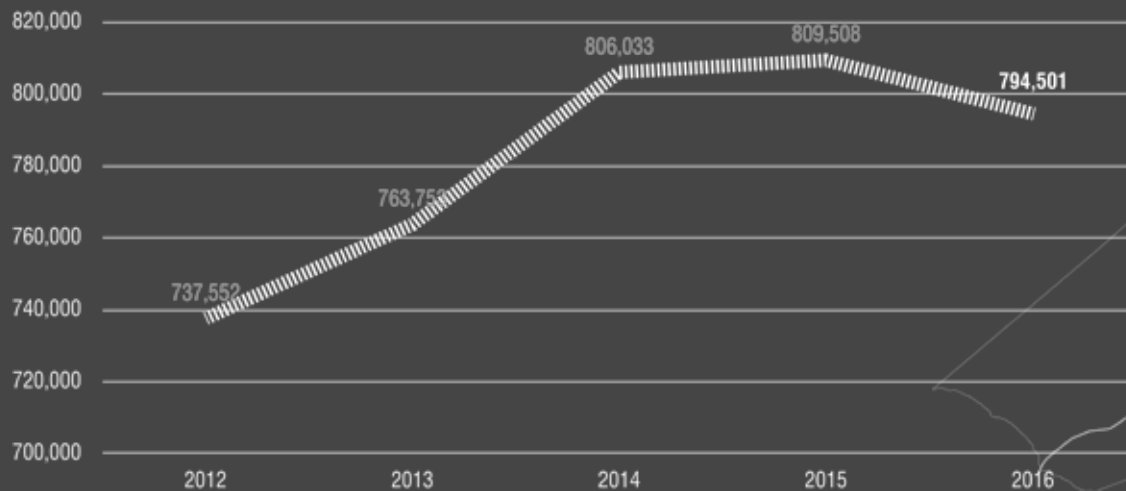
Number of vehicles traveled per day

10,001-25,000

25,001-50,000

50,001-91,400

Annual public transit ridership numbers are falling

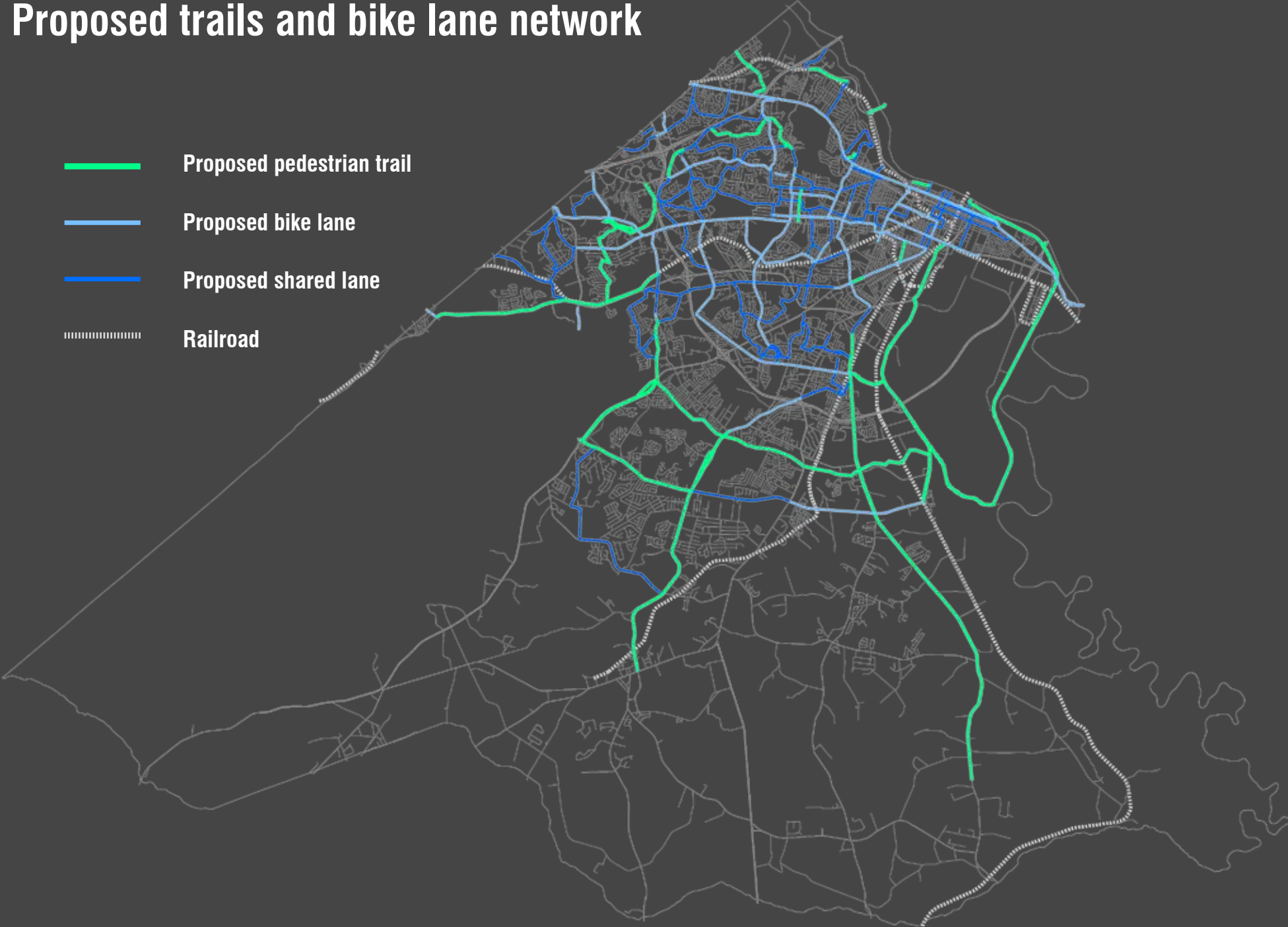


August Public Transit Ridership Trend

bus line network

Proposed trails and bike lane network

- Proposed pedestrian trail
- Proposed bike lane
- Proposed shared lane
- Railroad

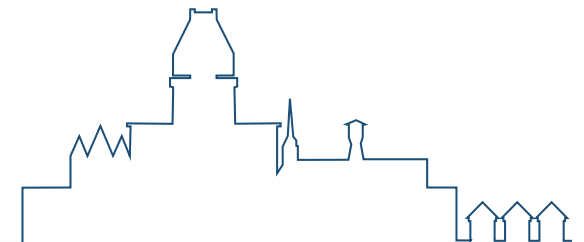




Community Facilities

Introduction

Community facilities and services are a vital component of Augusta Georgia. These facilities and services contribute to the health, safety and welfare of our community's residents, help to improve the quality of life, and foster new housing and business opportunities. Community facilities in Augusta include: Government, Public Safety, Education, Recreation and Parks, Cultural, and Hospital and Healthcare facilities. Since the 2008 Comprehensive Plan, many community facilities have undertaken enhancements to improve the service operations of existing facilities and provide better quality of life services for residents. Most of these projects have been funded by the SPLOST (Special Purpose Local Option Sales Tax).



Public Safety Facilities

The Richmond County Sheriff's Office

The Richmond County Sheriff's Office (RCSO) is located at 400 Walton Way, Augusta GA, 30901, which is an independent public agency employing 734 people and headed by an elected sheriff. The Office has twelve divisions: Community Services, Criminal Investigation, Jail Division, Traffic Division, Professional Standards and Training, Field Operations, Special Operations, Management Services, Internal Affairs, Civil Warrants, Court Security, and the SWAT Team. Additionally, the Sheriff's Office operates a training center.

Augusta-Richmond County Fire Department

The Augusta-Richmond County Fire Department provides full-time professional fire protection to all parts of Augusta and the City of Blythe (under contract). Their service area covers approximately 214 square miles (excluding Hephzibah and Fort Gordon), and includes a mix of residential, multi-family commercial, and woodlands.

The Fire Department has 294 employees and 58 pieces of firefighting equipment distributed among 20 fire stations. The department's headquarters are located at 3117 Deans Bridge Rd. Within the department, the Fire Prevention Bureau is responsible for arson investigations, code enforcement, plan review and fire safety education, with life safety code enforcement a top priority of the department.

In the fall of 2017, the Augusta Fire Department had received an Insurance Service Office (ISO) Public Protection Classification rating of 01/1X, which the best ISO rating a fire department can achieve. The ISO rating system evaluates the level of service of a city's fire department by assessing a fire department's provision of fire protection services which can include for example its training programs, firefighting equipment, and its emergency response capabilities.

Augusta 911 Center

The Augusta 9-1-1 Center is located at 911 Fourth Street in downtown Augusta. The center is fully staffed on each shift with trained Emergency Medical Dispatchers and is currently staffed with 60 staff members.

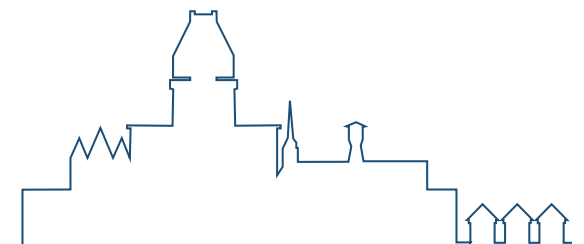
Rural/Metro Ambulance Service has a three (3) year contract to provide emergency medical services in Augusta. Rural/Metro now uses seven ambulances at all times and eight during peak periods. Gold Cross Ambulance Service provides back-up service in the city.

Augusta Richmond County Animal Services

The mission of Augusta Animal Services is to enforce state laws and local ordinances pertaining to the care and control of animals, protection of life and property, and to raise public awareness of responsible pet ownership.

The Augusta Animal Services Department staff includes an Administrative staff which consist of a Director, an Assistant Director, a Kennel Operations Manager, an Administrative Assistant, a Field Operations Manager, and a Dispatcher. In addition, the department includes a Kennel staff consisting of 11 staff attendants, and an Enforcement staff consisting of six (6) animal control officers.

The department operates out of a 17,500 square-foot facility located at 4164 Mack Lane. The facility shelters and adopts animals to the residents of Augusta



Education Facilities

The Richmond County Board of Education (RCBOE) and several private schools provide elementary and secondary education in Augusta. Post-secondary education facilities include Augusta Technical College, Augusta State University, Paine College, and the Medical College of Georgia. Brenau University, Troy University, the University of Phoenix and Savannah River College are other smaller post-secondary institutions located in Augusta. All post-secondary institutions offer a variety of degrees – some with online programs in addition to their on-campus programs.

Richmond County Board of Education

The Richmond County Board of Education has ten members elected by districts that coincide with the Augusta Commission districts. Eight (8) school board members represent single districts and the remaining two are at-large. The Board operates under a committee system established by the Board President, and the Board appoints a Superintendent to administer the operations of the school system. The Board employs over 5,000 people with all administrative offices located in a renovated building located at 864 Broad Street in downtown Augusta.

Currently, there are 60 schools in the Richmond County public school system. Of these, 33 are elementary, 11 are middle (including two charter schools), 8 are high schools, 4 are magnet schools and 3 are alternative/specialty schools. Combined these schools serve more than _____ students. UPDATE

In 2017, Segoe Middle School and Wheelless Road Elementary School were closed in order to undergo renovations. Currently, the construction project for both schools are still ongoing.

A new K-8 school, which is currently under construction is located at 3925 Harper Franklin Avenue. The new school facility and programming will give students access to advanced technology and an integrated STEM curriculum. The school is scheduled to open in the fall of 2018.

Private Schools

There is a total 14 private grade schools in Augusta serving 3,038 students.

Recreation and Parks

The Augusta Recreation and Parks Department maintains over 60 park sites and 1,500 acres of parkland that feature a wide variety of quality facilities with family oriented leisure activities for all ages and population groups.

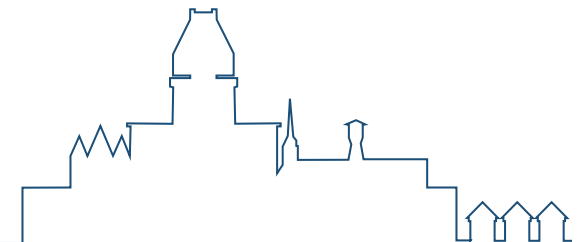
Currently, there are 66 recreation and park facilities which are located in Augusta Georgia. Of these, 57 are currently owned by the Park and Recreation Department.

Water and Sewer Systems

The Augusta Utilities Department is responsible for the operation and maintenance of the water and sewer systems in the Augusta Georgia. The Department also provides customer service functions including meter reading and customer billing, revenue collection, and new construction inspection. The Department is headed by a director and has over 300 full-time

Augusta owns and operates a water system serving over 63,266 residential and 7,896 commercial and industrial customers as of December 2011. The system's surface water supply is the Savannah River, supplemented by groundwater wells located throughout the City. Water from the Savannah River is treated at the Highland Avenue Water Treatment Plant (WTP). Water from the wells is treated at one of three ground water treatment plants (GWTP). Water transmission and distribution facilities convey the water from the treatment plants throughout the 210 square mile water service area. Generally, the service area can be characterized as having complete water service coverage for potential customers who wish to connect to the system.

An agreement was signed by Augusta and Fort Gordon to provide water and wastewater services in 2007. As of 2014, Augusta Utilities Department will provide potable water and wastewater collection services on Fort Gordon for the next fifty years. The cities of Blythe and Hephzibah provide water service within their respective jurisdictions.





The Savannah River is the city's primary source of surface water. Water is also withdrawn from the Augusta Canal, which is fed by and located next to the river. Major facilities at the Raw Water Pumping Station, located on the Canal, include four raw water intakes on the canal (two primary and two secondary) and a diesel engine-driven standby raw water pump. The Raw Water Pumping Station has an aggregate pumping capacity of 88 million gallons daily (mgd).

The raw water supply is pumped to the Highland Avenue Filtration Plant through a system of three parallel raw water lines: a 30-inch diameter cast iron, a 36-inch steel, and a 60-inch ductile iron line. A 42-inch diameter, pre-stressed concrete cylinder pipe is currently inactive. The standby raw water supply facility is at the same general location as the primary facility but pumps water directly from the Savannah River to the Highland Avenue Filtration Plant through the same system of raw water supply pipelines.

The city is currently permitted to draw up to 45 mgd at the Raw Water Pumping Station. The construction of Pistol Range Road Raw Water Pumping Station (RWPS) located below downtown Augusta, and the N. Max Hicks Water Treatment Plant (WTP) were completed in January 2005. The construction of the new water treatment plant and intake allowed an additional 15 mgd in permitted pumping capacity.

The city is also permitted to withdraw supplemental raw water from the Tuscaloosa Formation aquifer through 32 wells: 21 actively producing, 10 deactivated and 1 inactive. The city is currently permitted to use up to 18.4-mgd monthly average groundwater, and 17.4 mgd maximum annual average. Well fields are generally located near one of three Ground Water Treatment Plants (GWTPs). One of the three plants, GWTP #3, located on Old Waynesboro Road, became operational in 2001. The other two plants date from 1966 and 1979. The wells that have been deactivated are in the vicinity of GWTP #1 located off Peach Orchard Road. Augusta owns five water treatment plants and a rural chlorination system, as illustrated in Table C-7. Augusta has raw water storage capacity of approximately 379 acre-feet or 124 million gallons at two raw water storage reservoirs located adjacent to the Highland Avenue WTP. They provide pre-settling of suspended matter in the raw water as well as storage during times of low river or canal flows. Water flows by gravity from these reservoirs to the WTP.

Water Distribution System

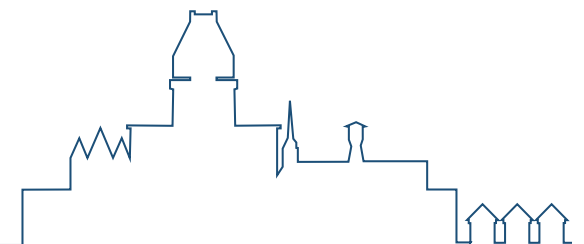
The system's water distribution consists of approximately 1,048 miles of pipelines, ranging in size from 6 inches to 24 inches in diameter. Most of the pipelines are made of cast iron or ductile iron. Approximately 20% of these pipelines have been in service for 50 years or more, with the oldest pipelines installed approximately 140 years ago.

Finished surface water is distributed from the Highland Avenue WTP by gravity and pumping. Finished ground water is pumped from GWTP No. 1 into the Intermediate-South pressure gradient (417ft msl) and from GWTP No. 2 into the Pine Hill pressure gradient (457 ft. msl). GWTP No.3 pumps finished water into the Pine Hill high-pressure gradient (521 ft. msl). Distribution system pump stations situated at various locations are used to feed isolated high-pressure zones.

Wastewater Treatment Facilities

The city of Augusta's sanitary sewerage system serves approximately 47,744 residential and 5,900 commercial and industrial customers (as of July 31, 2004). The sewer system covers an area of approximately 106 square miles and serves an estimated population in excess of 150,000. For Gordon and the cities of Hephzibah and Blythe have separate sewer systems.

Augusta's wastewater collection and conveyance system consists of 8 drainage basins, 28 wastewater pumping stations, and approximately 680 miles of collection sewers. The sewers transport primarily sanitary sewage, but there is evidence of storm water infiltration in some of the basins. Approximately 80 percent of the sewer system is drained by gravity; the remainder requires pumping at least once. Sewer lines range from 8 inches to 72 inches in diameter. Most lines are made of vitrified clay, but other materials present include brick, concrete, and polyvinyl chloride (PVC). Approximately 20 percent of the sewer lines have been in service for 50 years or more.



Cultural Facilities

Libraries

The East Central Georgia Regional Library serves the five counties of Burke, Columbia, Lincoln, Richmond and Warren with the headquarters' located at 823 Telfair Street in downtown Augusta. There are five (5) branches in the Augusta – Richmond County with over half a million items.

Museums

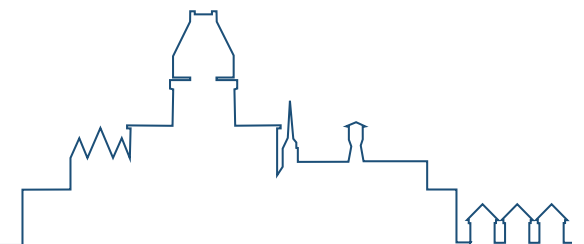


Museums in Augusta-Richmond County		
Name	Location	Year Built/Established
Augusta Canal Discovery Center	1450 Greene St #400, Augusta, GA 30901	2003
Augusta Museum of History	560 Reynolds Street	1995
Augusta Visitor Information Center	605 Reynolds Street	-
Morris Museum of Art	Augusta Riverfront Center at # 1 Tenth Street	1992
Gertrude Herbert Institute of Art	506 Telfair Street	1818
Meadow Garden	1320 Independence Drive	1795
Ezekiel Harris House	1822 Broad Street	1795
Boyhood Home of Woodrow Wilson	419 Seventh Street	1850
Lucy Craft Laney House and Museum of Black History	1116 Phillips Street	1911

Civic Center and Cultural Facilities

Augusta has a civic center, auditoriums and performing arts facilities used to host a wide variety of events and performances.

Civic Centers and Similar Facilities in Augusta				
Name	Location	Year Opened	Built/	Seats
James Brown Arena	601 Seventh Street	1979		8,500
Bell Auditorium	712 Telfair Street	1938		2,690
Imperial Theatre	745 Broad Street	1918		903
Miller Theatre	708 Broad Street,	1940		1,300
Sacred Heart Cultural Center	1301 Greene Street	1898		-
Grover C. Maxwell Performing Arts Theatre	2500 Walton Way	1968		732





Cultural Resources

Arts in the Heart of Augusta

The Arts in the Heart of Augusta is a 2 ½ day celebration of food, arts, diversity and culture. Over 88,000 visitors attend the Arts in the Heart of Augusta annually, and the Arts in the Heart of Augusta be held for the 37th time in 2018. The celebration is held in Downtown Augusta at the Augusta Common and Broad St. between 7th and 10th St. The Arts in the Heart of Augusta is produced each year by the Greater Augusta Arts Council.

Riverwalk Augusta

Riverwalk Augusta is a riverside park conceived in 1982 as a part of a revitalization plan for downtown Augusta. Developed in phases between 1986 and 1992, this award-winning facility includes a brick-paved esplanade atop the river levee, a shaded walkway on the river side of the bulkhead, a playground and picnic area, the Jessye Norman Amphitheater, three landscaped bulkheads, and breaches in the levee at Eighth and Tenth Streets. A full-service marina was added in 1994. The park hosts a variety of special events each year and is close to other major attractions.

Springfield Village Park

Located on two acres at the intersection of Twelfth and Reynolds Streets, this park pays tribute to Springfield Baptist Church, the oldest independent African-American congregation in the United States with an unbroken record of existence. The park includes walkways, floral landscaping fountains, and the 45-foot tall sculpture “The Tower of Aspirations”. Planned improvements include artifact and living history museums. Springfield Baptist Church is located across the street from the park.

Augusta Common

The Augusta Common is a 2½-acre park located in the 800 block of Broad Street in Downtown Augusta. The park opened in October 2002 and is designed to connect Broad Street to the revitalized riverfront area. Park amenities include paved walkways, park benches, trees, raised planting beds, lighting fixtures, historical markers, wireless internet, and a statue of the city’s founder, James Oglethorpe. An attractive, two-story service building was built next to the Common in 2004. Since opening, the Common has hosted a variety of festivals, music shows and special events.

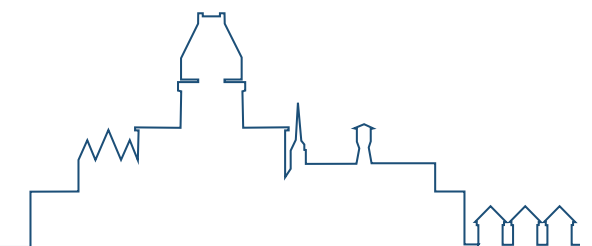
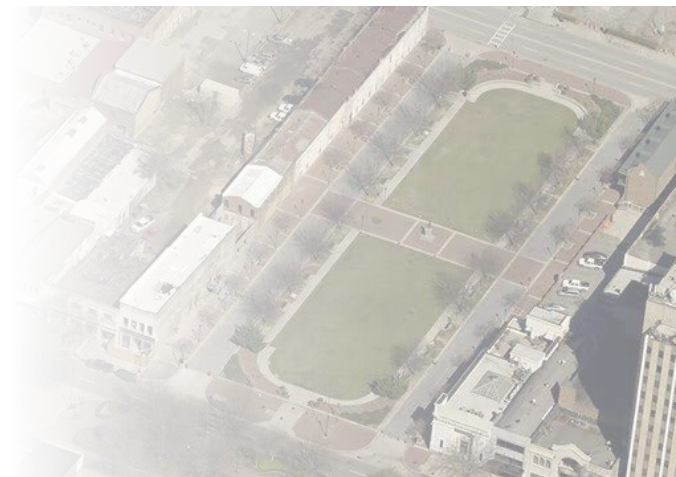


Augusta Canal

The Augusta Canal National Heritage Area is among the nation's best examples of a 19th Century industrial canal system. Constructed in 1845, and enlarged in 1876, the canal continues to provide power to historic mills alongside its banks, supplies water to the city, and forms a channel stretching approximately 8 miles from the Headgates in Columbia County to downtown Augusta. A number of historic structures associated with the canal still stand: the locks and dam at the headwaters, the lock keeper's cottage, a dance pavilion and barbecue shed, the city's raw water pumping station, Sibley Mill, King Mill, the Confederate Powder Works Chimney, Enterprise Mill, Sutherland Mill and the Butt Memorial Bridge. Several historic neighborhoods adjoin the canal. The canal and its towpath tie these resources together, providing a ready-made walking (or paddling) venue for users.

The Heritage Area is managed by the Augusta Canal Authority and is being revitalized in accordance with a master plan adopted in 1993 and a management plan approved by the US Department of Interior in 2000 that includes a combination of preservation, conservation, education and interpretation, recreation and economic development activities. Among the recently completed projects are Bikeway/Multi-Use Trail Improvements, restoration of vintage structures at the Headgates, restoration of the Locks and Headgates Building and installation of a pedestrian bridge, river stairway and canoe dock. The Augusta Canal Interpretive Center, located in the Enterprise Mill, opened to the public in April 2003 and has been offering guided canal tours on Petersburg tour boats since fall of that year. Projects in design or underway include the expansion of the New Bartram Trail between the canal and Savannah River, new trails and boardwalks on the canal's southwestern bank and a heritage park and trails using the waterway's recently restored third level.

In 2006 Atlanta Gas Light Company and the city completed a multimillion dollar environmental clean-up and restoration of the canal's third level, located in the downtown/Laney Walker area. A planning task force representing stakeholders from government, neighborhoods, churches, businesses and the Augusta Canal Authority issued a concept document as a guide for future development in this area. More recently in 2017, the Canal Authority acquired and moved Trinity CME church for the purpose of renovating and reusing at the third level. The plan envisions multiple redevelopment projects including a heritage park, corridor reconfiguration on major roads, neighborhood housing and park improvements and adaptive reuse of industrial buildings in order to help revitalize the inner neighborhoods surrounding downtown.



Hospitals and Health Care Facilities

Augusta has a long history of service in the field of medicine. As a result, medical care, research and education facilities are vital to community life and the area economy. There are several major medical facilities in Augusta employing thousands of people. These facilities include acute care hospitals, psychiatric facilities and extended care centers. Several of these facilities are located in a Medical District near Downtown Augusta, and others are located elsewhere in the City.

Augusta Hospital and Health Care Facilities		
Hospital	Address	Number of Hospital Beds
Augusta University Medical Center	1120 15th St	581
Charlie Norwood Veterans Administration Medical Center	950 Fifteenth Street (Downtown Division)	Downtown Division (156 Beds – 58 medicine, 27 surgery, 71 spinal cord injury)
	1 Freedom Way (Upper Division)	Uptown Division (93 beds – 68 psychiatry, 15 blind rehabilitation and 10 rehabilitation medicine) + (132 bed restorative / nursing home care units and a 60 bed domiciliary)
University Hospital – Summerville Campus (fka Trinity Hospital of Augusta) (fka St. Joseph Hospital)	2260 Wrightsboro Road	231
Walton Rehabilitation Hospital	1355 Independence Drive	60
Doctors Hospital	361 Wheeler Road	350
East Central Regional Hospital - Augusta	3405 Mike Padgett Highway	187 bed mental health and forensic services
East Central Regional Hospital - Gracewood	100 Myrtle Avenue	40 bed skilled nursing and 163 bed intermediate care for people with developmental disabilities
Georgia Regional	3405 Mike Padgett Highway	645
1Dwight David Eisenhower Army Medical Center	Fort Gordon	120
Augusta University (formerly Medical College of Georgia (MCG))	1120 15 th Street	478-bed (adult hospital) and 154-bed (Children’s Medical Center (CMC))
Select Specialty Hospital	1537 Walton Way	80

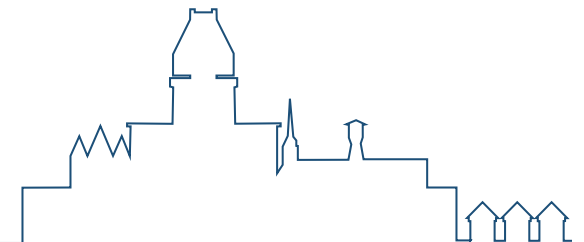
General Government

The City of Augusta provides police protection and law enforcement through the Richmond County Sheriff's Office, fire protection through the Fire Department, Emergency Medical Services under contract with Rural Metro Ambulance Service, and animal control through the Animal Services Department. The City is currently meeting the needs of its residents adequately in each of these areas, and is taking steps to meet the demands of the future.

Since the last update of the Comprehensive Plan, Special Purpose Local Option Sales Tax (SPLOST) funds have financed the construction of several new fire stations throughout the city. Phase VII SPLOST funds have been budgeted for two new jail pods at the Charles B. Webster Detention Center, a Fire Department Administration and Training Center, and will upgrade building systems and infrastructure at Augusta Animal Services.

Public Safety**Assessment Needs:**

- Replacement of Old Vehicles
- Renovation and Expansion of Old Infrastructure-New Jail Pods, Marshal Operation Center, and New Fire Station Facilities
- Replacement of emergency response vehicles- aerial trucks and fire pumpers
- Fire Department Facility Upgrade- Fire Station Alerting System
- Upgrade of Public Safety Resources- Emergency Response Technology
- Enhancement of Training Facility
- Upgrade of building system and infrastructure- Augusta Animal Services
- Need of Additional Fire Station facilities
- New Public Safety Vehicles
- Mobile Emergency Operations Center (MEOC)
- Construction of three new fire stations
- Construction of Training Center / EOC
- Fire Station Alerting System Upgrade
- Public Safety Vehicles
- P25 Radio System



- Marshal’s Operation Center (MOC)
- Mobile Data Terminal (MDT) Replacement
- Training Range Enhancements
- Upgrade building systems and infrastructure at Augusta Animal Services
- New Records Retention Center
- New Offices for Public Defender
- Special Operations Precinct
- Overall better interdepartmental collaboration between code enforcement, marshal, and sheriff departments to tackle overgrown/vacant/dilapidated properties

Current Public Safety Projects		
Project	Funding Source	Status
Construction of 3 fire Stations	SPLOST 7	Ongoing
Fire Emergency Vehicles	SPLOST 7	Ongoing
Construction of Training Center	SPLOST 7	Ongoing
Augusta Museum of History	SPLOST 7	Ongoing
Animal Control Upgrades	SPLOST 7	Ongoing
Modernizing James Brown Arena	SPLOST 7	Ongoing
Community Center Improvement s	SPLOST 7	Ongoing
New Records Retention Center	SPLOST 7	Ongoing
Source: SPLOST 7		

Education Facilities

In 2017, a Phase V Program was approved by voters. The Phase V program will consisted of 14 expansion and renovation projects, 2 replacements schools, and 1 new PK-8 school for a total of 17 projects. The entire \$144.5 million budgeted will be devoted to meeting the immediate needs of the current public school system. Bonds will be issued to fund construction and will be repaid with proceeds from the one cent sales tax.

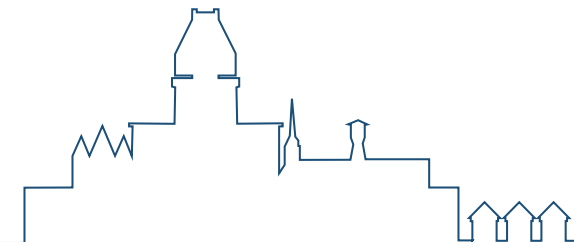
Community Facilities

The goal of the Phase V Educational Program is to promote economic growth and will protect property values.

For this Phase V Program, the school board will continue to utilize a Program Manager and a Citizens Oversight Committee as was done in 1997, 2002, 2007, and 2012.

According to the Richmond County School Board, the use of bonds in conjunction with the sales tax allows will allow for the school board to begin construction immediately upon passage resulting in completion and payment for the projects within five years. Relying solely on the sales tax would require much more time for completion. Funding of education infrastructure through a sales tax allows non county residents who shop in Richmond County to take a substantial burden off the shoulders of property owners. People who move into the county in the future will also pay their share fair. Every construction dollar will be spent in Richmond County. Jobs will be created and we will receive the total economic impact of the entire expenditure. Listed below are the Phase V Bond Building Projects.

Phase V Bond Building Projects - Expansions & Renovations		
School Projects	Type of Project	Status
New PK-8 School on Dyess Parkway	New and Replacement Schools	Ongoing
Replacement Wheelless Road Elementary School (PK-5)	New and Replacement Schools	Ongoing
Replacement Sego—Rollins Campus PK-8	New and Replacement Schools	Ongoing
Academy of Richmond County Renovations	Expansion and Renovation	Ongoing
Butler High School	Expansion and Renovation	Ongoing
Cross Creek High School	Expansion and Renovation	Ongoing
Davidson Fine Arts Magnet School	Expansion and Renovation	Ongoing
Glenn Hills High School	Expansion and Renovation	Ongoing
Hephzibah High School	Expansion and Renovation	Ongoing
A.R. Johnson Magnet School	Expansion and Renovation	Ongoing
T.W. Josey High School	Expansion and Renovation	Ongoing
Lucy C. Laney High School	Expansion and Renovation	Ongoing
Westside High School	Expansion and Renovation	Ongoing
C.T. Walker Elementary School	Expansion and Renovation	Ongoing
Garrett Elementary School	Expansion and Renovation	Ongoing
Terrace Manor Elementary School	Expansion and Renovation	Ongoing
Warren Road Elementary School	Expansion and Renovation	Ongoing
Source: Richmond County Board of Education		



Recreation and Parks

Since the last 2008, Comprehensive Plan the Recreation and Park Department have put forth the initiative to update its current park and recreational facilities. The most recent system-wide planning was done in the creation of the Recreation and Parks Master Plan, completed in 2016. That plan identifies a need to maintain and update existing facilities, and in 2015 taxpayers passed a referendum to fund \$16,750,000 over five years to make these improvements. This work is being guided by needs and opportunities identified in the Master Plan, as well as in previous planning efforts that were referenced in the creation of that 2016 Master Plan. Several of the larger projects – such as those for Dyess, Lake Olmstead, Fleming, and Jamestown – will include significant public engagement, and that input will be used to update park-specific goals and objectives.

The Recreation and Parks Department continues to work towards the goals and strategies developed as a part of the development of the Master Plan:

- Engage the local community leadership and stakeholder groups in meaningful dialogue;
- Maintain a current understanding of park and lands conditions in the city, including available complementary sites and services;
- Seek opportunities to enhance and leverage local financial resources to provide park and recreations facilities and services;
- Identify and pursue opportunities to position the City as a leader of economic, social and environmental sustainability;
- Incorporate recommendations and best practices into daily practice;
- Preserve and enhance the value of being a resident, business owner, and/or visitor to Augusta;

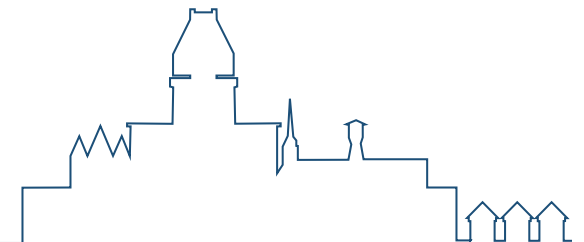
The Master Plan also categorizes the parks within the Augusta, Georgia Recreation and Parks system into the following categories:

- Mini Parks are typically about an acre large, and should be connected to a user group such as a school, a neighborhood, or located along a trail or greenways. A city should have approximately 0/1 acres;
- Neighborhood Parks which range from 2 ½ to 12 acres;

SPLOST Funding

The Special Purpose Local Option Sales Tax (SPLOST) is an optional one percent sales tax that was approved by popular vote on August 18, 2015 for a total of \$13,250,000 over five years (2017 - 2022). These funds are the primary source of capital improvements to the City's park system. This phase of funding is providing facility and master plan updates to ensure maintenance, accessibility, and safety within the park system. A few example projects include:

- Julian Smith Lake Olmstead Park: Interior improvements to the Julian Smith Casino and Julian Smith Barbeque Pit, including updates to the exterior comfort station at the Julian Smith Barbeque Pit. The gazebo will receive needed maintenance, and the park will be equipped with a new picnic shelter.
- Dyess Park: The community center will receive updates to improve ADA accessibility. The pool will be evaluated for repairs and/or replacement with a splash pad.
- Fleming Sports Arena and Bernie Ward Community Center: The sports tower will be renovated, the fields will be laser levelled, new bleachers will be installed, and exterior improvements will be made for ADA accessibility and beautification. The outdoor basketball courts will be up fitted with a new court overlay. The pool will be evaluated for repair and/or replacement with a splash pad. The Community Center will also receive ADA improvements, automated basketball goals, quieter and more energy efficient lights, and a new energy efficient HVAC.
- Jamestown Park and Community Center: The basketball courts will be rebuilt so they're no longer located in the parking lot. The new one acre acquisition will be cleared to provide room for a new walking track and ball field updates.
- New Playgrounds: New playgrounds will be installed at the following parks to ensure safety and accessibility: Bedford Heights Park, Doughty Park, Dyess Park, Eastview Park, Elliott Park, Henry H. Brigham Park, Hillside Park, Jamestown Park, McDuffie Woods Park, Minnick Park, Warren Road Park, and Wood Park.



2016 Master Plan

In 2015, the City of Augusta developed a master plan for the Recreation and Parks Department to identify priority needs of facilities and recreation programs and provide direction for the Recreation and Parks Department, in order to ensure that community assets in Augusta are used wisely and efficiently. The resulting plan was based on community input, which included a series of public meetings, stakeholder interviews, and a web-based survey.

The plan included an assessment of existing park and recreation facilities operated by the Recreation and Parks Department. This assessment found the majority of the parks and facilities to be maintained and in acceptable condition for public use. However, many parks and facilities suffered from deferred maintenance. In addition, many parks/facilities were found to need improved aesthetic treatment including the introduction of shade, improved signage, supplemental landscaping and new/improved irrigation. The capital improvement needed to accomplish the priorities identified in the master plan can be broken down into two specific types of capital costs: renovation or improvements to existing parks and facilities; and new parks and recreation facilities needed to satisfy recommended Levels of Service.

Other Sources: The prioritization of other sources of future capital should be similar to that used for SPLOST VII. These priorities have been categorized and summarized below. As improvements to existing parks become significantly complete, the prioritization percentage should be reallocated to the other categories.

Prioritization of Other Sources of Future Capital

Category	% of Total
Improvements to Existing Parks & Facilities - Maintain/Improve What You Have - Site Specific Master Plans - ADA Assessments and Improvements	62.5%
Hiking/Biking Trails - Connectivity Improvements - Greenway Additions	25%
System Expansions - River Walk/Augusta Common Expansion - Outdoor Amenity Additions - New Neighborhood and Community Parks	12.5%
	100%

Future Goals

As the Recreation and Parks Department works to implement the maintenance priorities identified in the master plan with the funding provided by SPLOST 7, the department also looks forward to future plans and funding opportunities, such as SPLOST VIII. The goals of the department include striving for excellence in community partnerships and leveraging funding. The department actively seeks opportunities to implement creative options to encourage our residents and tourists visiting Augusta to engage in recreational activities.

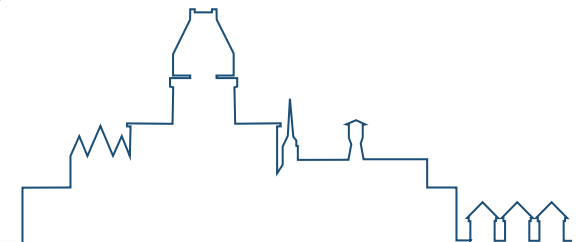
Public Art

Public art development has become a very important initiative for Augusta in recent years. Recently, in 2016, the City of Augusta approved 1.0 million in SPLOST funding for Public Art Infusion Gateway Beautification projects, which would help to facilitate noteworthy projects in the future. In addition, in December 2016, the Greater Augusta Arts Council (GAAC) developed a Public Art Master Plan which would serve as a guide for planning new public art development in Augusta, as well as to help serve as a catalyst for overall communication between members of Augusta's local government and its community. The Public Art Master Plan was approved and adopted by the City Commission, making it the City's Public Art Master Plan.

The Greater Augusta Arts Council (GAAC) is the public art agency for Augusta and as such is tasked to manage the development of public art projects for the city of Augusta, and act as an advisor to the Recreation and Parks Department regarding which art-related projects the community should pursue. The City's Public Art Master Plan provides a comprehensive planning guide to fully realize the opportunities and benefits of public art development throughout its neighborhoods in order to provide a unique sense of identity and character. This can create a sense of vibrancy that would be conducive to attracting and retaining residents, businesses and visitors in the future. According to the Art Master Plan, Augusta currently lacks public art development based on its significantly low inventory of public art installments throughout the city, both within its downtown and in areas outside of downtown such as the Laney Walker/Bethlehem neighborhood, the Summerville district, Lake Olmstead Park and South Augusta. As a result, the GAAC created the Public Art Master Plan in order to encourage future development of public art in more under-served areas throughout the city.

SPLOST Projects

As mentioned earlier in this section, the City of Augusta has approved one million dollars in SPLOST VII "Quality of Life" funding for public art development, specifically for the Public Art Infusion Gateway Beautification projects. The funding will be reserved for installing public art at selected gateway locations.



Water and Sewer Systems

Future Water Needs

Augusta’s projection of future water production needs is based on the anticipated total population, including Fort Gordon’s on-base population. These future demands for Fort Gordon are included with the industrial customers in the 2010 through 2025 projections. The geographical distribution of population is not a factor in the plant-level planning, but is important with respect to water transmission as part of the hydraulic distribution of water to customers.

EPD released its Water Conservation Plan Guidelines on May 24, 2004 which establishes benchmarks for water use efficiency statewide and voluntary and mandatory educational, regulatory, and financial conservation incentives. The utility’s compliance with the plan is expected to result in a decline in per capita use. It is projected that per capita residential and commercial demands will fall by 2 percent by the year 2025.

The table below presents Augusta’s 2003 and projected to 2025 per capita water usage in gallons per day. This usage rate is determined by dividing total water produced by population. This rate includes both customer-billed usage plus unaccounted for water. The per capita needs include residential and commercial usage. Industrial needs are presented separately because they are not expected to be directly linked to population growth. The projected annual average production in million gallons per day (mgd) and maximum day production are intended to be planning-level estimates of the city’s future needs.

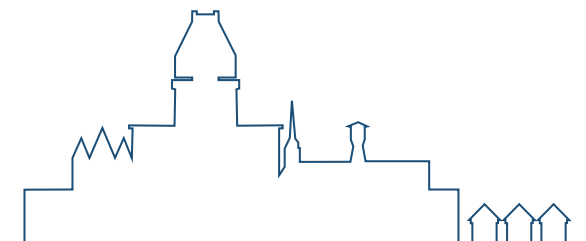
Projected Water Consumption, 2003 to 2025				
Augusta Georgia				
	2003	2010	2020	2025
Total Population	190,395	200,549	212,005	216,961
Per Capita Water Usage, gpd (commercial and residential)	154	153	152	151
Industrial Usage, mgd	8.2	16.4	16.8	17.0
Annual Avg. Water Usage, mgd	37.6	47.1	49.0	49.7
Max. Day Water Usage, mgd	52.7	67.8	70.7	71.9
Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2014, Engineer’s Report, August 2014, Prepared by ZEL Engineers, Table 3-12.				

While the city is taking steps to encourage water conservation, the development pattern and population distribution will also affect the amount of water consumption. The population of Richmond County is expected to increase from 198,149 persons in 2003 to 230,155 persons by 2025. This growth, combined with additional demands of 5.0 from Fort Gordon, means average annual water demands are expected to increase from 39.5 to 49.8 mgd (74.7 mgd, maximum month). To meet projected water demands in the future, the expansion of Highland Avenue WTP is underway which will assure sustained operational capacity of 60-mgd in addition to the new Hicks WTP 15-mgd first phase. The Hicks WTP and the James B. Messerly WPCP expansions will be completed as planned when system demands are projected to need the additional capacity.

Projected Wastewater Flows

Table C-25, reprinted from ZEL Engineer’s Report, presents the sewer population, percentage change in sewer population, the projected wastewater flows, and the maximum month flows. The maximum month flows are based on the historical relationship between annual average flows and maximum month flow at the J.B. Messerly WPCP, as well as the expected relationship at Spirit Creek after the completion of the major I/I improvements in its collection system.

Wastewater Flows, 2003 to 2025				
Augusta Georgia				
Total WPCP Flows	2003	2010	2020	2025
Sewered Population	149,683	168,908	182,576	191,008
Percent Change		11.28%	7.44%	4.62%
Average Annual Flow (mgd)	38.00	32.86	42.89	44.62
Max. Month Flow (mgd)	59.00	64.60	52.33	54.44
Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2014, Engineer’s Report, August 2014, Prepared by ZEL Engineers, Table 4-4.				

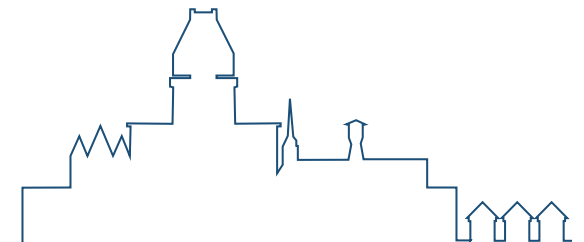




Community Facilities

Hospitals and Healthcare Facilities

Augusta's hospitals and health care institutions are constantly planning and implementing projects to address current and future needs. In 2017, the former Medical College of Georgia (MCG) and Hospitals (now Augusta University) health system launched the Center for Rural Health Study and Support, to support statewide coordination of clinical and educational outreach, as well as multidisciplinary research.



Augusta needs to better plan in conjunction with existing amenities

So much development in Augusta is haphazard in nature. Planning future developments around existing amenities is a good approach to planning best practices in achieving higher population densities while promoting higher levels of city-wide sustainability.

Augusta is getting safer

Based on community discussions, Augusta has quite a negative perception attributed to poor schools, crime, and overall lack of maintenance, which citizens are quick to point out, are somewhat exaggerated. Yes, basic upkeep of vacant parcels and community facilities is an issue, but Augusta boasts some of the top public magnet schools in the state.

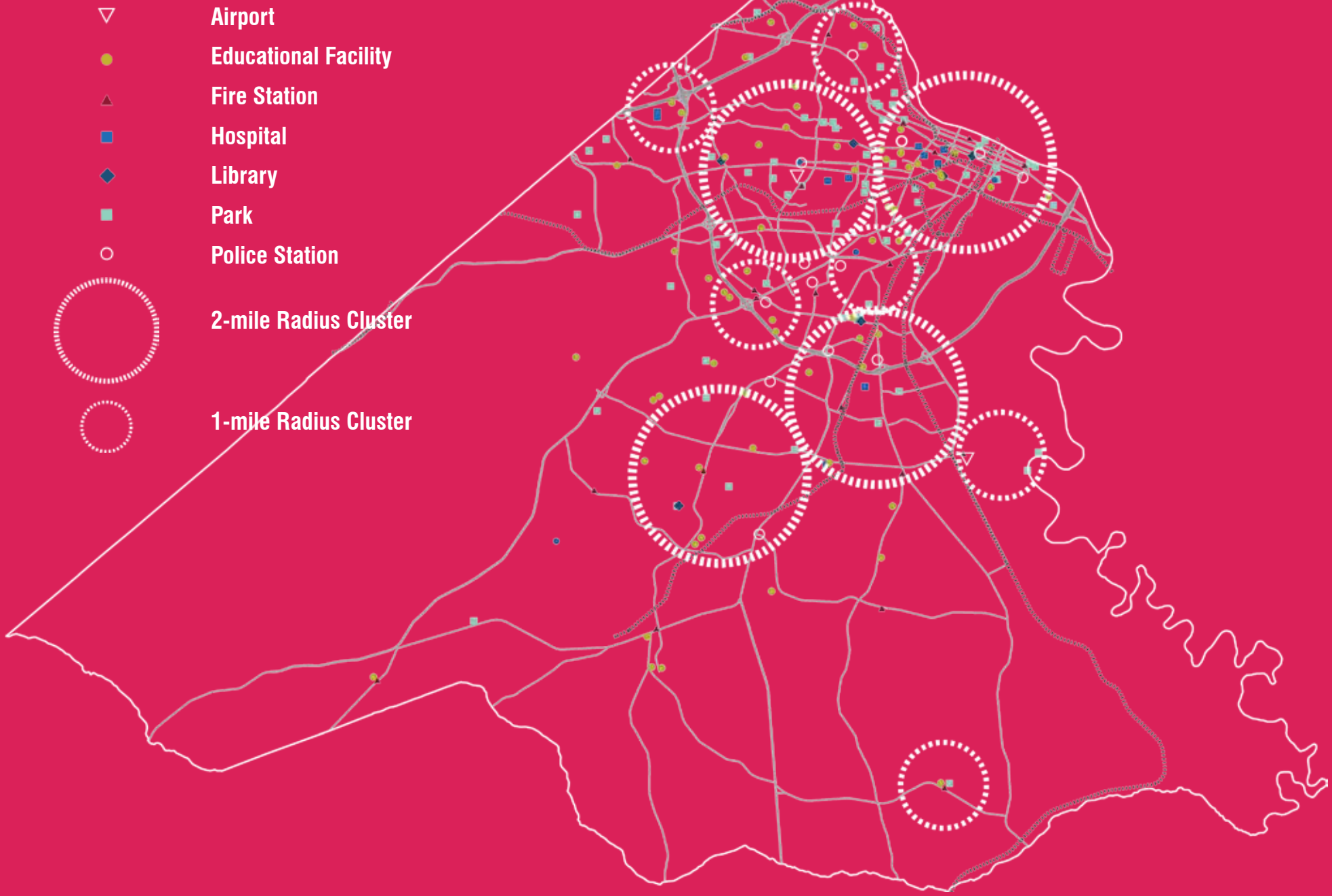
And above all, the numbers tell us crime has been cut in half since 2007, indicating tremendous strides in improving overall safety.

decrease in crime

-51%

<i>Augusta Crime Data 2017</i>		<i>Number of Crime</i>		
<i>MONTH</i>	<i>2007</i>	<i>2017</i>	<i>Change</i>	<i>Percent Change</i>
January	2,609	1,464	-1,145	-44%
February	2,037	990	-1,047	-51%
March	2,248	1,169	-1,079	-48%
April	2,830	1,193	-1,637	-58%
May	3,164	1,501	-1,663	-53%
June	2,828	1,457	-1,371	-48%
July	3,212	1,462	-1,750	-54%
August	2,976	1,600	-1,376	-46%
September	3,057	1,394	-1,663	-54%
October	3,083	1,531	-1,552	-50%
November	3,033	1,511	-1,522	-50%
December	2,755	1,444	-1,311	-48%
	33,832	16,716	-17,116	-51%

Amenity clusters

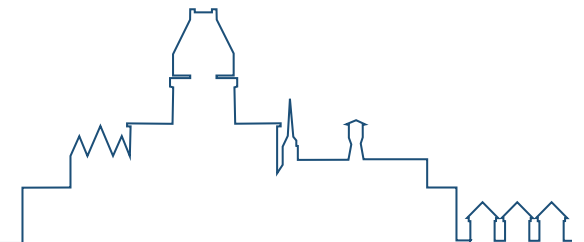




Cultural Resources

Introduction

There are currently ten (10) National Register Historic Districts in Augusta, encompassing approximately 6,200 properties. Thirty-four (34) properties are listed individually on the National Register. These districts and properties represent many aspects of Augusta's history and include the central business district, industrial facilities, urban neighborhoods, institutional buildings, and rural resources. They reflect the significant contributions made by statesmen, businessmen, religious leaders, ethnic groups, racial minorities, and ordinary citizens to the history and development of the community. Collectively the districts are significant in such areas as architecture, commerce, community planning, education, engineering, industry, landscape architecture, military, politics/government, religion, and transportation. And despite the issues of dilapidation, demolition by neglect, and adverse development over the years, the historic districts remain the most powerful neighborhoods in terms of maintaining authentic character and providing Augusta with a clear identity. Greater efforts need to be made to preserve what is left, especially in neighborhoods that have been plagued with vacancy. Likewise, future development should do the same to adhere to the scale and mass of the neighborhoods in order to complement the past while propelling the neighborhoods into the 21st century.



Historic Properties and Districts

Three areas - Downtown, Summerville and Olde Town - have also been designated as local historic districts under the city's historic preservation ordinance. The ordinance specifies that the Historic Preservation Commission review work affecting the exterior appearance of any property in a local historic district prior to a building permit being issued. The objective of the design review requirement is to protect the integrity of designated historic properties and ensure that new development is compatible with the district's historic character. In addition to the districts, six individual properties have been designated as historic under the local ordinance.

There are many historic resources in Augusta despite the changes the community has undergone over the years. Historic Augusta, Inc. maintains a file containing survey cards on approximately 2,000 historic buildings in the former city of Augusta. The survey cards represent work completed during the 1960s and 1970s by volunteers from the Junior League of Augusta, historic preservation consultants, and staff of the Augusta-Richmond County Planning Commission. The survey formed the basis for several National Register nominations during the 1970s. The number of documented resources increased dramatically during the 1980s and 1990s as additional surveys were completed and more properties were listed in the National Register. African-American resources were surveyed and the work resulted in the listing of three minority neighborhoods - Laney-Walker, Sand Hills and Bethlehem - in the National Register.

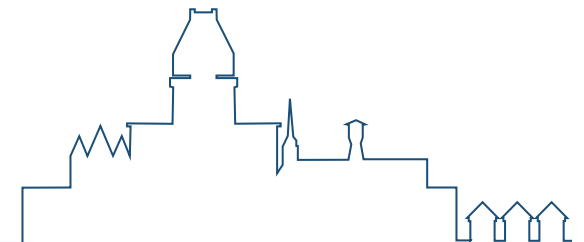
A separate survey completed by a historic preservation consultant in 1989 identified another 277 historic properties in unincorporated Richmond County, Hephzibah and Blythe. Of this total 49 are located in Hephzibah, 31 in Blythe, and the remainder are scattered throughout the county (now part of the city). Building examples survive from every period of the county's history and reflect such architectural styles as Federal, Greek Revival, Gothic Revival, Queen Anne, Colonial Revival, Neo-Classical, Bungalow, Craftsman, Tudor and Art Moderne. The majority of the structures are houses dating from the late nineteenth and early twentieth centuries. The

Augusta-Richmond County Historic Preservation Plan (1991) contains more detailed information on historic resource surveys completed on Augusta and Richmond County.

Archaeological Resources

Archaeological sites, like historic buildings, are considered cultural resources and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), are listed in the National Register of Historic Places as historic properties. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (object made or modified by humans such as stone tool, pottery, bottle glass) and features (post holes, trash pits, stone hearths, human burials, etc.) that are underground.

How do you know if an area contains an archaeological site? The only sure way to know is to have a professional archaeologist sample, or survey, the area. There are, however, some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (Euro/Afro-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road/utilities right-of-way has usually been subjected to heavy disturbance and is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.



Historic Preservation Activities

Historic preservation in Augusta is marked by a wide variety of activities. From preparation of National Register nominations, to rehabilitation of historic buildings, to participation in historic preservation programs, individuals and organizations are interested in preserving the past and at the same time make it a part of the city's future. Beginning with the first historic resource surveys in the 1930s and the preservation of some notable structures in the 1940s, the local historic preservation movement has grown to the point where it is now an integral part of neighborhood revitalization, economic development and tourism. What follows is a summary of the historic preservation activities in recent years.

Survey and Nomination

Historic resource surveys document the age, condition and important characteristics of historic structures and sites, and provide a context or picture of how a community developed over time. As noted in the previous section, historic resource surveys have been completed on a number of occasions in the past with the help of many individuals and organizations.

Surveys do need to be updated periodically in order to document changes in the condition or status of resources.

Nomination and listing of individual properties or districts in the National Register of Historic Places, Georgia Register of Historic Places, or as local historic property or district is a related activity that has generated much involvement over the years. Property owners, non-profit organizations, neighborhood associations, local government and many others have supported property and district nominations over the years. Listing in the National Register and the Georgia Register brings recognition to properties and makes owner/investors eligible to apply for tax credits and local property tax abatement when substantial rehabilitation work is completed on such properties. National Register listing also affords properties a measure of protection

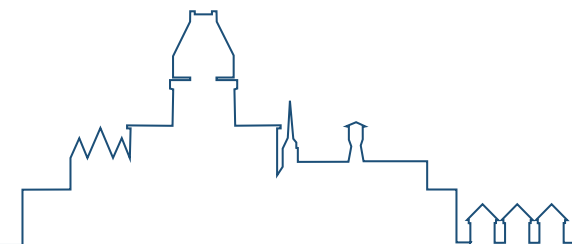
when projects are undertaken that involve federal loans, grants, licenses or permits. Designation under the city's historic preservation ordinance triggers a local design review process whenever changes to the exterior of a historic property are proposed.

Property Restoration

Restoration is the process of returning a historic property to its original state (i.e. how it appeared at the time of its construction) or to its condition at some known point in its history. This is different from rehabilitation, which involves fixing up a property for a more contemporary use. Historic preservation in Augusta first focused on the restoration of notable structures. The Daughters of the American Revolution purchased the George Walton House (Meadow Garden) in 1895 to preserve the residence of one of the signers of the Declaration of Independence. Meadow Garden remains in use today as a house museum.

In 1947, the Richmond County Historical Society was founded in order to help restore what is now known as the Ezekiel Harris House. The city purchased the property in 1984 and subsequently made improvements to the house, caretaker's cottage and grounds of the property. Historic Augusta, Inc. now manages the house museum on behalf of the city. In 1987, the city purchased the Old Government House (c. 1801), rehabilitated the property, and makes it available for both public and private functions. In the spring of 1991 the city purchased the Boyhood Home of Woodrow Wilson and leased it for use by Historic Augusta. The property was restored with a combination of public and private funds and re-opened in 2001 as a house museum. The Joseph R. Lamar House, which is located next door to the Wilson Home, has also been restored and houses a gift shop and the offices of Historic Augusta. The Lamar House is also available for rental for small gatherings. Historic Augusta, Inc. owns both the Wilson Home and the Lamar House.

Delta House, Inc. purchased the home of noted black educator Lucy Craft Laney. During the early 1990s the house was restored and a community meeting room was constructed on the property. Today, the Lucy C. Laney House and Museum is home



to artifacts related to Ms. Laney's life, and hosts computer classes for children, art exhibits and community meetings.

Property Rehabilitation and Adaptive Reuse

Property rehabilitation and reuse is another integral part of historic preservation in Augusta. Every day property owners and investors rehabilitate historic structures for use as homes, apartments, offices, and retail establishments. Examples of these private projects are found throughout downtown Augusta and in several neighborhoods, especially along the Historic Augusta Canal. Most such projects are privately financed, but some owners also take advantage of rehabilitation tax credit and tax abatement programs. For a number of years the city used Community Development Block Grant (CDBG) funds to finance a façade rehabilitation program. Over the last 25 years, façade grants have helped finance the rehabilitation of approximately 160 historic commercial and residential structures. In recent years non-profit organizations and local authorities have started taking a more active role in the rehabilitation and reuse of historic properties. Non-profits such as the Augusta Neighborhood Improvement Corporation are rehabilitating neglected structures for use as affordable housing. The Augusta Canal Authority has completed several projects resulting in the rehabilitation and adaptive reuse of several structures in the Augusta Canal National Heritage Area.

Local Historic Preservation Programs

Organizations such as the Richmond County Historical Society and Historic Augusta were at the forefront of the local preservation movement. The local governments were supportive of these organizations and, as time went by, recognized that they themselves could play a more direct role in historic preservation. In 1970, the Georgia General Assembly passed a constitutional amendment authorizing the city of Augusta to establish historic preservation zones in downtown Augusta. In the following year, the city council adopted a historic preservation zone ordinance. The ordinance made it possible to overlay-historic preservation zoning on the base zoning classification for qualifying properties in downtown Augusta. Once historic preservation zoning was

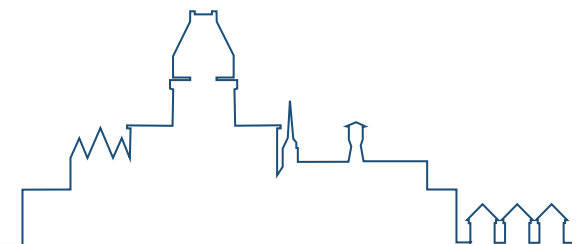
established, any material change in the exterior appearance of a designated property was subject to review by a five-member board of review. This local ordinance stayed in place for over two decades, but changes were happening at the state level that would alter the way local historic preservation programs were implemented across the state.

In 1980, the Georgia General Assembly enacted the “Georgia Historic Preservation Act”. This law established a uniform procedure for use by cities and counties in the state in enacting local historic preservation ordinance. Among other things the state law established the powers for a local historic preservation commission, the procedure for designation of local historic properties and districts, and the process for carrying out design review requirements. A couple of years after the state law passed, the State Historic Preservation Office (SHPO) published a model historic preservation ordinance for use by local governments.

Augusta could have continued with its original historic preservation zone ordinance, as pre-existing local ordinances were deemed valid under a provision in the 1980 state law. However, by the late 1980s pressure was building to update the local ordinance and bring it in line with state law. In 1990, city council appointed an ad hoc committee to review the

entire matter and make a recommendation regarding the form and content of the local historic preservation ordinance. The committee recommended that city council adopt a new ordinance very similar to the SHPO model ordinance. The city council adopted the ordinance in January 1992.

About the same time, the Richmond County Commission was taking steps to become more directly involved in historic preservation. In May 1988, the county commission established a nine-member historic sites’ committee to identify properties within the then unincorporated area of Richmond County that would be likely candidates for listing in the National Register. Subsequently, Historic Augusta was awarded a contract to complete a survey of historic resources in unincorporated Richmond County, Hephzibah and Blythe. The county commission adopted a historic preservation



ordinance of its own on March 20, 1990, and appointed a five-member historic preservation commission on October 2, 1990. The county's ordinance was also very similar to the model ordinance. In 1991, the city and county jointly sponsored the development of the community's first historic preservation plan.

Today, the consolidated government's Historic Preservation Commission continues the work started by its predecessors. The 12-member commission meets monthly to consider applications for Certificate of Appropriateness, review ongoing preservation projects, and discuss other matters of interest. The Commission has taken steps to raise community awareness about historic preservation and works cooperatively with others to implement preservation planning projects.

Participation in Preservation Programs

Augustans have long been involved in a variety of historic preservation programs. The National Register of Historic Places is probably the most well known of the Federal preservation programs. Participation in the program has resulted in the listing of eight districts and 29 individual properties in the National Register. Additional districts have been marked as potentially eligible for listing. Since the late 1970s, many local property owners and investors have taken advantage of the Federal Historic Rehabilitation Tax Credit program. This program enables owner/investors to claim a tax credit for substantial rehabilitation of income-producing historic properties. Property owners have also participated in a state-level program that allows some property tax relief for historic properties that are rehabilitated.

Because Augusta routinely receives federal grant funds for expenditure on community development and transportation projects, it is subject to the requirements of Section 106 of the National Historic Preservation Act. Section 106 mandates that the State Historic Preservation Office and the Advisory Council on Historic Preservation be afforded an opportunity to review and comment on the impact of federally-funded projects on properties listed in or eligible for listing in the National Register. The goal of the review process is to avoid or mitigate any adverse impacts on historic

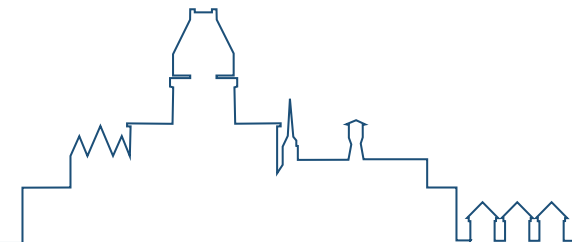
resources. Participation in this program helps avoid adverse impacts on some historic properties, ensures that new construction is compatible with existing resources, and results in archive-quality documentation for historic properties demolished as a part of larger projects.

The community has participated in the Certified Local Government (CLG) Program for approximately 20 years. This federal program recognizes communities that establish historic preservation ordinances and programs that meet certain standards. As a CLG, Augusta receives technical assistance on preservation issues, is part of a nationwide network of local governments involved in preservation, and is eligible to apply for a special set-aside of preservation planning grant funds. The former city of Augusta was designated a CLG in May 1987, and the former county in March 1991. The consolidated government achieved the designation in 1997.

The community has also taken advantage of historic preservation grant programs. Over the last 15 years, grant awards under the U. S. Department of the Interior's Historic Preservation Fund (HPF) Program have funded a variety of preservation planning projects. Examples include historic resource surveys, a draft local historic preservation ordinance, the Augusta- Richmond County Historic Preservation Plan, National Register nominations, and design guidelines for three historic districts - Bethlehem, Downtown and Olde Town. The Summerville Neighborhood Association financed the development of the Summerville Design Guidelines, and a HPF grant funded publication of the same. Property owners and non-profit organizations have used the Heritage Grant Program to help finance the stabilization and rehabilitation of selected historic properties in the city.

Historic Documents and Records

People and organizations have long taken action to record historic events and make sure that the rich and varied of Augusta is maintained. Over the years monuments and markers have been erected throughout the community to commemorate notable statesmen, events (e.g. wars, natural disasters), educators, community leaders, religious



leaders, and the location of historic events and structures. A number of organizations and institutions are responsible for the maintenance of historic documents, artifacts and records. These include the Augusta Museum of History, Richmond County Historical Society, Historic Augusta, Inc., Augusta Genealogical Society, and libraries at Augusta State University, Paine College and the East Central Georgia Regional Library. In addition, a number of local ethnic organizations and clubs work hard to preserve the rich and varied cultural history of Augusta and Richmond County. Ethnic cultural and arts festivals provide an opportunity for residents and visitors to learn more about local history and keep important traditions alive.

Assessment

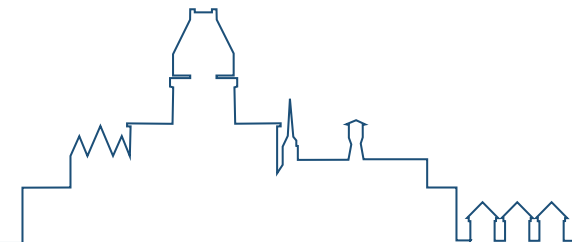
Augusta-Richmond County is home to a wide range of cultural resources. Historic buildings, sites and districts represent many aspects of Augusta's history and include the central business district, industrial facilities, urban neighborhoods, African-American resources, institutional buildings, and rural resources. They reflect the significant contributions made by statesmen, businessmen, religious leaders, ethnic groups, racial minorities, and ordinary citizens to the history and development of the community. The archaeological resources reflect the settlement patterns, lifestyles and customs of prehistoric and historic inhabitants of present day Augusta-Richmond County.

Historic resource surveys document the age, condition and important characteristics of historic structures and sites, and provide a context or picture of how a community developed over time. Historic resource surveys have been completed on a number of occasions in the past with the help of many individuals and organizations. There is a need to update and consolidate the local historic resource surveys that are 20-30 years old. Most of the surveys were completed prior to consolidation of the city and county. Updated surveys will document changes in the condition or status of resources. As time goes by more resources qualify for designation as historic properties. As a result, there is a need to establish procedures for the ongoing identification, nomination and protection of these resources.

The community has made great strides in bringing recognition to Augusta's historic properties, restoring and rehabilitating them, and making them a part of daily life. In spite of these efforts, many resources continue to be threatened due to neglect, insensitive rehabilitation or development pressures. Strategies are needed to encourage ordinary maintenance and repair or the mothballing of more vacant buildings. The city's mothballing ordinance has not been used very much by property owners. This need is especially evident in downtown Augusta and some inner-city neighborhoods. More attention is also needed to protect the remaining rural resources, many of which are located in areas where suburban development is occurring.

Augusta residents and organizations participate in a wide variety of historic preservation programs. This includes survey and nomination activities, the use of federal and state tax credits in the rehabilitation of historic properties, historic preservation planning projects, archaeological surveys, and documenting and maintaining historic artifacts and records. The continued recognition of these efforts is an important way to ensure the continued preservation of these resources and the cultural heritage of the community.

Finally, the local historic preservation plan, which dates from 1991, needs to be updated to reflect the changes in Augusta's preservation activities and establish a comprehensive set of goals for the future protection and enhancement of cultural resources in the city, especially regarding those historic districts that are not recognized locally.



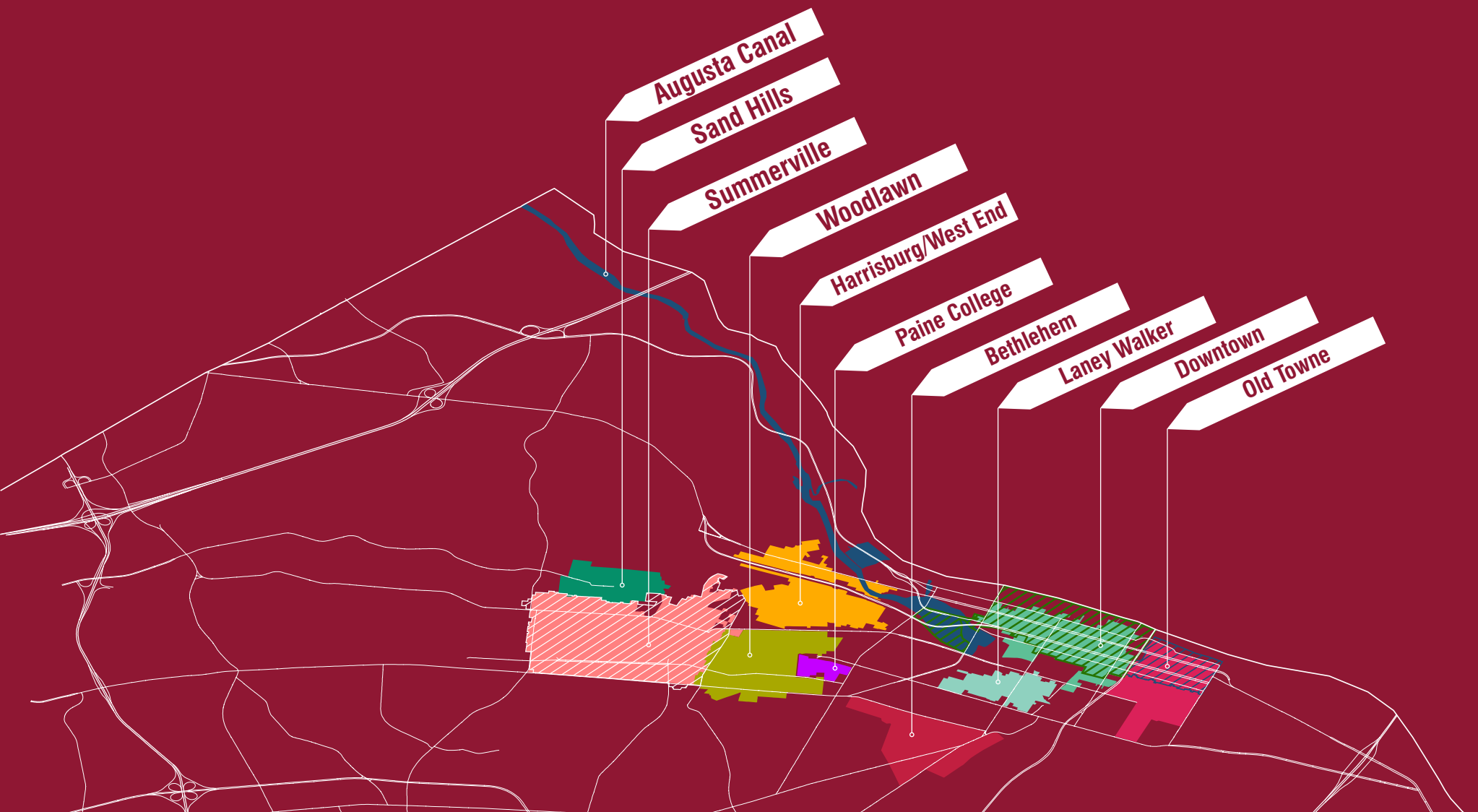
Augusta needs to better protect *all* of its historic and cultural resources

There are currently 10 nationally recognized historic districts. Three of which are recognized locally, which means any work to the exterior of structures warrants a Certificate of Appropriateness (COA) before an applicant start any kind of work. It acts as an extra step in the permitting process to be cross-referenced with set design guidelines in order to adhere to the original character of the neighborhood as closely as possible.

The three districts requiring a COA are Summerville, Old Towne, and Downtown. Due to how historic Augusta is, better efforts should be made to aid in the preservation of the other districts. Less intense methods of protection can be used, such as historic conservation overlays, which is suitable for lesser intact neighborhoods, like Sand Hills and Laney Walker. The historic conservation overlay can help preserve things like lot sizes to better guarantee appropriate development in the neighborhoods.

Most of the vacancy and dilapidation occurring in Augusta is taking place in the old neighborhoods. Education and outreach should be at the forefront to saving what is left of these neighborhoods. Historic preservation is a successful tourism/economic driver in any city and with Augusta being as old as it is, there is no reason why stakeholders cannot do more to protect its most vital assets. If not for posterity, stakeholders and community leaders alike should be more proactive in protecting those living in these communities at present, to better the health and prosperity of all.

Nationally and locally designated districts in 'Old Augusta'

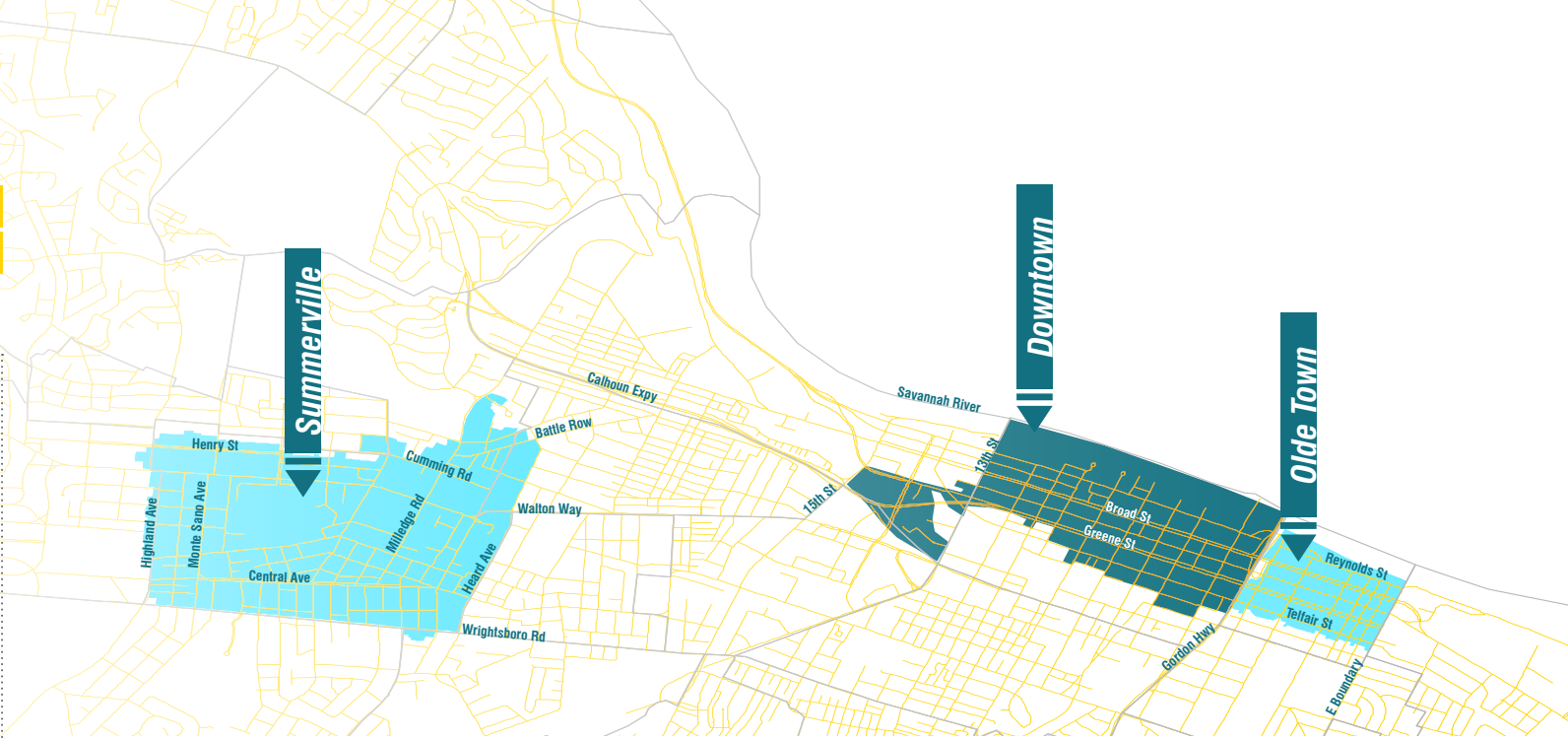


Augusta Historic Preservation Guide

In order to preserve the overall historic character and architectural heritage of entire neighborhoods or districts, design guidelines have been established following local designation of the National Register of Historic Places. All construction activities affecting external architectural features, building elements or site features of properties are subject to design review by the **Augusta Historic Preservation Commission (HPC)**. The local design guidelines and the Secretary of the Interior's Standards for Rehabilitation are rule books the members of the HPC use to evaluate applications for **Certificates of Appropriateness (COAs)**. Review and approval of all design proposals must take place before any work begins!



Work that requires, but is not limited to, design review and COA issuance:



Summerville - This neighborhood has one of the most extensive collections of historic residences of any community in Georgia. The variety of architectural periods and styles along with the extensive landscaping and gardens of the district creates a rich visual tapestry.

In order to maintain the distinctive architectural heritage of the neighborhood, property owners should refer to the **Summerville Historic District Guidelines** when proposing any exterior modifications that might impact the overall appearance of the property.

Downtown - This neighborhood, otherwise known as the Central Business District, has been the traditional center of commerce for the greater Augusta community since it was laid out in a grid form in 1736. Its activities have always included retailing, wholesaling, banking, shipping, and entertainment. The heart of Downtown is Broad Street, which was laid out in 1780 as the central thoroughfare. The wide avenue with its redesigned median and rich architectural forms remains the focus of numerous revitalization projects.

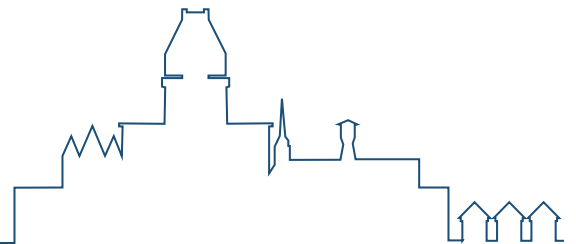
In order to maintain the distinctive architectural heritage of the neighborhood, property owners should refer to the **Downtown Historic District Guidelines** when proposing any exterior modifications that might impact the overall appearance of the property.

Olde Town - This neighborhood remains the largest intact downtown residential neighborhood in Augusta. This noteworthy locale is comprised of 51 city blocks and reflects the diversity of the city's colorful history and architecture. Olde Town retains distinctive elements of Oglethorpe's original rectilinear plan and surrounding 600-acre common. The district continues the grid layout of rectangular blocks of varying sizes that remains a significant feature of the city design.

In order to maintain the distinctive architectural heritage of the neighborhood, property owners should refer to the **Olde Town Historic District Guidelines** when proposing any exterior modifications that might impact the overall appearance of the property.

window replacement	door replacement	fences/walls	additions	driveways	demolition	storefront updates - signage/awnings	new construction	change of exterior material	roof replacement

Cultural Resources

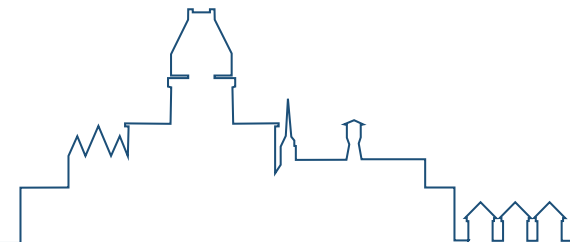




Introduction

Physical characteristics and natural resources have played an important role in the development of the City of Augusta and Richmond County since their inception.

As urban land use continues to grow in Augusta, interest is growing by the public in striking a balance between protecting natural resources and accommodating new urban development as it spreads outward from the central city / downtown.



Augusta’s Natural Environment

Augusta is located in east central Georgia adjacent to the Savannah River and South Carolina to the east, Columbia and McDuffie Counties to the north and west, Burke and Jefferson Counties to the south, and straddles the twenty mile wide “Fall Line”, a geological and geomorphologic boundary following the Appalachian Mountain range from Alabama to New York.

Richmond County occupies a land area of 324.33 sq. mi. and 4.27 sq. mi. of water area. Augusta (302.47 sq. mi.) accounts for approximately 93% of the total acreage in Richmond County, with the smaller communities of Blythe (2.54 sq. mi) and Hephzibah (19.31 sq. mi.) making up the other 7% together.

Topography

Augusta is situated in three major land resource areas: the Southern Piedmont, the Carolina and Georgia Sand Hills and the Southern Coastal Plain.

Elevations across Augusta range between 140 (upstream) and 100 feet (downstream) along the Savannah River to the east and 500 feet or more on high ridges on adjacent Fort Gordon, to the west.

More than half of the total land area of Augusta has a slope of less than 5%, and more than 85% of the land has less than 10% slope. Less than 2% of the land area has greater than 15% slope. The steepest slopes are found along Butler, Spirit and Little Spirit Creeks. The majority of areas with steep slopes are either found within floodplains, which are regulated by the Augusta Flood Damage Prevention Ordinance, or located within the jurisdictional boundaries of Fort Gordon.

Climate

Augusta has a relatively mild climate characterized by long hot summers and short cool winters.

Land Resource Areas	Location(s)	Characteristics	Suitability
Southern Piedmont	Extreme northern part of Augusta	Broad to narrow ridgetops and long irregular hillsides bisected by numerous, small winding drainage ways	Good Suitability for building foundations and fair to poor suitability for septic tanks.
Carolina and Georgia Sand Hills	Northern and western parts of Augusta; separates the Southern Piedmont from the Southern Coastal Plain	Consist of a series of valleys and broad, level ridges	Poor to good suitability for residential development and commercial / industry uses.
Southern Coastal Plain	Covers the southern and southeastern parts of the Augusta	Broad ridgetops and hillsides extending to drainage ways	Fair to good suitability for residential development and commercial / industry uses.

Overview of Water Resources

Water resources are a defining characteristic of Augusta and vital to the community's past, present, and future. The Savannah River is the most visible surface water resource and drains much of Augusta's land mass.

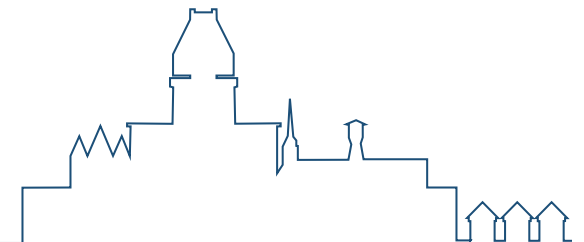
Drainage Basins

There are nine watersheds in Augusta that include Rock, Raes (which includes Crane Creek), Oates, Rocky, Butler, Spirit, Little Spirit, and McBean Creeks, and Phinizy Swamp (which includes downtown Augusta and the Augusta Canal drainage basins).

The Savannah River floodplain extends along the entire eastern side of Augusta and covers approximately 63 square miles. The Savannah River floodplain is relatively flat and includes areas that are continuously wet and swampy (e.g. Phinizy Swamp) and areas that are subject to periodic flooding.

Aquifers and Groundwater Recharge Areas

Aquifers are soils or rocks in which groundwater is stored and can be extracted. Aquifers vary widely in size and depth and are primarily used for drinking water, irrigation, and manufacturing processes. A groundwater recharge area is a specific area of the earth's surface where water passes through the ground to replenish underground water sources, such as aquifers. These areas are sensitive areas that should be provided special attention and protection due to the reliance of these underground water sources for Augusta residents without potable water.



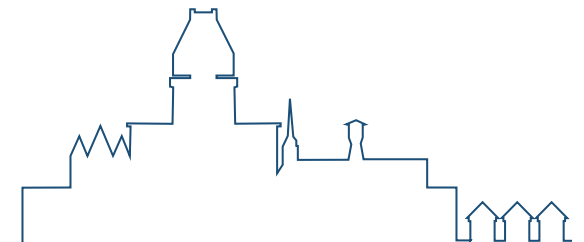
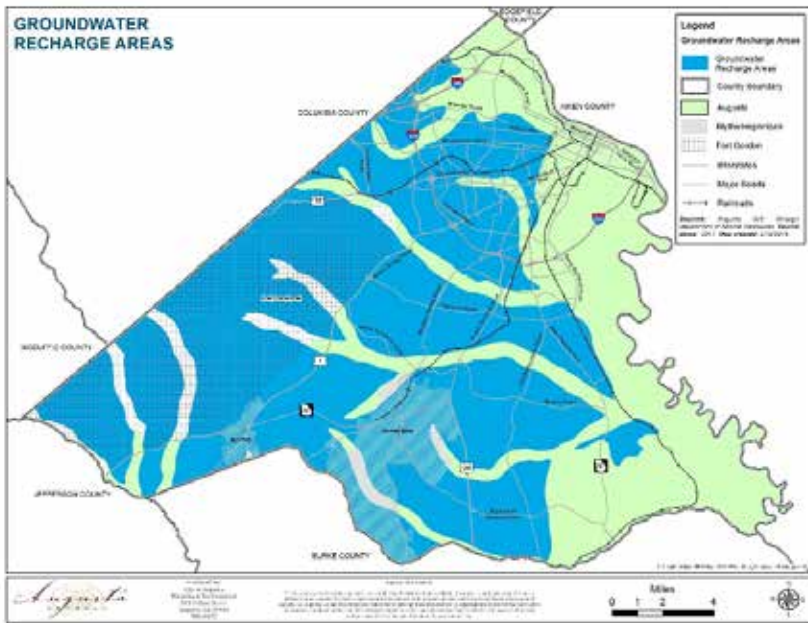
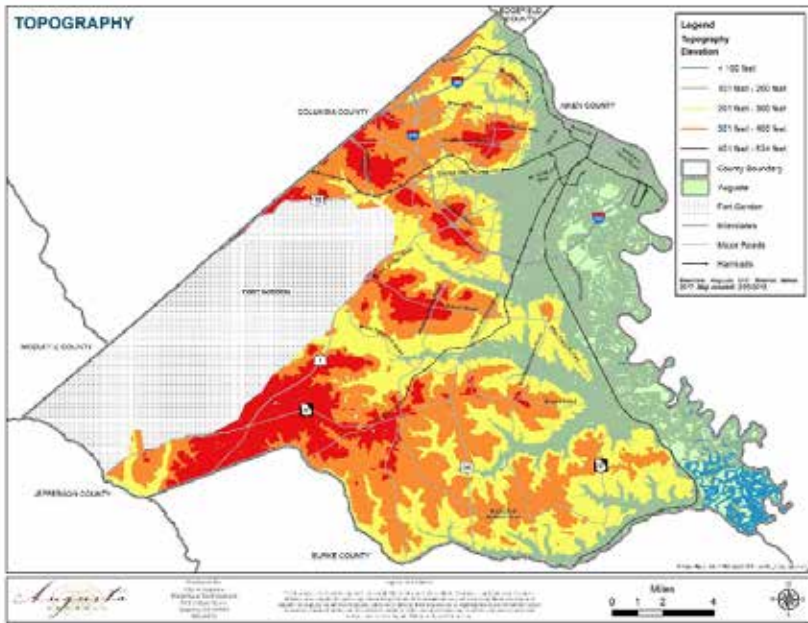
The two major aquifers in Augusta are the Upper Cretaceous and Basal Cretaceous aquifers. The Upper Cretaceous aquifer is the shallower of the two reservoirs and is not extensively developed. Most of the groundwater used in Augusta is pumped from the Basal Cretaceous aquifer. The recharge area for the Cretaceous aquifer covers the majority of Augusta, and is classified as a significant groundwater recharge area by the Georgia Department of Natural Resources (GA DNR). DNR classifies the majority of Augusta as having either a high or medium susceptibility to pollution. Pollution susceptibility is the relative vulnerability of an aquifer to be polluted from spills, discharges, leaks, impoundments, applications of chemicals, injections and other human activities in the recharge area. In October 1998, the Augusta Commission adopted a Groundwater Recharge Area Protection Ordinance in accordance with the State Rules for Environmental Planning Criteria. In order to protect the resource, Augusta administers their entire land area, via this Ordinance, as though the entire area has a high susceptibility to pollution.

In addition to the Groundwater Recharge Area Protection Ordinance, Augusta continues to implement other projects to protect groundwater and recharge areas such as extending sanitary sewer service to growth areas.

Wetlands

Wetlands can be described as soils which are saturated, either permanently or seasonally, by water to the point, that over time, an ecosystem is created in which plant and animal life (both aquatic and terrestrial species) adapt to these unique (hydric) soil conditions.

In Augusta, the wetlands, categorized as inland or non-tidal wetlands, totaling 28,636.8 acres or 44.75 sq. mi., (14.79% of Augusta's land mass) are located adjacent to the Savannah River, the Augusta Canal and the major creeks and tributaries that drain Augusta and surrounding areas. The largest concentration of wetlands is found in the Phinizy Swamp which is located in the large floodplain of the Savannah River on the east side of Augusta. Local wetlands provide a habitat for native plants and animals, provide a place for migrating birds to rest and feed, absorb and slow floodwaters, and



filter pollutants before they reach the Savannah River and other water bodies.

Augusta, in cooperation with residents, developers, environmental organizations, educators, and others, participates in a variety of programs to protect wetlands and improve water quality. The types of active programs include the monitoring and assessment of water quality, permitting, TMDLs, and public outreach/education.

Public Water Supply Sources and Management/Public Sewer

Water quality issues across the nation have focused the public's attention to the drinking water industry. Augusta is blessed with an abundant high quality water supply, state of the industry water treatment facilities, and a dedicated staff of water professionals. The Augusta Utilities Department (AUD) is committed to ensuring the quality of the community's drinking water. Water sources include the Savannah River for the Surface Water Treatment Plant and the Cretaceous Aquifer for the Ground Water Treatment Plants.

Currently, Augusta has several ordinances and programs to protect water supply watersheds from pollution or alteration. These ordinances include primarily: the Water Supply Watershed Protection Ordinance, the Soil Erosion and Sediment Control Ordinance, the Tree Ordinance, the Groundwater Recharge Area Protection Ordinance, while other Ordinances and Regulations such as: the Comprehensive Zoning Ordinance, the Land Subdivision Regulations, the Site Plan Regulations, the Grading Ordinance, the Flood Damage Prevention Ordinance, and the Stormwater Management Ordinance / Stormwater Technical Manual promote water quality by limiting the types of land uses allowed in an area, restricting the amount of impervious surface on a lot, requiring detention facilities to control surface water runoff and restricting development within floodplains.

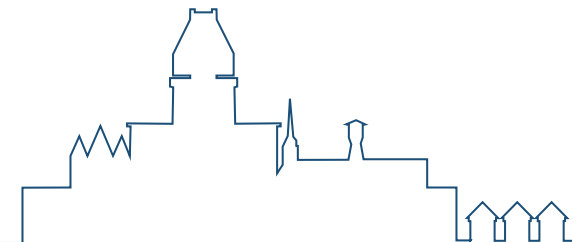
Protected River Corridor

The Savannah River is a protected river under the Georgia Mountain and River Corridor Protection Act. In 1994, the City (prior to consolidation in 1996) adopted a River Corridor Protection Plan as an amendment to the Comprehensive Plan. The Protection Plan includes an overview of the river corridor, an assessment of corridor protection measures and an implementation strategy. In 1998, Augusta amended the Comprehensive Zoning Ordinance by establishing the Savannah River Corridor Protection District. The Savannah River Corridor Protection District extends 100 feet horizontally from the river bank with a buffer that protects existing natural vegetative and limits new land uses to single-family residences (minimum 2-acre lot), agricultural and timber production, wildlife and fisheries management, recreational uses, and some other public facilities and utilities. Handling, receiving, storage and disposal of hazardous wastes are prohibited in the district.

Stormwater Management/Stormwater Utility

The Augusta Engineering Department (AED) is responsible for building and maintaining a stormwater system that covers 329 square miles and safely collects, treats and conveys stormwater runoff in order to meet State water quality standards.

Due to the challenges of an aging stormwater system, Augusta implemented a Stormwater Utility Fee in January of 2016 to offset the cost of increased maintenance requirements and more stringent water quality standards. This user fee is based on the total impervious area of a property and is the most equitable manner to fund Augusta's Enhanced Stormwater Program which focuses on: managing Augusta's stormwater assets in a sustainable manner. protecting the health, safety, and well-being of the community and supporting realization of Augusta as "the Garden City".



Stormwater Drainage System

Augusta has adopted a watershed approach to protect and improve water quality in local streams and the Savannah River. Augusta's stormwater regulations require all new commercial and residential development to maintain runoff release rates at pre-development levels. More stringent requirements are in place for developments in the Rock, Rae's and Rocky Creek basins, which have been heavily impacted by existing urban development.

Augusta holds a National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit, which was issued on April 14, 2000. In February 2003, Augusta submitted a Consolidated Stormwater Management Program (SWMP) to the Georgia EPD that addresses applicable regulatory requirements and is designed to reduce the discharge of pollutants from Augusta's MS4 to the maximum extent practicable (MEP) in order to protect water quality of local watersheds.

Additional Environmental Sensitive Areas

Air Quality

Currently, Augusta is in attainment, but air quality continues to be a strong focus in our community as it has a direct impact on public health and wellbeing, and additional repercussions on economic development, transportation and the quality of life.

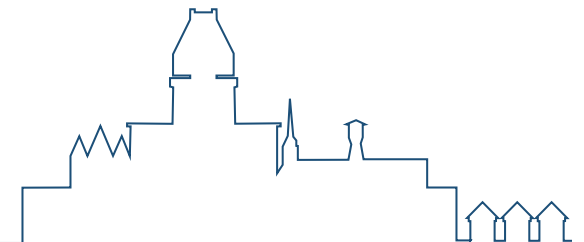
Ozone is the main ingredient of smog and a serious air quality problem. Particulate matter (PM) is another type of air pollutant that Augusta has to be concerned with.

Floodplains

Floodplains (often referred to as Special Flood Hazard Areas) are large, flat expanses of land that form on either side of a river, stream, or creek, and the area that the river, stream, or creek, floods onto when it exceeds its full-bank capacity. A “100-year flood”, now more commonly referred to at the Federal and State level as the “1% annual chance flood” and also referred to as the “base flood”, is defined as a flood having a one percent probability of being equaled or exceeded in any given year.

About 25 percent of Augusta is comprised of floodplains, stream terraces, and inter-stream divides. According to Flood Insurance Rates Maps (FIRMs) published by the Federal Emergency Management Agency (FEMA), the floodplains are located within and adjacent to the Savannah River and all of the major creeks within Augusta. The Flood Insurance Rate Maps (FIRMs) delineate the areas of Augusta that are susceptible to flooding during a 1% annual chance and 0,2% annual chance flood event, are used to determine the areas regulated by the Flood Damage Prevention Ordinance, and are also the basis for determining the need for National Flood Insurance Program (NFIP) flood insurance by lenders and property owners for structures with or without a mortgage.

Congress established the NFIP with the passage of the National Flood Insurance Act of 1968 and Augusta joined the program approximately 10 years later, in the late 70’s.



Augusta has adopted Flood Insurance Rate Maps (FIRMs) and enforces regulations through a variety of ordinances to reduce future flood risks for new construction or substantial improvement in Special Flood Hazard Areas (SFHAs) (more commonly referred to as floodplains); therefore, the Federal government makes flood insurance available within the community as financial protection against flood losses which may occur.

Augusta has a Flood Damage Prevention Ordinance that is based on FEMA's Model Ordinance and exceeds the Model Ordinance in many important areas in order to reduce flood related losses in the community.

Hazard Mitigation Plan

Augusta developed a Flood Hazard Mitigation Plan in 2004 that was incorporated into Augusta's Hazard Mitigation Plan in 2006. The purpose of the Flood Hazard Mitigation Plan, and the sections on flooding within the Hazard Mitigation Plan, were to assess flood risks and to express a comprehensive strategy for implementing flood mitigation activities for one of Augusta's largest natural hazards. Both Plans outline the risks associated with flooding, describe the existing conditions, describe existing mitigation programs and activities, and present a list of recommended mitigation strategies and activities for implementation in Augusta.

Additionally, a Mitigation Plan makes Augusta eligible to apply to FEMA for Flood Mitigation Assistance (FMA) Grants, Pre Disaster Mitigation (PDM) Grants and the Hazard Mitigation Grant Program (HMGP). These grants are an integral part of Augusta's strategy to purchase property with a history of repetitive damage from floods and for flood risk reduction projects.

SPLOST

More recently, Special Local Option Sales Tax (SPLOST) funds have been used to purchase repetitively flooded structures (primarily residential structures) through the "Augusta-Richmond County Flood Reduction Program."

Donations from the Land Bank Authority

Finally, donations of repetitively flooded structures have been accepted by Augusta in partnership with the Land Bank Authority. These repetitive-loss structures are demolished, debris hauled away, and the land regraded and stabilized to prevent erosion. Once this is completed, the property is allowed to revert back to nature and provide additional storage for floodwaters during the next flood event.

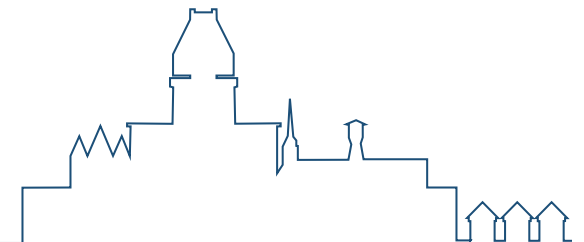
Additional Planning Strategies

The Planning & Development Department has developed a database of repetitive flood loss properties that is used to target additional properties for acquisition in the future and is important in identify localized flooding problems that can be corrected by local storm drainage improvements.

Additionally, the Augusta IT/GIS Department has partnered with the Planning & Development Department to identify all properties acquired through grant programs, all properties with Elevation Certificates (ECs) and all properties that have applied to FEMA for a Letter of Map Amendment (LOMA) within Augusta. This information is readily available to the public and Planning Department staff to help guide development away from flood prone areas, and is used as a valuable resource for much needed information concerning at-risk-for-flood areas.

Conservation Subdivision Ordinance

In June 2003, the Comprehensive Zoning Ordinance has been amended to include the Conservation Subdivision Ordinance. A Conservation Subdivision allows for controlled-growth and sustainable development while protecting the area's natural environmental features, such as floodplains and wetlands, in perpetuity, as greenspace. The portion of the Conservation Subdivision not devoted to greenspace is to be developed with streets, utilities and detention facilities, as long as the total number of lots does not exceed the number of lots permitted by the base zoning classification and no lot is less than 60% of the minimum lot size permitted in the base zoning classification of the tract.





Community Rating System (CRS)

In late 2017, the Augusta Emergency Management Agency and the Planning and Development Department began the application phase of the Community Rating System (CRS). The Community Rating System recognizes and encourages community floodplain management activities that exceed the minimum NFIP standards. Depending upon the level of participation, flood insurance premium rates for policyholders in Augusta can be reduced as much as 45%. Besides the benefit of reduced flood insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, avoid economic disruption and losses, reduce human suffering, and protect the environment. Additionally, the CRS provides an incentive to maintaining and improving Augusta's floodplain management program and implementing some CRS activities can help Augusta projects qualify for certain Federal assistance programs.

Soils

The soils of Augusta are grouped into eight (8) soil associations or types. A soil association is an area that has a distinctive proportional pattern of soils that usually consists of one or more major soils. Soils in one association may also occur in another but in a different pattern. Soils range from well-drained soils on ridgetops and hillsides in Augusta to poorly drained soils on lands that are nearly level, often near the river and many creeks and streams of Augusta.

Agricultural and Forest Land

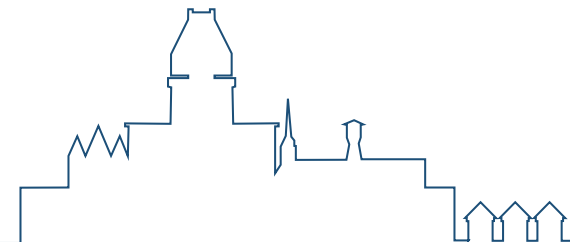
The 2012 Georgia County Guide classified only 13,908 acres as non-forestry farmland or 6.7 % of the land in Augusta; a 10.6% reduction from the 12,439 acres of land in farms in 2002. In 2012, there were 123 farms in Augusta, compared to 140 in 2002. The average farm size was 113 acres and the median size was 39 acres. Crops include cotton, hay, corn, wheat and soybeans. Commodities include forestry, dairy, beef cows and ornamental horticulture. Augusta ranked 136th within the State for acres of harvested cropland. The 2,236 acres of harvested cropland reported in 2012 is down 12.0% from 2,541 acres reported in 2002.

In 2009, 131,800 acres in Augusta were classified as forested or 57.0% of the entire county. Of this total 106,300 acres are owned by private entities, 19,000 acres by the Federal government (Fort Gordon), and 6,500 acres by the State of Georgia. Outside of Fort Gordon, forestlands elsewhere in Augusta are subject to more intense development.

As Augusta continues to grow, the remaining farmland and forestland will come under more development pressure. A number of local development regulations help to minimize the impact of proposed land use changes. These include: zoning restrictions on allowable densities, landscaping requirements for commercial development, and grading/ stormwater/soil erosion and sediment control requirements. Augusta also has in place regulations for the protection of wetlands, groundwater recharge areas, water supply watersheds, and the Savannah River corridor. These regulations were adopted in compliance with the Georgia DNR, Rules for Environmental Planning Criteria, as well as at the insistence of citizens and elected officials to maintain a balance of growth vs greenspace.

Plant and Animal Habitat

Augusta is home to several plants and one invertebrate classified as endangered, threatened, unusual or rare. Four of the plants are listed as candidates for Federal protection under the Endangered Species Act of 1973. The Sweet Pitcher Plant has partial status, meaning that the plant is federally protected in only a portion of the species' range. All projects that require a direct Federal approval, permit, grant, loan or loan guarantee must comply with provisions of the Endangered Species Act. This includes consulting with the Department of the Interior to avoid adverse impacts on endangered species.



Major Parks, Recreation and Conservation Areas

The following is a brief description of the conservation, recreation and natural areas within Augusta.

Savannah River

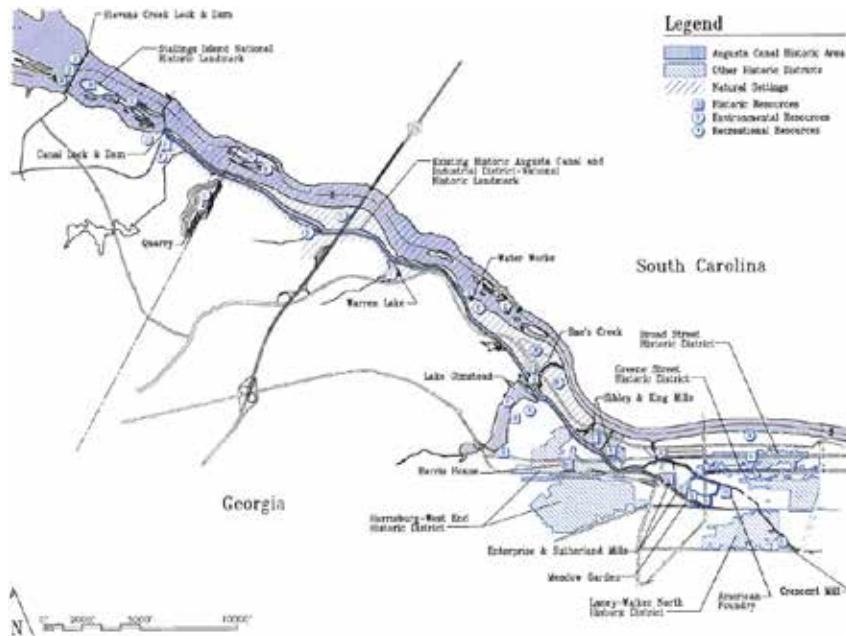
The Savannah River Corridor is an exceptional resource that continues to have a tremendous impact on the history and development of the community. This segment of the river adjacent to Augusta is one of the more unique parts of the waterway. Upstream from downtown is where the river rolls over the Fall Line separating the Piedmont and Coastal Plains. The shallow waters at the Fall Line have served as a river crossing for centuries which is in sharp contrast to the deeper, navigable river downstream adjacent to Augusta's downtown. This change in the river's environment allows it to support a variety of plants, animals, and wildlife and gives residents a greater appreciation of the natural environment.

Augusta Canal

The Augusta Canal helped usher in the Industrial Revolution into the American South and was, at one point, the second largest inland cotton market in the world during the cotton boom. Built in 1845 as a source of power, water, and transportation, the Canal today is the only fully intact American industrial canal in continuous operation and is the oldest continuously operating hydropower canal in the United States.

In 1989, the state legislature created the Augusta Canal Authority, the body that has jurisdiction over the Canal today. In 1993, the Authority issued a Comprehensive Master Plan, outlining the Canal's development potential. A new National Heritage Area Management and Master Plan was later adopted in 1999.

Today, the Augusta Canal continues to provide water power for electrical generation and to power the pumps at the Augusta's raw water pumping station. The Canal's function as both a water supply source and flood-control mechanism are the responsibility of the Augusta Utilities Department (AUD).



The canal provides residents and visitors with a variety of recreational opportunities, including hiking, boating, kayaking, bicycling and fishing. There are scenic views of the Savannah River and several historic structures adjoining the Canal.

Phinizy Swamp Wildlife Management Area

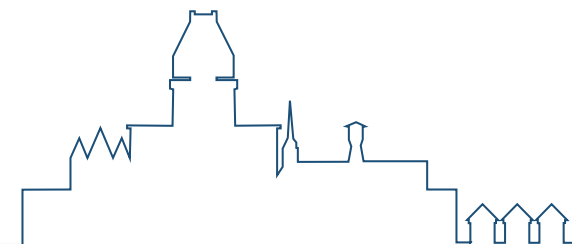
This 1,500-acre, State-owned wetland is located in east Augusta approximately two miles south of Augusta's downtown. The Phinizy Swamp Wildlife Management Area (WMA) consists of approximately 1,200 acres of wetlands, 300 acres of ponds and offers hunting opportunities for deer, turkey, small game and waterfowl. There are also five ponds that provide walk-in fishing opportunities. The WMA is owned by the Georgia Department of Transportation (GDOT) and managed by the Georgia DNR. It was created as a result of a compromise brokered with environmental agencies to allow construction of Bobby Jones Expressway through the swamp. GDOT agreed to purchase and preserve the acreage in exchange for approval of the road project by the U. S. Fish and Wildlife Service and the U. S. Environmental Protection Agency (EPA). The expressway extension, which opened in the summer of 1998, bisects the Wildlife Management Area.

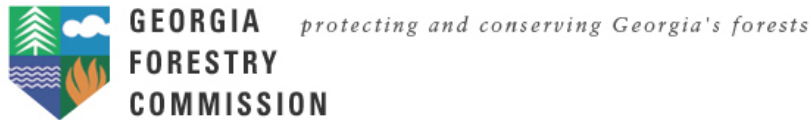
Phinizy Swamp Nature Park

Phinizy Swamp Nature Park is a 1,100 acre nature park that contains wetlands and woodlands and has a campus for water research and environmental education, which includes a visitor center. The Phinizy Center for Water Sciences, based out of the Phinizy Swamp Nature Park, has a vision that our community have a healthy environment that includes clean water and watershed.

Merry Brickyard Ponds

Merry Brickyard Ponds is a semi-public fishing area located immediately north of the Phinizy Swamp Wildlife Management Area (WMA). The ponds are actually a series of strip mines that nature has transformed into a nationally known waterfowl habitat. The ponds lie among 3,100 acres owned by the Merry Land Properties, Inc., which still has active clay mining leases on parts of the site.





Spirit Creek Forest

A 725-acre tract of land in Augusta, Spirit Creek Forest is an actively managed forestland in the midst of South Augusta, just minutes from downtown Augusta, Georgia and includes 300 acres of wetlands, planted loblolly pine stands, and bottomland hardwoods. This means that forest management methods are used to provide multiple benefits that include timber production, wildlife habitat, soil and water conservation, aesthetics, and educational opportunities on a limited basis.

Greenspace Program

In November 2000, Augusta adopted a Community Greenspace Program in accordance with regulations in the Official Code of Georgia Annotated, Section 36-22-2 et seq. Augusta's Greenspace Program was updated in the Fall of 2002 and is essentially a long range plan for the permanent protection of greenspace within Augusta with the ultimate goal to permanently preserve twenty percent (20%) of Augusta's land area as greenspace. It provides policies and specific proposals for long term and short term greenspace preservation. The program also includes specific recommendation as to ordinance and rule changes which would promote greenspace preservation.

The Greenspace Program proposes to protect greenspace by purchasing land, acquiring easements, development set-asides, and soliciting gifts of money.

In addition, gifts of property will be accepted as permanently, protected greenspace regardless of location. Augusta may also utilize whatever funds are available, such as SPLOST funds, which have been used in the past, to purchase floodprone properties where there have had repetitive losses and convert these areas to permanently protected greenspace.

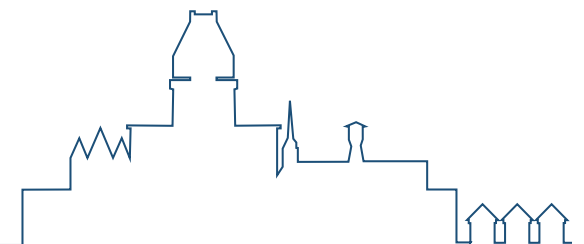
The Central Savannah River Land Trust administers the Greenspace Program on behalf of Augusta. The Land Trust is a non-profit organization capable of accepting donations of land and conservation easements designed to permanently protect sensitive environmental resources. A broad-based group of citizens and organizations

are involved in the Greenspace Program. Among them are the Phinizy Center for Water Resources (fka Southeastern Natural Sciences Academy), the Augusta Canal Authority, Augusta Metro Chamber of Commerce, the Sierra Club, the Nature Conservancy, the Builders Association of Metro Augusta, the Savannah Riverkeeper, the Georgia Forestry Commission, and several neighborhood organizations.

Augusta Parks

Augusta currently has 60 park sites with more than 1,500 acres of parkland providing open space, active and passive recreation, community centers and rental facilities, programs for all ages, administrative services, and planning and development – playing an important role in ensuring Augusta’s parks, trails, open space areas and recreational facilities are well planned, designed, constructed and preserved, socially and culturally relevant, appropriately and equitably located in all neighborhoods, physically accessible, safe and secure.

The Recreation and Parks Department has a 10-year Master Plan, adopted in the Fall of 2016, aimed at making sure that the local parks system continues to be a viable and effective community resource for all Augustans and visitors, alike. The Recreation and Parks Department also boasts an Annual Report and a Special Events Plan to their planning strategy.



Solid Waste Management/Landfill

The Augusta Solid Waste & Recycling Facility (aka “the Landfill”) has undergone some major capital improvements that not only enhance the appearance, improve their customer service, and accommodate their growing waste stream well into the future. Operated by the Environmental Services Department, the Department operates the largest Municipal Solid Waste (MSW) landfill in the Central Savannah River Area. The landfill sits on approximately 1,200 acres, with 303 acres currently permitted by the State, for MSW.

Augusta’s Solid Waste Collections Program include: Bulk Waste Collection, Curbside Garbage Collection, Curbside Recycling Collection, Curbside Yard Waste Collection, Compressed Natural Gas, Demolition, Street Sweeping, Vacant Lot/Litter Collection and an Implementation Schedule.

Augusta and the Savannah-Upper Ogeechee Regional Water Plan

The twenty-county Savannah-Upper Ogeechee Water Planning Region, which includes Augusta, initially developed between 2009 and 2011, and is one of ten such water planning regions established by the Georgia General Assembly in 2008 as part of the Statewide Comprehensive Water Management Plan. Augusta also has one of the eight regional planning nodes designated within the Savannah-Ogeechee River Study Basin. The Savannah-Upper Ogeechee Regional Water Plan was adopted in November of 2011 and, along with the 5-year update done in 2016-2017, describes water resources conditions, projects future demands, identifies resource management issues, and recommends appropriate water management practices to be employed in the region through 2050. The goal of the plan is to address long-term water quality protection and adequate water supply for the Region.

Water Availability and Quality

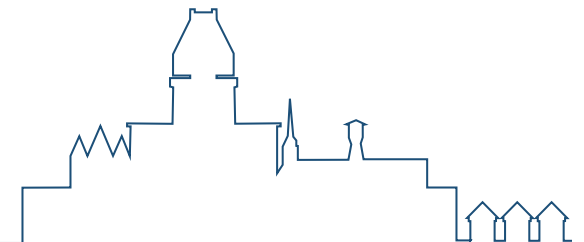
The twenty-county Savannah-Upper Ogeechee Water Planning Region, which includes Augusta, initially developed between 2009 and 2011, and is one of ten such water planning regions established by the Georgia General Assembly in 2008 as part of the Statewide Comprehensive Water Management Plan. Augusta also has one of the eight regional planning nodes designated within the Savannah-Ogeechee River Study Basin. The Savannah-Upper Ogeechee Regional Water Plan was adopted in November of 2011 and, along with the 5-year update done in 2016-2017, describes water resources conditions, projects future demands, identifies resource management issues, and recommends appropriate water management practices to be employed in the region through 2050. The goal of the plan is to address long-term water quality protection and adequate water supply for the Region.

While much of the Region's water comes from surface water and regulated reservoirs, portions of the region rely significantly on groundwater aquifers. In 2015, approximately 67 percent of the water drawn from the basin for water supply came from surface water and the region returns, in wastewater, slightly over half of what is withdraws in surface water. Here in Augusta, approximately 86% of our water supply comes from surface water and only 14% from groundwater / aquifers.

Currently, over 90 percent of the streams analyzed for dissolved oxygen levels in the Region have adequate capacity to assimilate pollutants. Augusta has no streams with dissolved oxygen level deficiencies.

With an anticipated 20% population growth by 2050 in the Region per the Plan, the annual average water demand is projected to increase 34 percent from 2015 to 2050 or roughly 1 percent increase per year. The region's wastewater generation will increase 15 percent from 2015 to 2050 on an annual average daily basis, or roughly 0.43 percent increase per year.

The Surface Water Availability Resource Assessment (2017) indicates that the water supply needs in Augusta (and at the Augusta node in the Savannah River Basin) can



be met, assuming the USACE continues to operate its upstream reservoirs using the current operational protocol now in place. However, peak season agricultural irrigation needs upstream may result in potential instream flow shortages downstream for Augusta during summer low-flow periods. A point of concern is that the Regional Water Plan's analysis shows that the rapidly-growing counties in the twenty-county region (especially upstream neighboring Columbia County) will need additional water and wastewater infrastructure to meet growing demands in the next 35 years.

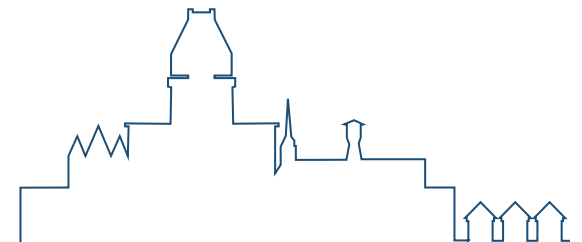
The Groundwater Resource Assessment (2017) indicates that there will be adequate supplies to meet the region's future groundwater supply needs through 2050. The estimated sustainable yields from the Cretaceous aquifer that underlies the Augusta area is significantly higher than the estimated demands from all of the planning regions relying on this aquifers and that is not expected to change in the near future.

Fifteen priority water management practices have come out of the most recent Regional Water Plan update and the priority practices include development of local water and wastewater plans to identify local infrastructure needs and address watershed-related issues and 14 other management practices to be considered by local governments, such as Augusta, based on specific needs to be included in detailed local planning studies. These management practices promote proactive infrastructure planning and resource management that, when implemented, will prevent or minimize local water resource shortages.

Ongoing discussions on interstate water planning are taking place between Georgia and South Carolina and will have an impact on future updates of the Regional Water Plan and it is anticipated that mutual water planning should become more robust as ongoing interstate water planning between Georgia and South Carolina takes place.

Augusta has reviewed and considered the recommendations from the Savannah-Upper Ogeechee Regional Water Plan and these are incorporated into Augusta's Water Planning efforts. Augusta Utilities has provided a letter signifying Augusta's compliance.

Augusta has also reviewed the “Rules for Environmental Planning Criteria” and is in compliance with the requirements of O.C.G.A. 12-2-8. Augusta Engineering has provided a letter acknowledging Augusta’s compliance with same.



Augusta is a natural resource city

amount of H₂O

4.2 sq. mi. = 1% of total

amount of H₂O

1%

wetland acreage

44.75 sq. mi. = 28,636.8 ac

% of wetlands

15%

2012 harvested cropland

2,236 ac

% decrease from 2002

12%

number of parks

60

park acreage

1,500 ac

2012 non-forestry farmland

6.7%

% decrease from 2002

10.6%

2009 forested land

131,800 ac

land owned by private entities

106,300 ac

land owned by gov't (Fi. Gordon)

19,000 ac

land owned by Georgia

6,500 ac

% of forested land in 2009

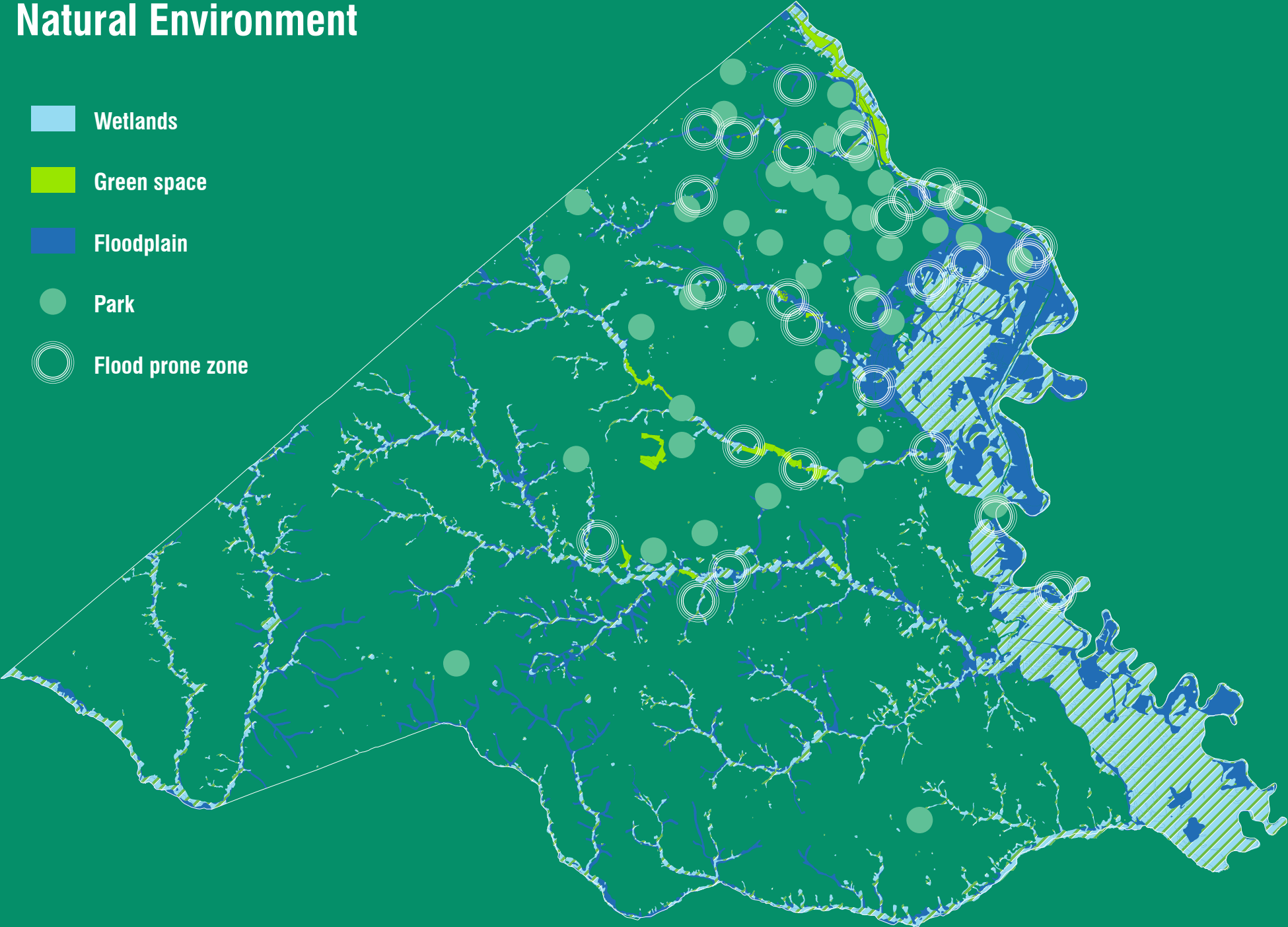
57%

percentage of acres in floodplain

25%

Natural Environment

- Wetlands
- Green space
- Floodplain
- Park
- Flood prone zone





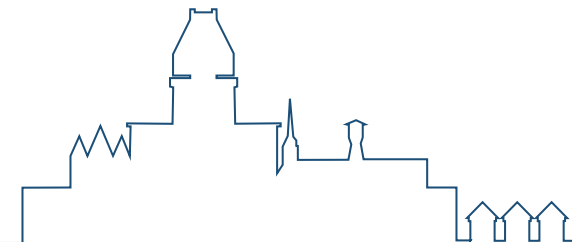
Land Use

Introduction

Land use is at the heart of planning for the future of the city. The extent, timing, and location of new development, or reuse of existing developed land, depend in large part on the factors covered in the other chapters. Population change, economic development, community facilities, housing, the transportation system, natural and historic resources all impact land use and vice versa. In essence, land use is the intersection of all other planning facets.

This chapter is multi-fold in that it summarizes existing land use and development patterns in Augusta and, in accordance with state planning standards, highlights areas requiring special attention. It also describes and maps the preliminary recommended character areas or nodes within the county. The character area format provides the community with a framework for establishing the urban design policies, strategies, projects, incentives and regulations to guide future development in a manner consistent with the city's vision.

By analyzing the existing build environments of individual neighborhoods in relation to current land use patterns and urban design practices, design recommendations can be made to firstly, improve the overall quality of lives for those living in Augusta-Richmond County and secondly, establish Augusta as a progressive hub for innovation and economic prosperity.



Land Use Categories

Rural Residential – This category includes residential uses at a density of less than one unit per acre. The majority of this acreage consists of single-family detached homes and manufactured homes on relatively large lots, most of which are located in the extreme southern part of the city.

Low-Density Urban Residential – This category includes residential uses at a density of one-to-six units per acre. The majority of this acreage consists of single-family, detached houses clustered in subdivisions located between major arterial highways and collector streets. Several older neighborhoods contain high concentrations of historic single-family and duplex residential structures. Manufactured homes comprise about 8% of the housing market and are located on individual lots and in manufactured home parks.

High-Density Urban Residential - The bulk of the high-density residential land use is in apartment complexes located in close proximity to major roads, shopping centers and entertainment facilities. It also includes Augusta Housing Authority complexes scattered around the city.

Professional Office – Professional offices are located in a variety of settings, including high-rise office buildings, office parks, stand-alone structures, and converted residences. In Augusta they tend to be concentrated near institutional uses, such as hospitals and government facilities, and in suburban locations visible and accessible to the general public. The few high-rise office buildings in Augusta are located downtown, in the mid-town medical complex and in the vicinity of the I-520 / Wheeler Road interchange.

Commercial – Commercial uses are concentrated in downtown Augusta, in strip centers and individual lots on arterial streets, in shopping centers, and on scattered sites in older neighborhoods. The largest centers are located at interstate highway interchanges or in close proximity to them. In terms of square footage, the largest shopping centers in Augusta are the Augusta Mall and the Augusta Exchange Shopping Center.

Industrial – This category includes manufacturing, warehousing, and surface mining land uses. It also includes the city landfill. Major manufacturing plants are situated in industrial parks, or on individual sites, in the east and southeast portions of the city. Some are also located on scattered sites in the downtown area and in the older city neighborhoods. Light industrial uses and warehousing operations are located along some of the collector roads near Interstate 20 and the Bobby Jones Expressway. Surface mining operations (e.g. rock, clay, kaolin) are located in the north and east parts

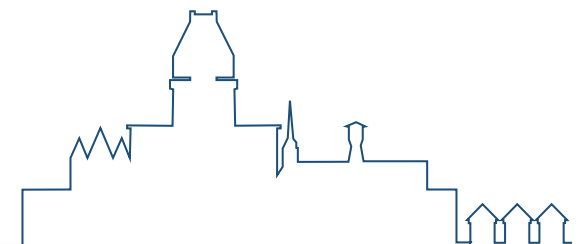
of the city and near Hephzibah.

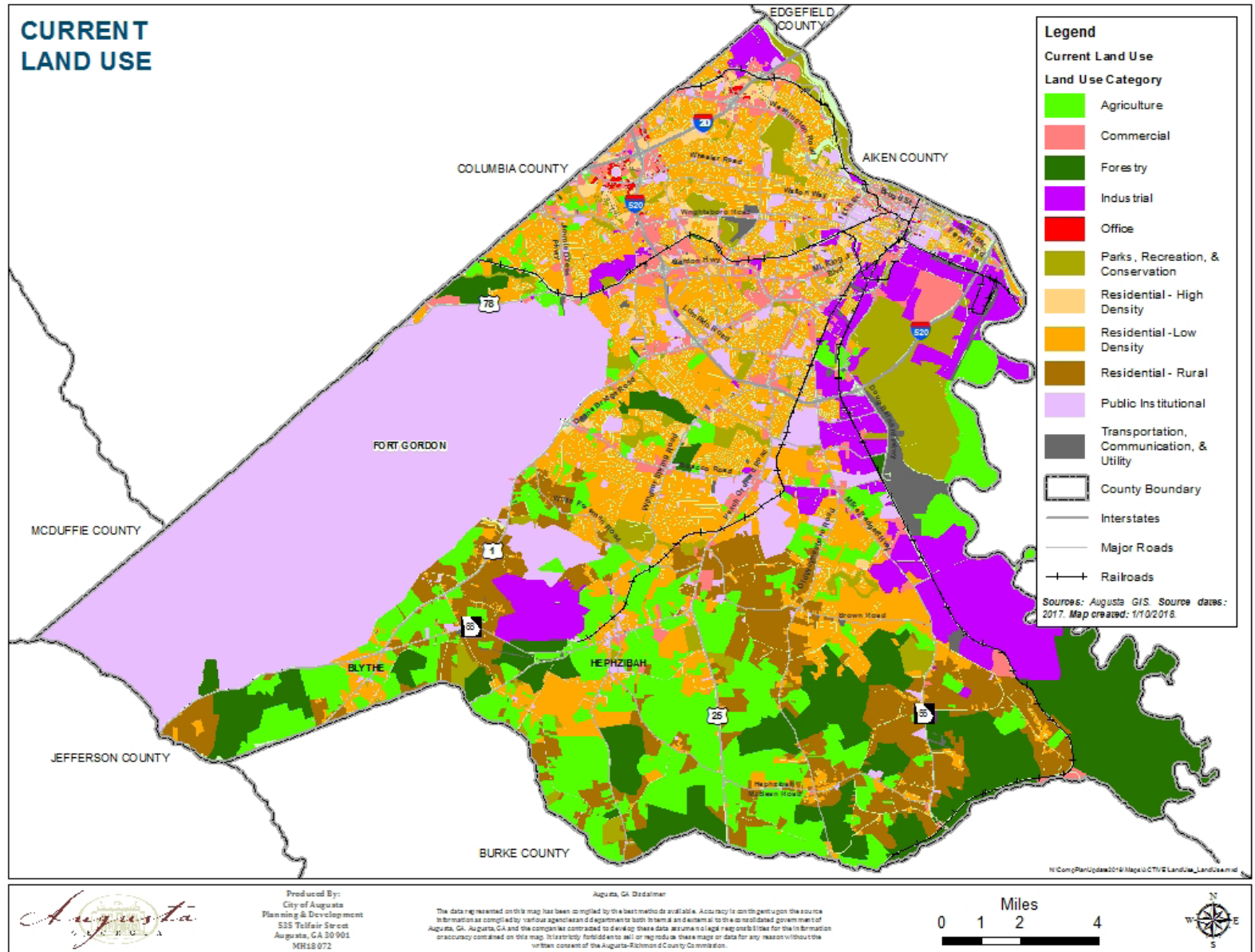
Public / Institutional – This category includes certain government offices and facilities, and institutional land uses. Government uses include the municipal building and other government structures, police and fire stations, libraries, prisons, post offices, schools, military installations and similar uses. Examples of institutional land uses include hospitals, churches, cemeteries and colleges.

A number of government offices and facilities are located in downtown Augusta, including the city’s municipal building, the state Department of Labor, the main U.S. Post Office, the main branch of the regional library, and federal, state and local courts. The mid-town area includes a mix of public and institutional uses, including University Hospital, the Medical College of Georgia (MCG), MCG Hospital and Clinics, MCG Children’s Medical Center, the Charlie Norwood Veterans Administration Medical Center (Downtown Division), Paine College, Walton Rehabilitation Hospital and Select Specialty Hospital. Augusta University, the Uptown Division of the Charlie Norwood VA Medical Center, Trinity Hospital of Augusta Hospital and Doctors Hospital are other major institutional uses. Elementary and secondary schools, churches, city fire stations, branch libraries and post offices are scattered throughout the city. Major state and federal institutions include Gracewood State School and Hospital, Georgia Regional Hospital, the Youth Development Center, and the Fort Gordon Military Reservation.

Transportation / Communications / Utilities - The vast majority of this acreage is in street and highway rights-of-way, but there are also two airports, parts of two railroad mainlines and two switchyards, utility substations, radio towers and cellular towers.

Park / Recreation / Conservation – This category includes land dedicated to active or passive recreational uses. Examples include the city’s park and recreation facilities scattered throughout the community, several public and private golf courses, the Augusta Canal National Heritage Area, the Phinizy Swamp Wildlife Management Area, and land purchased or donated under the Community Greenspace Program. The largest recreation facilities include Diamond Lakes Regional Park, Pendleton King Park, Lake Olmstead and Julian Smith Casino. Golf Courses include the Augusta Golf Club, Forest Hills Golf Course, and Augusta Country Club, the Augusta National, Goshen Plantation, Green Meadows and Pointe South.





Land Use

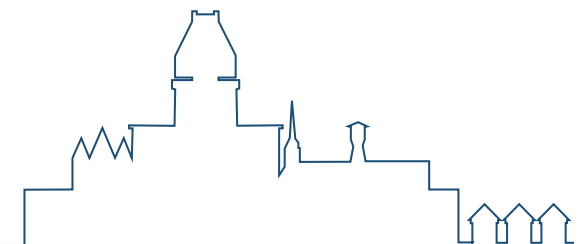
Augusta is characterized by land uses reflecting an older city combined with newer suburbs and semi-rural areas. Land use within the old city limits includes neighborhoods of varying ages, a central business district, concentrations of public/institutional uses, commercial uses in shopping centers and on individual sites, and industrial uses on scattered sites. These uses are connected by a series of streets and highways, most of which are laid out on a grid pattern. In many cases, residential, commercial and industrial uses are in close proximity to one another, reflecting development that occurred prior to enactment of the local zoning ordinance.

In contrast, that part of the city formerly in unincorporated Richmond County is characterized by a land use pattern more like a community that developed after World War II. Major urban land uses (residential, commercial, industrial and institutional) are separated from one another. Detached, single-family residences in subdivisions, apartment complexes, and manufactured homes are the predominant residential uses. Strip commercial development is prevalent along all of the major arterial highways and consists of shopping centers, office complexes, and businesses on individual sites. Major manufacturing plants are situated in industrial parks or on individual sites in close proximity to highways and railroad lines. At the fringe of the urbanized part of the city, development becomes sparse and gives way to more open space, the occasional farm, residences on larger lots, and woodlands.

Table L-1 shows the breakdown of existing land use in acres. Of note is the high percentage of low-density residential land use and the fact that Fort Gordon covers approximately one-fifth of Richmond County’s land area. It is important to note that a large percentage of Fort Gordon is forested land. The total amount of undeveloped land is a little deceptive because rural residential and forest lands also have the potential for being converted to more intense uses.

Table L-1 Current Land Use Breakdown

LAND USE	ACRES	PERCENTAGE
Public Institutional	52,698	25.70%
Low Density Residential	37,623	18.40%
Agriculture	31,992	15.60%
Forestry	23,065	11.30%
Rural Residential	19,619	9.60%
Industrial	15,592	7.60%
Parks, Recreation, & Conservation	11,131	5.40%
Commercial	8,241	4.00%
Transportation, Communication, & Utility	2,507	1.20%
High Density Residential	2,123	1.00%
Office	257	0.10%
Total	204,848	100.00%



Character Areas

Neighborhood character areas in Augusta were delineated not solely on the basis of land use, but rather after considering a number of factors. In most cases, neighborhood (character) areas included a mix of land uses. Among the major factors used to delineate character areas in Augusta were the following:

- Street design and layout (grid, curvilinear)
- Size and arrangement of lots
- Site design features (size and orientation of structures, setbacks, location of parking, landscaping & other amenities)
- Intensity of development (low, medium, high; urban, suburban, rural)
- Natural features and landmarks (rivers, streams, historic properties)
- The way land uses interact with one another
- Amount of open space
- Building sizes and styles
- Accessibility (vehicles, pedestrians, bicyclists, the disabled)

The neighborhood areas then serve as planning sub-areas within the city. Based on additional public input, the Community Agenda will include policies, strategies, projects, incentives, and regulations applicable to each of the neighborhood areas. The purpose of these policies, strategies, projects, incentives and regulations will be to preserve, improve, or otherwise influence future development patterns in a manner consistent with the City's vision. This is a preliminary list of recommended neighborhood areas, and is subject to change based on input provided during the development of the Community Agenda.



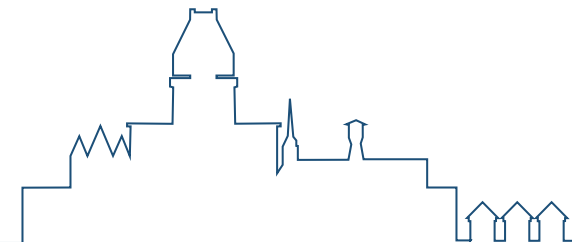
Downtown Augusta Neighborhood Character Area

Downtown Augusta is where the city was founded and first developed. Downtown has the major characteristics of a traditional central business district, including a wide variety of land uses (retail, office, cultural, entertainment, financial, government, open space, industrial and institutional), high level of access for vehicles, pedestrians and transit, a mix of architectural styles, medium to high-density residential development, and commercial buildings with no front or side setbacks. Over two dozen downtown properties are listed individually on the National Register of Historic Places. Much of downtown is within the boundaries of a National Register Historic District and / or a local historic district. Downtown Augusta borders the Savannah River and is bisected by part of the Augusta Canal National Historic Landmark.

Old Augusta Character Area

This neighborhood area includes the following Augusta neighborhoods that predate consolidation of the city and county:

- Olde Town
- May Park
- Uptown
- Laney-Walker
- Bethlehem
- Turpin Hill
- Harrisburg (including the area formerly known as West End)
- Academy-Baker
- Pendleton King
- Summerville
- Sand Hills
- Highland Park
- Forest Hills
- Albion Acres / Forest Acres



Most of these neighborhoods developed prior to World War II and reflect the major characteristics of so-called —traditional neighborhoods. These characteristics include small and irregular-shaped lots, a wide variety of housing types, medium-density residential development, access to public transit, sidewalks and street trees, building close to or at the front of the property line, narrow setbacks between buildings, neighborhood-scale businesses, and civic and institutional uses scattered throughout the area. Neighborhoods in the —traditional category include Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg, Academy-Baker, Pendleton King, Summerville and Sand Hills. All, or parts, of the following neighborhoods are National Register Historic Districts: Olde Town, Bethlehem, Laney- Walker, Harrisburg, Sand Hills and Summerville. August State University is located in Summerville, and Daniel Field Airport, Trinity Hospital and the Uptown Division of the Charlie Norwood VA Medical Center are located in Highland Park.

Among the —traditional neighborhoods, several have been identified as areas of significant disinvestment, high levels of poverty and / or unemployment. Neighborhood plans completed in the 1990s documented these conditions in the following neighborhoods: Olde Town, May Park, Laney- Walker, Bethlehem, Turpin Hill, Harrisburg (including West End) and Sand Hills.

With the exception of Uptown, the remaining old city neighborhoods reflect a combination of characteristics found in traditional neighborhoods and post-war suburbs. Among the characteristics that distinguish Highland Park, Albion Acres and Forest Hills as newer areas are the predominance of single-family detached units on lots of similar size, residential uses separated from other uses, a varied street pattern with curvilinear patterns predominating, few, if any, sidewalks, off-street parking with driveways and commercial uses at the edge of the neighborhood.

Uptown is unique among the neighborhoods because it reflects a traditional residential neighborhood that has gradually come to be dominated by the medical complex, commercial land uses, professional offices and Paine College. Low density residential development is still evident on 2-3 streets in the northwest corner of the

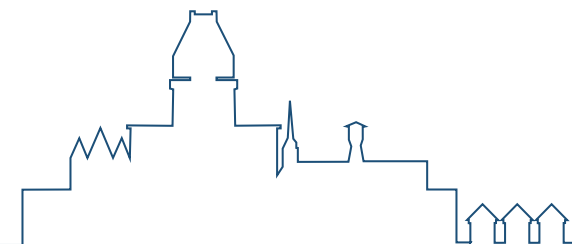
neighborhood, but the only other concentration of residences are in the Peabody and Gilbert Manor public housing complexes. Gilbert Manor residents are soon to be relocated and the property sold, most likely for use by the Medical College of Georgia.

West Augusta Character Area

West Augusta is an area reflecting the suburban development patterns of the last 50-60 years. Low-density residential subdivisions dating from the 1950's-1980s are predominant in the area. Apartment complexes of varying ages are scattered throughout the area. Developable land has become scarcer in recent years, resulting in the development of more attached townhouse and condominium complexes. Public transit service is more limited than it is in the old city neighborhoods.

The commercial development in West Augusta is characterized by shopping centers, professional offices and entertainment establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway interchanges. The Augusta Exchange Shopping Center functions as a regional commercial center. Low-density light industrial and warehousing uses are located in close proximity to interstate interchanges. The one sizable heavy industry is the Martin Marietta rock quarry located between Riverwatch Parkway and the Augusta Canal.

The Augusta Canal is a historic resource and linear greenspace trail of regional, state and national significance. Additional greenspace areas and potential linear trail routes are scattered throughout the area. Gateways into the city include I-20 at Riverwatch Parkway, I-20 at Washington Road and Riverwatch Parkway from I-20 to downtown. The Augusta National Golf Course is a major landmark in the area.



South Augusta Character Area

South Augusta is another area largely characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions with mostly single-family detached units on uniform lots approximately ¼-acre in size. Subdivision development started in part of South Augusta as early as the 1940s and continues to the present day. Apartment complexes are scattered throughout the area and usually located in close proximity to employment centers, shopping and major roads. Curvilinear street patterns predominate, there are generally few amenities for pedestrians (i.e. sidewalks, crosswalks), and transit service is more limited than in the old city neighborhoods.

Institutional uses, mostly churches, are also scattered throughout the area. There is a concentration of larger institutional uses, including the East Central Georgia Regional Hospital, Regional Youth Detention Center and Development Campus and the Chares B. Webster Detention Center, located in the area of Mike Padgett Highway (SR 56) and Phinizy Road. Augusta Technical College represents another major institutional use and regional activity center.

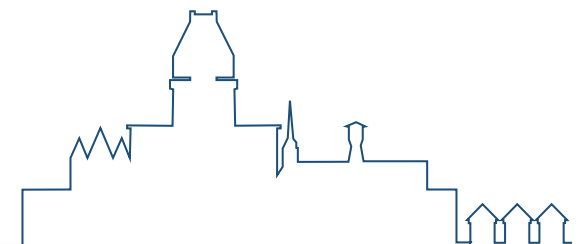
The commercial development in South Augusta is characterized by shopping centers, small strip centers, professional offices and individual commercial establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway (I-520) interchanges. The Augusta Mall functions as a regional commercial center and is located where South Augusta joins two other character areas. There is a limited amount of industrial and warehousing development scattered around the area. Some of the older industry is clustered near the Gordon highway. Newer light industrial uses tended to be located on arterial and collector roads near the Bobby Jones Expressway. Rocky Creek and Butler Creek are the most significant natural resources / conservation areas in South Augusta. Greenspace has been acquired for permanent protection along Butler Creek.

East Augusta Character Area

East Augusta is characterized by a mix of natural resource areas, industrial uses and limited residential and commercial land uses. Residential development includes some conventional subdivisions dating from the 1950s -1970s, some apartment complexes and newer townhouse and condominium development, some of which is located along the Savannah Riverfront. The conventional subdivisions are concentrated in the northeast (e.g. Hornsby, Eastview, Marion Homes), central (e.g. Hyde Park, Aragon Park, Lombardy and Virginia Heights) and south central (e.g. Apple Valley) parts of East Augusta. All of these conventional subdivisions are located in relatively close proximity to industrial land uses.

Commercial development is fairly limited and characterized by stand-alone businesses such as convenience stores, gas/food marts, fast-food restaurants. East Augusta is home too much of Augusta's warehousing, light industry and heavy industry. Heavy industries include those producing chemicals, paper and wood products, clay products, transportation equipment and food products. Warehousing facilities tend to be located in close proximity to the surface transportation network especially along the major highways and near interstate interchanges, or in close proximity to railroad lines.

The floodplains of the Savannah River and some of its tributary creeks (Oates, Rocky, Butler and Spirit) account for the largest land use in East Augusta. Within these floodplains are some designated natural resource / conservation areas including the Merry Brickyard Ponds, the Phinizy Swamp Wildlife Management Area and the Phinizy Swamp Nature Prk. Augusta Regional Airport at Bush Field is a significant regional activity center located in East Augusta.



Belair Character Area

Belair includes land uses and development patterns typical of suburban developing areas, rural residential areas and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (e.g. Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Low-density, suburban residential development started to occur in the 1950s and accelerated in the last 25 years. The opening of Jimmie Dyess Parkway in 1998 fueled the development of several new subdivisions in the last decade. Most of the conventional subdivisions are in the area bounded by Gordon Highway, Powell Road, Wrightsboro Road and the Bobby Jones Expressway. Higher density single-family development and apartment complexes are clustered in the area around Doctor's Hospital. Rural residential uses, mostly a mix of stick-built and manufactured homes on larger lots, characterize the area west of Powell Road to the Columbia County line, and along part of Wrightsboro Road and Maddox Road.

Suburban commercial development in the area has been fairly steady over the last couple of decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses and service establishments. The frontage roads bordering Interstates 20 and 520 include a mix of shopping centers, offices, standalone commercial, light industry and warehousing and institutional uses. The recently-opened T-Mobile Customer Service Center and the soon-to-be-constructed Automatic Data Processing, Inc. facility are indicative of the types of service companies attracted to the area.

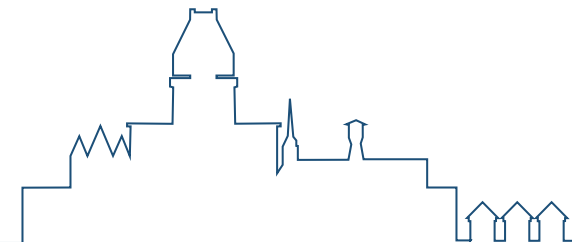
South Richmond Character Area

South Richmond is another part of the city undergoing a transition. Rural residences, woodlands, open space and agricultural uses predominate, but some conventional suburban residential development is taking place. The rural residential development pattern is characterized by stick-built and manufactured houses on lots exceeding $\frac{3}{4}$ -acre in size. South Richmond has a high number of flagpole lot developments. These rural residences tend to front or have access to the major arterial and collector roads in the area. Woodlands, open space and agricultural uses are scattered throughout the area.

Significant natural resources include the floodplains and wetlands of the Savannah River and the tributary creeks that drain the area (Spirit, Little Spirit and McBean). Aquifer recharge areas underlay much of the South Richmond area. The Spirit Creek Educational Forest is a conservation use located in the area.

Standalone commercial establishments are scattered throughout the area and serve both local residents and those passing through on the major highways. The Albion Kaolin mine is the largest industry in this part of the city. The Augusta Corporate Park is a 1,730-acre industrial site owned and marketed by the Development Authority of Richmond County. It is located on State Route 56 (Mike Padgett Highway) near the Burke County line. Community facilities and institutional uses include the county landfill, the Gracewood Division of the East Central Georgia Regional Hospital, public schools, fire stations and recreation facilities. Among the factors contributing to the transition that South Richmond is undergoing are the following:

- Extension of water and sewer service
- Construction of new community facilities
- Lower cost of land
- Improvements to the road network
- Proximity of the area to major roads



Fort Gordon Character Area

Fort Gordon is a federal military reservation covering approximately 44,000 acres in southwest Augusta. Fort Gordon is the home of the U. S. Army Signal School and Center, the military's the largest training facility in communications and electronics. The installation is also home to the Southeast Regional Medical, Dental and Veterinary Commands as well as the Army's only dental laboratory. Also stationed on the installation are the National Security Agency–Georgia, and three deployable brigades: the 35th Signal Brigade, the 513th Military Intelligence Brigade and the 359th Signal Brigade. As the largest employer in Augusta, Fort Gordon's economic impact on the local community is approximately \$1.4 billion. This figure includes payroll, purchases, contracts, services and new construction.

Land uses on the Fort include residences, offices, training facilities, recreation facilities, commercial establishments, a hospital, an elementary school, open space and operations and maintenance facilities. A substantial amount of the fort's acreage is wooded and / or used for training.



Adjacent Municipalities

Hephzibah

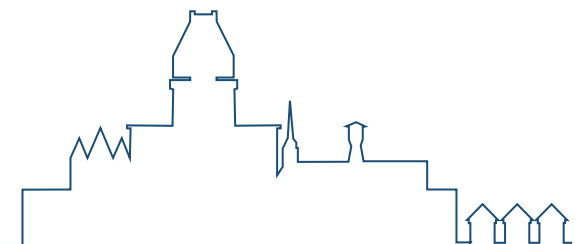
Hephzibah is a small city with approximately 4,250 residents (Census Estimate, 2006) located in south central Richmond County. For many years, the geographic limits of the city extended in a one-mile radius from a point in downtown Hephzibah. As a result, the oldest homes and commercial establishments are located in downtown Hephzibah. During the 1980s and early 1990s, the city annexed additional acreage in then-unincorporated Richmond County. By the time Augusta and Richmond County consolidated, Hephzibah covered over 19 square miles. Today, Hephzibah's downtown includes

a mix of old and new development (residential, commercial and institutional), with county schools and recreation facilities close by. Away from downtown, Hephzibah is characterized by a mix of rural residences, suburban residences, open space, woodlands and spot commercial uses. Hephzibah participates with Augusta in a Service Delivery Strategy.

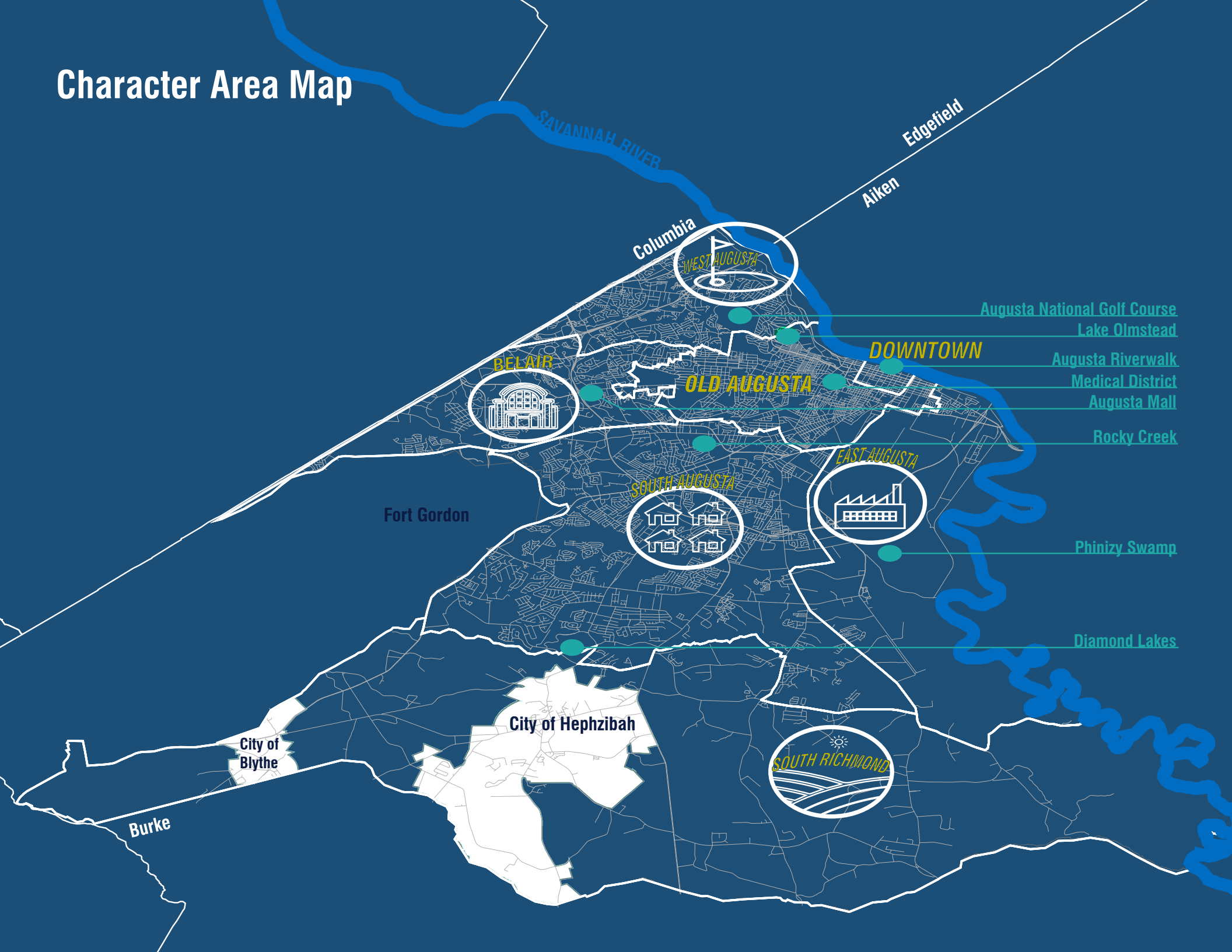
Blythe

Blythe is a small city of approximately 790 residents (Census Estimate, 2006) located in southwest Richmond County. Blythe is a historic community consisting of a residential / institutional core surrounded by agricultural and rural residential uses. Residential uses include a mix of older stick-built homes and manufactures houses.

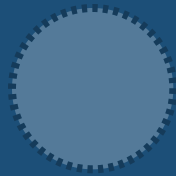
Until some small annexations in the early 1990s, the limits of the community extended in a one-mile radius from the center of Blythe. At 2.5 square miles, Blythe is still relatively small. Blythe also participates with Augusta in a Service Delivery Strategy.



Character Area Map



Areas in Need of Redevelopment/Aesthetic Improvements Map



Redevelopment Area



Gateway



Regency Mall



Downtown



Old Augusta



Belair/West Augusta



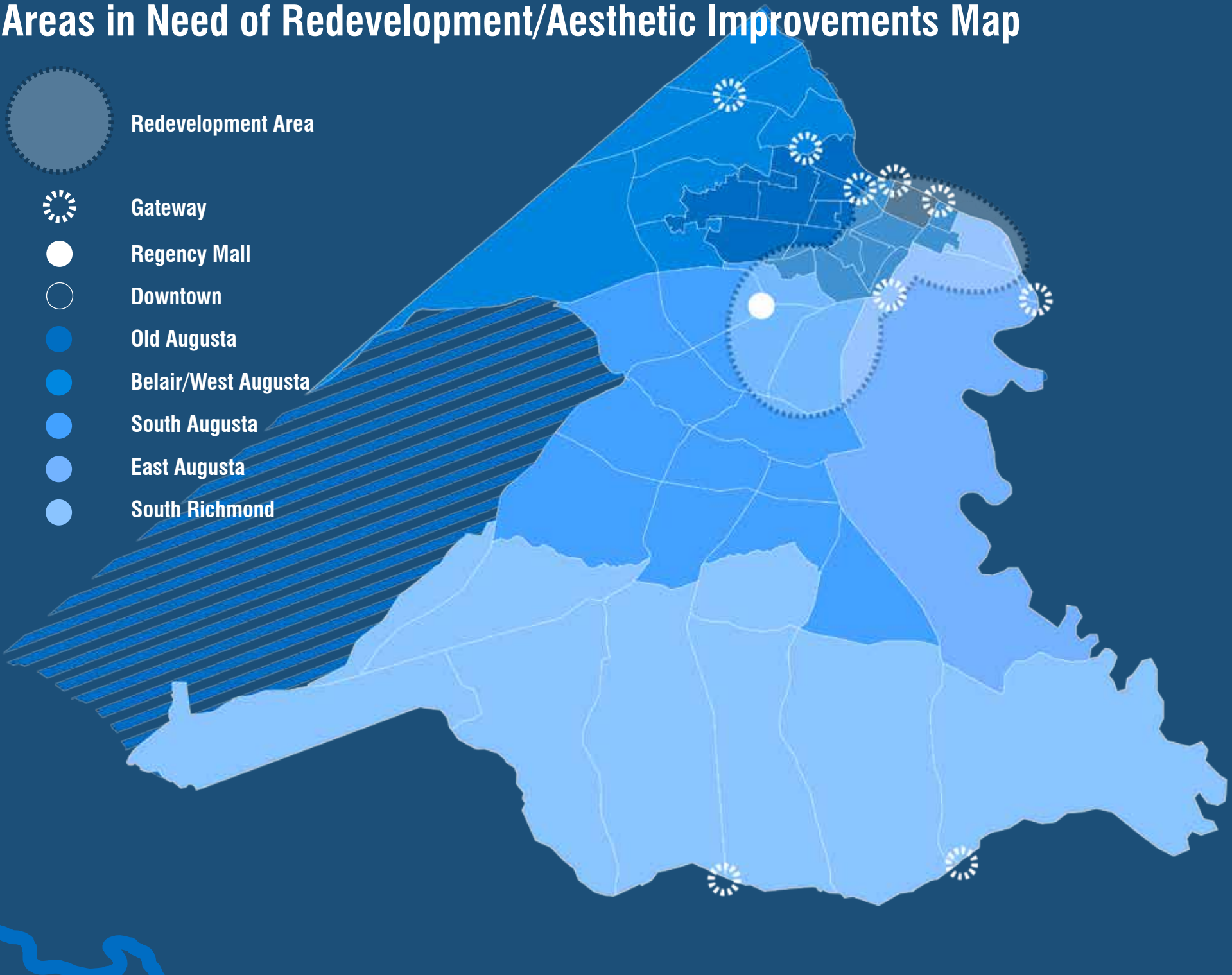
South Augusta



East Augusta



South Richmond



Downtown Character Area

Location and General Description: Located adjacent to the Savannah River, downtown is where the city was founded and first developed. Downtown has the characteristics of a traditional central business district, including a wide variety of land uses (retail, office, cultural, entertainment, financial, government, open space, industrial and institutional), high level of access for vehicles, pedestrians and transit, a mix of architectural styles, medium to high-density residential development, and commercial buildings with no front or side setbacks.



Existing commercial mixed use building downtown

TYPICAL CHARACTERISTICS

Dense, mixed use development pattern

Access by all transportation modes

Variety of historic resources and architecture

New construction, some of which is not compatible with existing buildings in size, scale, amassing, form, orientation, setback and materials.

Downtown redevelopment has been ongoing for over twenty-five years. A number of large public and private projects have resulted from a downtown development plan first published in 1982 and updated in 1995 and 2000. These projects include the Augusta Riverwalk, Augusta Riverfront Center, Riverplace Condominiums, Fort Discovery, the Augusta Museum of History, the Morris Museum of Art and Springfield Village Park. The Westobou Plan, Downtown Redevelop Plan, and the Augusta Sustainable Development Agenda have all been completed since the last comprehensive plan update in 2008.

Developers, merchants and property owners have initiated downtown redevelopment projects on their own. Historic buildings have been renovated and are being adaptively reused as professional offices, restaurants, nightclubs, artist galleries, antique shops, meeting and reception facilities, and specialty shops. Apartments and condominiums have been created on the upper floors of many commercial buildings. The result is a downtown that is making a comeback due to the commitment of many people and sizable private and public investment.

Land Use

Vision for Downtown: Downtown Augusta will maintain and enhance its historic character and unique mix of land uses. Downtown will continue to reflect the predominant characteristics of a historic central business district, while at the same time adapting to the changing environment around it. Underutilized parcels will be redeveloped in a manner consistent with the overall vision for downtown and with respect for existing development patterns and the historic architecture in the area. Redevelopment will include new medium and high density housing, additional commercial and office development, new civic and institutional facilities and shopping and entertainment facilities. Adaptive reuse of historic buildings will be a key component. New development will respect the scale, massing, architecture and other design elements of the existing historic structures.

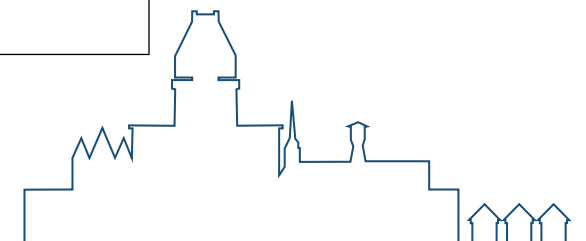
RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
<ol style="list-style-type: none"> 1. New residential, commercial and institutional development built in accordance with established design guidelines and with respect for the historic character and traditional development pattern of downtown. 2. Medium and high-density housing in both new structures and existing buildings 3. Office, retail, service and entertainment development in both new and existing structures 4. Enhanced arts, entertainment and sports facilities. 5. Stronger physical connections between the riverfront and downtown. 6. Public infrastructure (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other development. 7. Attractive gateways to the city supplemented by a coordinated way finding signage. 8. Transportation system that accommodates all modes of travel and is accessible to all. 	<p>The recommended development patterns for the Downtown neighborhood area will promote the following Quality Community Objectives:</p> <ul style="list-style-type: none"> Regional Identity Appropriate Business Heritage Preservation Open Space Preservation Environmental Protection Regional Cooperation Transportation Alternatives Housing Opportunities Traditional Neighborhood Infill Development Sense of Place



New mixed-use development that follows the character and design of historic downtown



A new parking garage that blends with adjacent buildings



DOWNTOWN CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
<ul style="list-style-type: none"> • Medium Density Urban Residential (4-6 units / acre) • High Density Urban Residential (> 6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • B-2 (General Business) – All types of office, commercial and residential uses, including mixed-use developments, are permitted in this district. Certain commercial uses permitted only by special exception. Industrial uses are not permitted. • L-I (Light Industrial) – All types of office, commercial, light industrial and warehousing uses are permitted in this district. Heavy industrial and residential uses are not permitted. • PDR (Planned Development Riverfront) – An overlay district covering the Savannah riverfront and part of downtown Augusta. The list of permitted land uses is more restrictive than in the underlying zone, and development plans are subject to review by the Riverfront Development Review Board. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited. • Downtown Local Historic District – An overlay district established under the city’s historic preservation ordinance that covers a large part of the downtown. Any material change affecting the exterior of property within the district is subject to design review by the city’s Historic Preservation Commission. The underlying zoning is not affected by the historic district designation. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Rezoning - Consider rezoning areas currently zoned L-I (Light Industrial) to B-2 (General Business) • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that would replace the existing zoning classifications in downtown with a district that allows residential and non-residential uses on single sites or in single structures. <p>Form-Based Code or Conservation District Design Guidelines</p> <p>PDR (Planned Development Riverfront) - Amend boundaries, development standards and / or list of permitted uses to achieve goals and objectives of the Joint Master Plan for Augusta, Georgia and North Augusta, South Carolina Regional Urban Core</p>

Implementation Strategy: More-detailed sub-area planning, new local development regulations, public investments, infrastructure

Land Use

Old Augusta Character Area

Location and General Description: This area includes predominantly residential neighborhoods located within the old city limits of Augusta. Most of these neighborhoods were developed prior to World War II and reflect the major characteristics of so-called -traditional neighborhoods. The traditional neighborhoods include Olde Town, May Park, Uptown, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg (including the area formerly known as West End), Academy-Baker, Pendleton King, Summerville and Sand Hills.

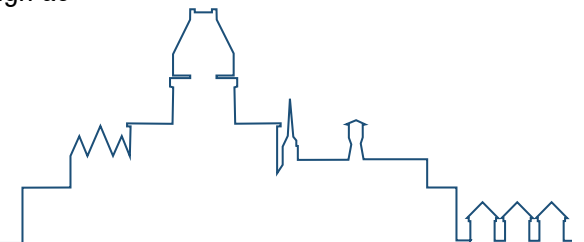
With the exception of Uptown, the remaining neighborhoods reflect a combination of characteristics found in traditional neighborhoods and post-war suburbs. Among the characteristics that distinguish Highland Park, Albion Acres / Forest Acres and Forest Hills as newer neighborhoods are the predominance of single-family detached units on lots of similar size, residential uses separated from other uses, a varied street pattern with curvilinear patterns predominating, few, if any, sidewalks, off-street parking with driveways and commercial uses at the edge of the neighborhood.

Uptown is a neighborhood that has been in transition for many years. Low-density residences were once the predominant land use in the neighborhood, along with some institutional uses. Today, the area is dominated by a regional activity center that includes the medical complex (Augusta University), commercial land uses, professional offices and Paine College. Low density residential development is still evident on 2-3 streets in the northwest corner of the neighborhood, but the overall transition is expected to continue.



TYPICAL CHARACTERISTICS

- Mix of traditional neighborhoods and post-war suburbs
- Varying architectural styles and housing types
- Varying lot sizes
- Institutional and neighborhood commercial interspersed with residential Grid pattern of streets
- Alleys in several neighborhoods
- Sidewalks in many neighborhoods Medium-to-high access to public transit





Infill housing can match the scale and design of existing houses and still be affordable



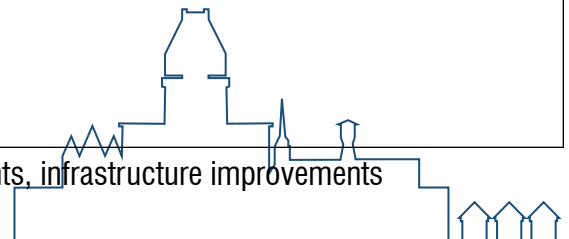
Open space is an asset to new residences in a redeveloping neighborhood

Vision for Old Augusta Neighborhoods: The focus of activity in this area will be continued redevelopment in some neighborhoods and maintaining the stability in other neighborhoods. Redevelopment is occurring, and will occur, in several –traditional neighborhoods, including Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg and Sand Hills. The vision for redevelopment includes the removal of deteriorated and dilapidated structures, the construction and / or rehabilitation of single-family housing, new commercial establishments and offices, more shopping and entertainment facilities, more community facilities and services, more job opportunities and improvements in the appearance of the neighborhoods. Physical redevelopment will be done in a manner consistent with existing development patterns and the historic character and architecture of these neighborhoods. Residential land uses will continue to predominate in these neighborhoods as redevelopment progresses. The remaining neighborhoods are relatively stable and any needed public actions will be designed to reinforce that stability.

RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
<ol style="list-style-type: none"> 1. Maintain low-density single-family residential development in areas where it is already the predominant land use. Protect from encroachment by conflicting land uses. 2. Infill residential development at densities compatible with the surrounding area. Site design reflects traditional neighborhood patterns and existing architectural styles. 3. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities. 4. Additional commercial and retail development in under-served neighborhoods. 5. Neighborhood activity centers that provide a focal point for community services and a location for appropriately-scaled retail establishments. 6. Expanded regional activity center encompassing the medical complex and Paine College. More direct connections between the activity center and downtown. 7. Expanded academic facilities at Augusta State University campus on Wrightsboro Road 8. Attractive gateways supplemented by a coordinated way finding signage 	<p>The recommended development patterns for the Old City neighborhood area will promote the following Quality Community Objectives:</p> <ul style="list-style-type: none"> Regional Identity Heritage Preservation Open Space Preservation Environmental Protection Educational Opportunities Employment Options Transportation Alternatives Housing Opportunities Traditional Neighborhood Infill Development Sense of Place

OLD AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office Neighborhood • Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the old city neighborhoods • R-2 (Two-Family Residential Zone) – covers parts of a few neighborhoods and spot zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) • PUD (Planned Unit Development) Zone – located on a few scattered sites. • P-1 (Professional / Office) Zone – concentrations in the medical center area and the vicinity of Trinity Hospital and the Uptown VA • B-1 (Neighborhood Business) Zone - generally confined to major streets and major intersections • B-2 (General Business) – generally confined to major streets and major intersections • L-1 (Light Industrial) – generally confined to areas near downtown and where light manufacturing and warehousing facilities are located • H-1 (Heavy Industrial) – generally confined to locations where heavy manufacturing done • PDR (Planned Development Riverfront) – covers part of the Savannah riverfront in Olde Town and the area in Harrisburg between the Augusta Canal and the river • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid waste are prohibited. • Local Historic District – An overlay district established under the city’s historic preservation ordinance that covers the Summerville neighborhood and part of the Olde Town neighborhood. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Form-Based Code or Conservation District Design Guidelines in one or more of the neighborhoods targeted for redevelopment.

Implementation Strategy: More-detailed sub-area planning, new local development regulations, public investments, infrastructure improvements



SOUTH AUGUSTA CHARACTER AREA

General Description: Suburban developed areas immediately south of the old city limits and bordering Fort Gordon. South Augusta is characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions with mostly single-family detached units on uniform lots approximately 1/4-acre in size. Apartment complexes are scattered throughout the area and usually located in close proximity to employment centers, shopping and major roads. Curvilinear street patterns predominate. There are generally few amenities for pedestrians (i.e. sidewalks, crosswalks), and transit service is more limited than in the old city neighborhoods.

Institutional uses, mostly churches, are scattered throughout the area. There is a concentration of larger institutional uses, including the East Central Georgia Regional Hospital, Regional Youth Detention Center and Development Campus and the Charles B. Webster Detention Center. Augusta Technical College represents another major institutional use. Commercial development is characterized by shopping centers, small strip centers, professional offices and individual commercial establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway (I-520) interchanges. The Augusta Mall is at the center of a regional activity center located where South Augusta joins two other character areas.

South Augusta has been the focus of new residential and commercial development in recent years. New public schools have been built, and public utilities upgraded and expanded to accommodate the growth. Growth is expected to continue on the remaining undeveloped tracts in close proximity to established residential and commercial uses.



Example of prevalent housing style

TYPICAL CHARACTERISTICS

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential separated from other uses
Low pedestrian orientation
Little or no public transit service
Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
Off-street parking with driveways
Two Regional Activity Centers
Conservation Area and Greenspace – Butler Creek, Rocky Creek

Vision for South Augusta: South Augusta continues to reflect a mix of housing types at low-to-medium densities, while preserving the suburban-style, single-family residential character that is predominant in the area. Targeted neighborhoods are revitalized through code enforcement, removal of blight, infrastructure improvements and public-private investment in new and rehabilitated housing. Large abandoned commercial properties are redeveloped into attractive, mixed-use facilities. Established activity centers are the focus for enhanced recreation and education activities, retail investment and job opportunities. Public investment has strengthened existing neighborhoods and created a climate conducive for private development that complements the existing in style, appearance and location. Attractive mixed-use developments are located on sites appropriate for infill development.

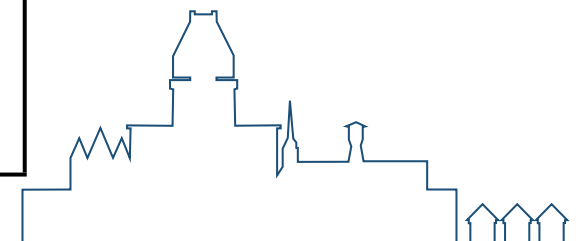
RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
<ol style="list-style-type: none"> 1. Maintain low-density single-family residential development in areas where it is already the predominant land use. 2. Infill residential development at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. 3. Redevelopment projects (housing and economic development) in targeted neighborhoods, and at large abandoned commercial or industrial sites, targeted for such activities. 4. Additional commercial and retail development at major intersections near underserved neighborhoods. 5. Expanded regional activity center in the areas around Augusta Mall, Augusta Technical College and Diamond Lakes Park. 6. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to activity centers (schools, parks, community centers, greenways, neighborhood businesses and services). 7. Attractive gateways supplemented by a coordinated way finding signage 	<p>The recommended development patterns for the South Augusta neighborhood area will promote the following Quality Community Objectives:</p> <ul style="list-style-type: none"> Open Space Preservation Environmental Protection Educational Opportunities Employment Options Transportation Alternatives Housing Opportunities Infill Development Sense of Place



New infill residential development should be compatible with the scale and density of existing development



New commercial development close to the street improves visibility and creates a pedestrian-friendly shopping environment.



SOUTH AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public /Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – generally confined to scattered sites in the Barton Chapel Rd. and south of Tobacco Rd. in the vicinity of Ft. Gordon Gate 5. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the conventional suburban subdivisions. • R-MH (Manufactured Home Residential) Zone - generally confined to scattered sites in the Barton Chapel Rd. area, and south of Tobacco Rd. between Peach Orchard and Windsor Spring Rd. • R-2 (Two-Family Residential Zone) – Few if any duplex zones in the character area. • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Confined primarily to the apartment complexes scattered throughout the area • PUD (Planned Unit Development) Zone – located on a few isolated sites in the city. • P-1 (Professional / Office) Zone – Located on a few scattered sites. • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections • B-2 (General Business) – Generally confined to major streets and major intersections • L-I (Light Industrial) – Generally located in industrial parks and on individual sites along or near major highways and interstates. • H-I (Heavy Industrial) – Generally located in industrial parks and on individual sites along or near major highways and interstates. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Consider rezoning remaining pockets of A (Agricultural) tracts to either R-1 (One- Family Residential) or R-MH (Residential Manufactured Home) • Form-Based Code or Conservation District Design Guidelines in one or more of the neighborhoods targeted for redevelopment. • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures. Target appropriate infill sites for this zoning classification.

Implementation Strategy: More-detailed sub-area planning, new local development regulations, public improvements, infrastructure improvements

Land Use

WEST AUGUSTA CHARACTER AREA

Location and General Description: Suburban developed area in the northwest part of the city bordering Columbia County. Like South Augusta, West Augusta is an area reflecting the suburban development patterns of the last 50-60 years. Low- density residential subdivisions and commercial development, dating from the 1950's-1980s, are predominant in the area. Apartment complexes of varying ages are scattered throughout the area. Developable land has become scarcer in recent years, resulting in the development of more attached townhouse and condominium complexes. Transit service is more limited than in the old city neighborhoods.

Commercial development in West Augusta is characterized by shopping centers, professional offices and entertainment establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway interchanges. The Augusta Exchange Shopping Center functions as a regional commercial center. Low-density light industrial and warehousing uses are located in close proximity to interstate interchanges. The one sizable heavy industry is the Martin Marietta rock quarry located between Riverwatch Parkway and the Augusta Canal.

The Augusta Canal National Heritage Area is a historic resource and linear greenspace trail of regional, state and national significance. Additional greenspace areas and potential linear trail routes are scattered throughout the area. Gateways into the city include I-20 at Riverwatch Parkway, I-20 at Washington Road and Riverwatch Parkway from I-20 to downtown. The Augusta National Golf Course is a major landmark in the area.

TYPICAL CHARACTERISTICS

Low-density residential subdivisions dating from the 1950s-present

Mostly single-family detached units with some multi-family residential Residential separated from other uses Low pedestrian orientation

Little or no public transit service Moderate-to-high degree of building separation

Varied street pattern with curvilinear predominant

Off-street parking with driveways Martin Marietta Quarry

Regional Activity Center – Augusta Exchange,

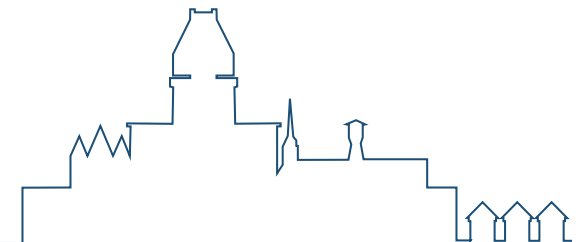
Augusta Canal National Heritage Area Surface water resources – Rock and Rae’s Creeks, Savannah River



Example of prevalent housing style



Rae’s Creek





Narrow setbacks, sidewalks and street trees make neighborhoods more attractive and walkable.

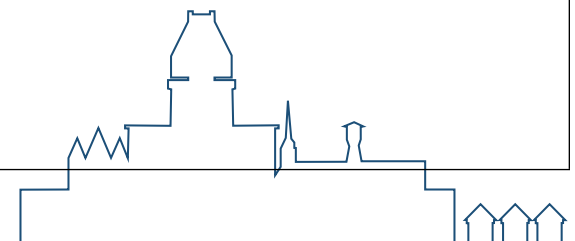


Bike lanes and multi-use trails can connect neighborhoods to activity centers such as schools, recreation facilities and greenspace.

WEST AUGUSTA CHARACTER AREA	
<p>Vision for West Augusta: Intended to promote limited development of the remaining vacant tracts while preserving the single-family residential character that is predominant in the area. Commercial development will be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential areas. Mixed-use development will be encouraged on sites being redeveloped.</p>	
RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
<ol style="list-style-type: none"> 1. Maintain low-density single-family residential development in areas where it is already the predominant land use. 2. Infill residential development at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. 3. Additional commercial and retail development confined to designated interchanges and intersections. 4. Promote mixed-use development at appropriate locations to reduce development footprint, encourage more walking and biking and create a sense of place. 5. Allow for limit industrial and warehousing development in areas where already located. Provide adequate buffers from adjoining residential, public and institutional development. 6. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to schools, parks, community centers, greenways, neighborhood businesses and services. 7. Attractive gateways into the city supplemented by a coordinated way finding signage 	<p>The recommended development patterns for the West Augusta neighborhood area will promote the following Quality Community Objectives:</p> <ul style="list-style-type: none"> Open Space Preservation Environmental Protection Educational Opportunities Employment Options Transportation Alternatives Housing Opportunities Infill Development Sense of Place

WEST AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – generally confined to public lands along the riverfront and Augusta Canal. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the conventional suburban subdivisions. A few scattered R-1D and R-1E zones. R-2 (Two-Family Residential Zone) – Few, if any, duplex zones in the character area. R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Confined primarily to the apartment complexes scattered throughout the area and to some of the newer single-family attached dwellings and condominiums. • PUD (Planned Unit Development) Zone – located on a few isolated sites in the city. (see Woodbluff and Willow Creek) • P-1 (Professional / Office) Zone – Located on a few scattered sites, such as the intersection of Walton Way Ext. and Pleasant Home Rd. and Skinner Mill and Robert C. Daniel, Jr. Parkway. • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections B-2 (General Business) – Generally confined to major streets and major intersections L-I (Light Industrial) – Generally located on individual sites along or near major highways and interstates. • H-I (Heavy Industrial) – generally confined to the area on and around the Martin Marietta rock quarry. • PDR (Planned Development Riverfront) – An overlay district covering the Savannah riverfront and the Augusta Canal in the character area. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. <p>Potential Amendments to Current Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures.

Implementation Strategy: More-detailed sub-area planning, new local development regulations, incentives



EAST AUGUSTA CHARACTER AREA

Location and General Description: East Augusta is characterized by a mix of natural resource areas, industrial uses and limited residential and commercial land uses. Residential development includes some conventional subdivisions dating from the 1950s -1970s, some apartment complexes and newer townhouse and condominium development, some of which is located along the Savannah Riverfront. The conventional subdivisions are concentrated in the northeast (e.g. Hornsby, Eastview, and Marion Homes), central (e.g. Hyde Park, Aragon Park, Lombardy and Virginia Heights) and south central (e.g. Apple Valley) parts of East Augusta. All of these conventional subdivisions are located in close proximity to industrial land uses.

Commercial development is fairly limited and characterized by stand-alone businesses such as convenience stores, gas/food marts, and discount retailers. East Augusta is home to much of Augusta's warehousing, light industry and heavy industry. Heavy industries include those producing chemicals, paper and wood products, clay products, transportation equipment and food products. Warehousing facilities tend to be located in close proximity to the surface transportation network especially along the major highways and near interstate interchanges, or in close proximity to railroad lines.



Example of prevalent housing style



Heavy industry on Columbia Nitrogen Road

TYPICAL CHARACTERISTICS

Low-density residential subdivisions dating from the 1950s-present

Mostly single-family detached units with some multi-family residential

Low pedestrian orientation
Some public transit service

Moderate-to-high degree of building separation

Varied street pattern with curvilinear predominant

Off-street parking with driveways
Regional Activity Center – Augusta
Regional Airport

Natural Resources and Conservation

Land Use

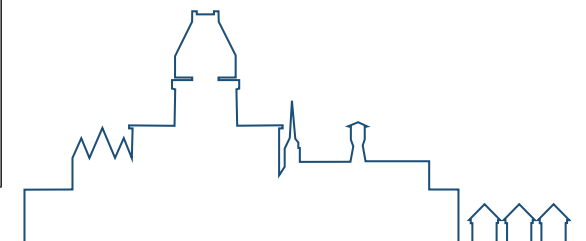
EAST AUGUSTA CHARACTER AREA	
<p>Vision for East Augusta: The predominant low-density, single-family residential character of East Augusta’s established neighborhoods is preserved. At the same time, targeted neighborhoods and streets are revitalized through code enforcement, removal of blight, infrastructure improvements and public- private-nonprofit investment in new and rehabilitated housing. The neighborhoods and nearby industry coexist, but are separated from one another. New industry is concentrated near Augusta Regional Airport. A new gateway and major commercial node has been developed at the I-520 / Sand Bar Ferry Rd. interchange. Conservation and environmentally-sensitive areas are preserved and used for education, recreation and eco-tourism.</p>	
RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
<ol style="list-style-type: none"> 1. Maintain low-density single-family residential development in areas where it is already the predominant land use. 2. Limited infill residential development at appropriate locations and at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. 3. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities. 4. Additional commercial and retail development in underserved neighborhoods. 5. Neighborhood activity centers that provide a focal point for community services and a location for appropriately-scaled retail establishments. 6. New development and gateway at I-520 @ Sand Bar Ferry Rd. / Laney-Walker Blvd. interchange. 7. Expanded regional activity center (e.g. new business and industry) encompassing Augusta Regional Airport and surrounding area. 8. Any new heavy industry located in areas removed from established neighborhoods. 9. Continued preservation and management of significant natural resources (Phinzy Swamp, Savannah River, etc.), promote their use for passive-use tourism and recreation. 10. Attractive gateways supplemented by a coordinated way finding signage. 	<p>The recommended development patterns for the East Augusta neighborhood area will promote the following Quality Community Objectives:</p> <ul style="list-style-type: none"> Appropriate Business Open Space Preservation Environmental Protection Educational Opportunities Employment Options Transportation Alternatives Housing Opportunities Infill Development



Neighborhood commercial development is attractive to residents and visitors



Affordable infill housing can come in a variety of styles and sizes to fit redevelopment goals



EAST AUGUSTA NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office Neighborhood • Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – Covers much of the Phinizy Swamp, Savannah River floodplain and other low-lying land in the character area. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) <ul style="list-style-type: none"> – Most conventional suburban residential subdivisions in the character area are zoned R-1C. • R-MH (Manufactured Home Residential) Zone – A few sites so zoned R-2 (Two-Family Residential Zone) – Few, if any, duplex zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Multi-family zoning largely confined to conventional apartment complexes • PUD (Planned Unit Development) Zone – a mixed-use district (residential, commercial, institutional and open space) currently found sparingly anywhere in the city. • P-1 (Professional / Office) Zone – Few, if any, professional zones • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections. • B-2 (General Business) – Generally confined to major streets and major intersections. • L-I (Light Industrial) – Most concentrated on sites along Sand Bar Ferry Rd. and Laney-Walker Blvd. Ext. and on scattered sites elsewhere. • H-I (Heavy Industrial) – Most concentrated in industrial parks and sites located along or near the following roads: Columbia Nitrogen, Sand Bar Ferry, Gordon Hwy., Doug Barnard Pkwy. Mike Padgett Hwy., Marvin Griffin Rd. and Goshen Industrial Blvd. • PDR (Planned Development Riverfront) Zone – An overlay district covering the Savannah riverfront, including that portion of the river levee between East Boundary and a point near the intersection of Sand Bar Ferry Rd. and Laney- Walker Blvd. Ext. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Consider rezoning the Marion Homes subdivision to a single-family classification

Implementation Strategy: More-detailed sub-area planning, new local development regulations, public improvements, infrastructure improvements, incentives

Land Use

BELAIR NEIGHBORHOOD AREA

Location and General Description: Belair includes land uses and development patterns typical of suburban developing areas, rural residential areas and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (e.g. Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Low-density, suburban residential development started to occur in the 1950s and accelerated in the last 25 years. The opening of Jimmie Dyess Parkway in 1998 fueled the development of several new subdivisions in the last decade. Most of the conventional subdivisions are in the area bounded by Gordon Highway, Powell Road, Wrightsboro Road and the Bobby Jones Expressway. Higher density single-family development and apartment complexes are clustered in the area around Doctor's Hospital. Rural residential uses, mostly a mix of stick-built and manufactured homes on larger lots, characterize the area west of Powell Road to the Columbia County line, and along part of Wrightsboro Road and Maddox Road.

Suburban commercial development in the area has been fairly steady over the last two decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses and service establishments. The frontage roads bordering Interstates 20 and 520 include a mix of shopping centers, offices, standalone commercial, light industry and warehousing and institutional uses.



TYPICAL CHARACTERISTICS

Low-density residential subdivisions dating from the 1950s-present Mostly single-family detached units with some multi-family residential

Concentrations of attached townhouse and patio home development Residential separated from other uses Low pedestrian orientation

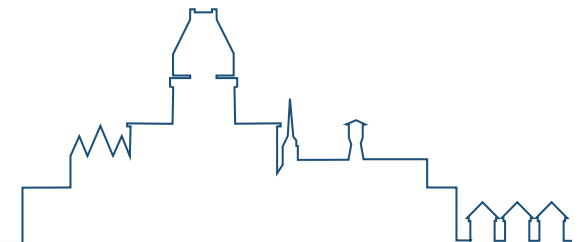
No public transit service

Moderate-to-high degree of building separation

Varied street pattern with curvilinear predominant

Off-street parking with driveways Regional Activity Center centered on Doctor's Hospital

Proximity to Fort Gordon





Common open space can serve as a focal point and gathering spot in medium density residential development



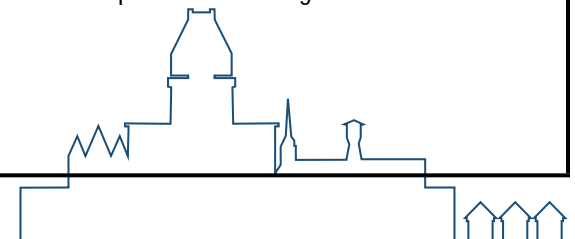
Sidewalks, landscaping and buried utilities improve the appearance of commercial corridors and improve pedestrian access from nearby neighborhoods.

Vision for Belair: Suburban pattern of development predominates with low and medium- density residential development concentrated in areas where already established. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial / warehousing development. Public facilities and services have been expanded to meet the demand of a growing population. The Doctor’s Hospital activity center is home to a mix of health care-related businesses, offices, medium-density housing and commercial establishments. Jimmie Dyess Pkwy., Gordon Highway and Wrightsboro Rd. are attractive corridors with a limited number of vehicle access points.

RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
<ol style="list-style-type: none"> 1. Promote moderate density, traditional neighborhood development (TND) style residential subdivisions. 2. Promote mixed-use development blending residential and non-residential uses (schools, parks, recreation, neighborhood business, office). 3. Promote the development of conservation subdivisions wherever new residential development is proposed in the character area. 4. Reduce the reliance on autos by using sidewalks, bike lanes and multi- use trails to connect residential neighborhoods to activity centers (schools, parks, community centers, neighborhood businesses and services). 5. Wherever possible, connect established neighborhoods to a regional network of greenspace and trails 6. Promote interconnections between residential subdivisions via streets, sidewalks and multi-use paths. 7. Create linkages between conservation areas / greenways and adjacent development for bicycle-pedestrian access. 8. Maintain appropriate buffers between development and Fort Gordon. 9. Attractive gateways to the city supplemented by a coordinated way finding signage 	<p>The recommended development patterns for the Belair neighborhood area will promote the following Quality Community Objectives:</p> <ul style="list-style-type: none"> Regional Identity Growth Preparedness Appropriate Business Educational Opportunities Employment Options Open Space Preservation Environmental Protection Regional Cooperation Transportation Alternatives Regional Solutions Housing Opportunities Infill Development

BELAIR CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns) See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Rural Residential (< 1 unit / acre) • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office Neighborhood • Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – Scattered throughout the area with concentrations between Wheeler Rd. and Wrightsboro Rd., along parts of Gordon Hwy. and west of Jimmie Dyess Pkwy. to the Columbia County line. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – Scattered throughout the area with concentrations in established and newer subdivisions off Belair Rd. and Dyess Pkwy. Isolated R-1B zone at the Sharon Rd. neighborhood. • R-MH (Manufactured Home Residential) Zone – A few scattered sites are so zoned. • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Multi-family zoning largely confined to some apartment complexes • PUD (Planned Unit Development) Zone – Hillcreek subdivision is the only PUD in this character area. • P-1 (Professional / Office) Zone – Few, if any, professional zones. Most professional offices located in commercial zones. • B-1 (Neighborhood Business) Zone – Generally confined to locations close to Doctor’s Hospital, including several attached townhouse developments. • B-2 (General Business) – Concentrated in the Doctor’s Hospital area, along and near the frontage roads, along parts of Wrightsboro Rd. and near the Dyess Pkwy. / Gordon Hwy. intersection. • L-1 (Light Industrial) – Most concentrated on sites in the area bounded by Gordon Hwy., Barton Chapel Rd. and I-520, and northwest of I-20 • H-1 (Heavy Industrial) – Most concentrated along frontage roads north of I-20. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures. • Consider rezoning additional land from A (Agricultural) to R-1 (Single-Family Residential) to accommodate expected residential growth.

Implementation Strategy: More-detailed sub-area planning, new local development regulations



SOUTH RICHMOND CHARACTER AREA

Location and General Description: South Richmond is another part of the city undergoing a transition. Rural residences, woodlands, surface water resources, open space and agricultural uses predominate, but some conventional suburban residential development is taking place. The rural residential development pattern is characterized by stick-built and manufactured houses on lots exceeding $\frac{3}{4}$ -acre in size. South Richmond has a high number of flagpole lot developments. Most rural residences tend to front on, or have access to the major arterial and collector roads in the area.

Woodlands, open space and agricultural uses are scattered throughout the area. Significant natural resources include the floodplains and wetlands of the Savannah River and the tributary creeks that

drain the area (Spirit, Little Spirit and McBean). Aquifer recharge areas underlay much of the South Richmond area. The Spirit Creek Educational Forest is a conservation use located in the area.

Standalone commercial establishments are scattered throughout the area and serve both local residents and those passing through on the major highways. The Albion Kaolin mine is the largest industry in this part of the city. The Augusta Corporate Park is a 1,730-acre industrial site owned and marketed by the Development Authority of Richmond County located on Mike Padgett Highway (SR56) near the Burke County line. Community facilities and institutional uses include the county landfill, public schools, fire stations and recreation facilities. Among the factors contributing to the transition that South Richmond is undergoing are the extension of water and sewer service, construction of new community facilities, lower cost of land, improvements to the road network and proximity of the area to major roads.



TYPICAL CHARACTERISTICS

Low-density residential on lots exceeding $\frac{3}{4}$ acre.

Mostly single-family detached units (stick-built and manufactured homes)

Increasing subdivision development
Little pedestrian activity or transit use
Moderate-to-high degree of building separation

Varied street / road pattern

Off-street parking with driveways
Scattered commercial and industrial development

Scattered woodlands, farmlands and open space

SOUTH RICHMOND CHARACTER AREA

Vision for South Richmond: South Richmond will maintain its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms and creeks. Additional suburban residential and commercial development will locate in areas designated for such uses. Industrial development will be limited to existing locations and the Augusta Corporate Park. Public facilities and services will be expanded as necessary to accommodate the growing population.

RECOMMENDED DEVELOPMENT PATTERNS

1. Rural residential development scattered throughout the area
2. Target any new low-density residential for the suburban part of the character area.
3. Promote the development of conservation subdivisions wherever new residential development is proposed in the character area.
4. Promote the use of conservation easements by rural landowners
5. Confine any new neighborhood commercial and professional office development to designated intersections.
6. Confine industrial and warehousing uses to the Augusta Corporate Park site and any isolated sites already zoned for such uses.
7. Protect water resources and other environmentally- sensitive areas.

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the South Richmond neighborhood area will promote the following Quality Community Objectives:

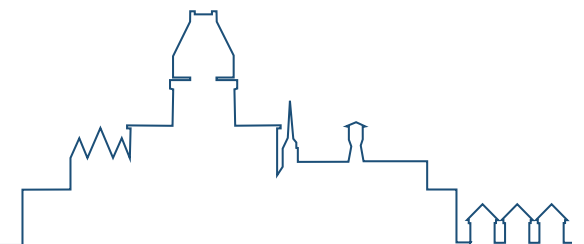
- Regional Identity
- Growth Preparedness
- Educational Opportunities
- Employment Options
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Housing Opportunities
- Sense of Place



Natural buffers protect creeks and provide habitat for wildlife



This conservation subdivision has a walking trail located between residences and wetlands



SOUTH RICHMOND CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
<ul style="list-style-type: none"> • Rural Residential (< 1 unit / acre) • Low-Density Urban Residential (1-4 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Agriculture • Forestry 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – This zone district covers a majority of the land area in the character area. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – R-1 zone covers a large area roughly bounded by Spirit Creek, Mike Padgett Hwy., Little Sprit Creek and Peach Orchard Road. Rezoned from □A□ in recent years to accommodate residential development. Other single-family zones present on a limited, scattered- site basis. • R-MH (Manufactured Home Residential) Zone – Present on a limited, scattered-site basis. • R-2 (Two-Family Residential Zone) – Little if any property in the character area zoned for duplexes • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – multi-family zoning limited to scattered sites (see primarily the Goshen Plantation area). • PUD (Planned Unit Development) Zone – a mixed- use district (residential, commercial, institutional and open space) currently found sparingly anywhere in the city. • P-1 (Professional / Office) Zone – Little if any property in the character area zoned for duplexes. • B-1 (Neighborhood Business) Zone – generally confined to spot locations and at major intersections • B-2 (General Business) – generally confined to spot locations and major intersections • L-1 (Light Industrial) – generally confined to spot locations on major highways • H-1 (Heavy Industrial) – generally confined to existing industry near the Savannah River, the Augusta Corporate Park site and the Albion Kaolin mine. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Designate a new Conservation Zoning District to curtail urban sprawl and residential creep from South Augusta neighborhoods

Implementation Strategy: More-detailed sub-area planning to integrate trail network into the fringe urban fabric, new local development regulations, public improvements, infrastructure improvements, incentives to maintain agricultural and forested lands

Land Use

FORT GORDON NEIGHBORHOOD AREA

Location and General Description: Fort Gordon is a federal military reservation covering approximately 55,000 acres and located about 9 miles southwest of downtown Augusta. Of the fort's total land area, approximately 44,000 acres are situated in Richmond County. The remaining acreage is located in the following counties: Jefferson, McDuffie and Columbia.

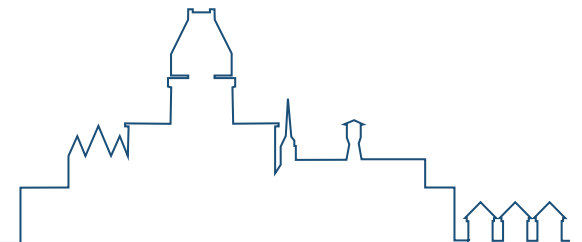
Fort Gordon is the home of the U. S. Army Signal School and Center, the military's largest training facility in communications and electronics. The installation is also home to the Southeast Regional Medical, Dental and Veterinary Commands as well as the Army's only dental laboratory. Also stationed on the installation are the National Security Agency–Georgia, and three deployable brigades: the 35th Signal Brigade, the 513th Military Intelligence Brigade and the 359th Signal Brigade.

As the largest employer in Augusta, Fort Gordon's economic impact on the local community is approximately \$1.4 billion annually. Land uses on the Fort include residences, offices, training facilities, recreation facilities, commercial establishments, a hospital, an elementary school, open space and operations and maintenance facilities. A substantial amount of the fort's acreage is wooded and / or used for training.

Unlike the other neighborhood areas in Augusta, Fort Gordon, which is a federal military installation, is not subject to local land use and development regulations. The fort is required to adhere to mandates for land use planning, coordination with other federal agencies and compliance with many federal laws and regulations. According to the Partnership for Growth, Fort Gordon Joint Land Use Study, (August 2005), military land use planning is mandated by Army regulations. Installation master planning is based on Fort Gordon's missions and guidance contained in a variety of plans and documents. These plans and documents establish trends, strategies, programs and resource requirements used by the fort to make short and long-range decisions.

From an organizational standpoint, daily operations and long-range planning are the responsibility of the Garrison Commander and are coordinated with the Senior Mission Commander and Command Group. Land use management falls under the authority of the Installation Real Property Planning Board (RPPB). The RPMP develops the Installation Commander's long-range (20 year) plan for the orderly management and development of the real property assets of Fort Gordon, including land, facilities and infrastructure. Personnel in several branches are involved in land use planning for the fort.

When planning and implementing projects affecting the installation, fort personnel must comply with a variety of environmental, cultural, historic protection and restoration laws and regulations. In addition, Army regulations stipulate coordinated planning with other federal agencies, such as with the U.S. Fish & Wildlife Service regarding endangered species management on Army installations.



Vision and Future Development Pattern: Because Fort Gordon is not subject to local zoning and development regulations, cooperation and communication are integral in continuing the mutually beneficial relationship between the community and the installation. As outlined in the *Community Assessment*, the City of Augusta and Fort Gordon coordinate with one another on issues and projects related to education, land use, transportation, water resource protection, air quality, and water and wastewater service. In addition, the City of Augusta has participated in a number of planning studies on issues (noise, watershed management, future land use) affecting the fort and adjoining communities.

Most recently, the City participated in the preparation and adoption of the *Partnership for Growth, Fort Gordon Joint Land Use Study (JLUS)*, published in August 2005. The JLUS included the following vision statement for the fort and the adjacent communities:

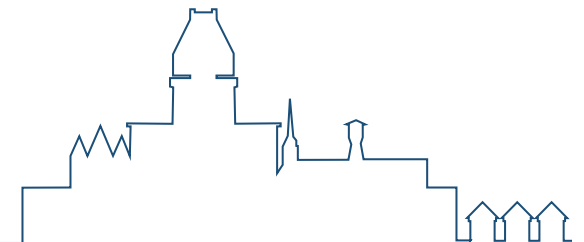
VISION STATEMENT FOR FORT GORDON & ADJACENT COMMUNITIES

¶To encourage an ongoing partnership that promotes development in the CSRA while protecting Fort Gordon's missions and operating environment within a coordinated and flexible planning environment.

Source: ***Partnership for Growth, Fort Gordon Joint Land Use Study***, prepared by the CSRA RDC, prepared for Fort Gordon, Augusta-Richmond County, Columbia County, Jefferson County and McDuffie County, August 2005.

Fort Gordon is vital to the economy, social fabric and quality of life in Augusta and the CSRA. The future development pattern on the installation is one that will be attractive to those who live and / or work on the installation, as well as an asset to the community at large. The City of Augusta will continue the cooperative relationship with Fort Gordon to ensure that the installation's current missions are achieved, to help add new missions and to ensure that land use adjacent to the fort is compatible with the installation's missions and future development pattern. To accomplish the vision for Fort Gordon and the adjacent communities, the City of Augusta will implement the JLUS recommended action to prevent encroachment on the installation. The implementation of the JLUS recommendations, combined with the ongoing cooperation between the City of Augusta and Fort Gordon will help achieve the following State Quality Community Objectives:

1. **Regional Identity Objective:** Fort Gordon is an integral part of the area's economy and way of life and a key component of the future health and well being of the city and region.
2. **Growth Preparedness Objective:** The *JLUS* recommendations and other related initiatives will help the City of Augusta and Fort Gordon prepare for future growth in a manner that is beneficial to both entities.
3. **Appropriate Businesses Objective:** An important component of the City's economic development strategy is to recruit military-related business and industry, stressing the availability of trained, experienced personnel at or retiring from Fort Gordon.
4. **Environmental Protection Objective:** The City of Augusta and Fort Gordon cooperate on a number of initiatives to improve air quality and protect environmentally sensitive areas. The Fort works daily to be a good steward of the environmental resources on the installation and to prevent off-site problems related to these resources.
5. **Regional Cooperation Objective:** The *JLUS* is but one example of the cooperation between Fort Gordon and the region's communities on a wide range of issues and concerns.
6. **Regional Solutions Objective:** The *JLUS* recommendations have been adopted by the Fort and adjoining local governments as a way of addressing land use issues in a common manner.



Land Use / Growth Management Implementation

The following policies will guide overall land-use decision-making in the city. The policies outlined here build on the existing policies, taking into account the future vision for the city, recent changes in land use, and the input provided by the public and other stakeholders. They reflect the city's basic approach to future land use, which is to protect neighborhoods, support redevelopment in targeted areas and encourage a mix of infill development and new construction in areas where urban services are either available or planned.

1 Guiding Policy: Protect neighborhoods from the adverse effects of special exceptions

Special Exceptions are land uses permitted in any zone when the local government finds that such use is essential or desirable to the public and is in keeping with the goals of the Comprehensive Plan. Examples of land uses permitted by special exception under the local zoning ordinance include churches, nursing homes, personal care homes, day care facilities (children and adults), transitional housing, funeral homes and private recreation facilities.

Special exceptions are carefully scrutinized because their impact on adjoining residential areas can vary depending on the proposed use. For example, the effect of a new church and related use is different from a family day care home. For this reason, special exceptions are considered on a case-by-case basis in accordance with the requirements and standards in the zoning ordinance. Minimum lot sizes, minimum road frontage, restrictions on hours of operation, limits on outdoor lighting and minimum spacing requirements are examples of the restrictions or conditions placed on special exceptions to minimize their impact on adjoining residential areas. For many special exceptions, a concept plan must be submitted at the time of application so that the effect of the use can be evaluated. With the exception of churches, and church related activities, a special exception must be established within six (6) months of approval or the special exception is no longer valid.

2 Guiding Policy: Encourage the redevelopment of older neighborhoods

It is imperative that all of Augusta's neighborhoods be desirable places in which to live and recreate. It is clear from the facts in the Community Assessment, as well as the issues raised by the public and stakeholders, that some neighborhoods have experienced a loss of population, housing deterioration, and economic decline in the last few decades. The resulting blight directly affects the remaining neighborhood residents, can lead to other social ills (e.g. higher crime rate) and reduces the quality of life for all residents of Augusta. These neighborhoods have been identified on both the Neighborhood Area and Future Development maps.

It also is clear that the public, private and non-profit sectors are working cooperatively to address many of the problems in older neighborhoods. Their combined efforts have resulted in the construction and rehabilitation of housing, improvements to public facilities, expansion of business, and creation of jobs. Much remains to be done, and this policy supports efforts to redevelop neighborhoods in accordance with more specific redevelopment plans and strategies.

3 Guiding Policy: Encourage infill development

This policy complements the policy to redevelop certain neighborhoods and commercial areas. It is designed to promote a more compact urban form and discourage the sprawl pattern of development. The policy encourages development in areas where adequate infrastructure (roads, utilities) and public facilities and services (fire and police protection, parks) already exist. This policy will likely result in higher density development on some infill sites. Overlay zoning and design guidelines are two of the tools most often used to assure that infill development is compatible with existing residential and commercial development. The following policies will be applied as necessary to protect established neighborhoods adjacent to infill sites:

- Multiple family and high-density, single-family residential development (six units or more per acre) should be permitted only in commercial areas and transitional commercial/residential areas. Spot zoning for such uses should not be permitted.

- Planned medium density single-family residential development (four to six units per acre), should be integrated into existing residential areas but consideration should be given as to the impact on traffic, schools, and recreation facilities. The subdivision of lots to create density greater than the surrounding areas should not be permitted.

4 **Guiding Policy: Encourage mixed-use development**

Mixed-use development allows housing, some retail uses, and professional offices to locate on the same lot or in close proximity to one another. While contrary to the separation of land uses mandated by most local zoning ordinances, mixed-use development can be an effective tool to counteract the effects of sprawl. Depending on the location and scale, mixed-use development can be less costly than conventional development and can be employed in both urban and suburban settings.

Mixed-use development is practiced on a limited scale in Augusta. The zoning ordinance permits residential development in commercial zones. Some property owners have used this provision to establish apartments and condominiums on the upper stories of commercial buildings in downtown Augusta.

Depending on the location, mixed-use development, including housing, may be appropriate in an urban or suburban location designated for professional or commercial development. Once an appropriate location is identified, another option is to establish an overlay zone, including design guidelines, applicable to the mixed-use development.

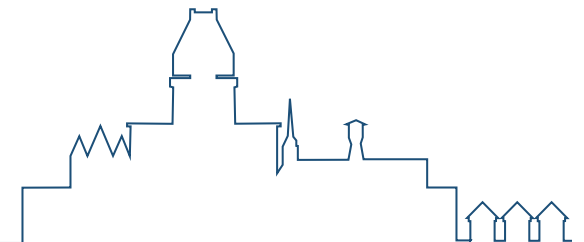
5 **Guiding Policy: Provide zoning for land suitable for projected new conventional single-family residential development**

Most new low-density, single-family residential development is anticipated to be located on sites in the South Augusta and Belair neighborhood (character) areas. Other parts of the city are already heavily developed and infill development will be the pattern in them. The current agricultural zoning in some areas allows for a mix of conventional and manufactured home development. It is recommended that land be rezoned from A (agricultural) to either R-1 (one-family residential) or R-MH (residential manufactured home) in areas where the average lot size is less than two (2) acres. If more than 40% of the housing units in the area are manufactured homes, then rezoning to R-MH is appropriate. Otherwise, the area should be rezoned to R-1. This would leave substantial remaining areas where manufactured home development is permitted.

6 **Guiding Policy: Encourage the redevelopment of older commercial centers**

An important part of the overall land use strategy is to encourage the redevelopment and reuse of older commercial centers that have been abandoned or vacated. Redevelopment makes use of existing infrastructure (roads, utilities, and buildings) and brings jobs and needed services to adjoining neighborhoods. It is also consistent with other policies in the designed to discourage additional commercial zoning, especially General Business zoning, except at major intersections.

Several older centers in Augusta have been successfully redeveloped and house a variety of uses, including call centers, institutional and professional offices, religious organizations, fitness clubs, and discount retailers. Others, most notably Regency Mall, remain vacant and a blight on the community and adjacent neighborhoods. It is important to recognize that a single redevelopment strategy will not fit all of the older commercial centers. The existing success stories offer some important clues for how to reoccupy traditional strip centers with a mix of institutional and business establishments. Regency Mall is a unique situation because of its size and the high cost to redevelop.



7 Guiding Policy: Encourage commercial development on principal arterial highways where commercial and / or industrial development is already established

This policy reflects a goal to limit most commercial development to major roadways. The fact is that principal arterial roads are the most appropriate locations for commercial development because they are designed to handle the vehicle traffic generated by such uses, thereby keeping such traffic out of residential areas.

Commercial zoning on the principal arterial roads should be limited to a maximum depth of 400 feet, measured from the right-of-way line, except at major intersections or at malls and regional shopping centers. For purposes of this policy, the applicable roads include those identified as -Urban Principal Arterial□ on the most up-to-date version of the Highway Functional Classification Map for Richmond County, Georgia prepared by the Georgia Department of Transportation in accordance with Federal Highway Administration guidelines.

It is important to minimize the impact of new commercial uses on adjoining residential areas. Some of the common measures used to screen or buffer new commercial uses from adjoining residential uses include retaining natural vegetative buffers that are already in place, planting trees and other natural vegetation in accordance with the requirements of the city's tree ordinance, and erecting fences or walls. A combination of these measures may be necessary in some instances.

8 Guiding Policy: Discourage commercial and professional office development on minor arterials and collector roads where such development has not been established, except at major intersections

This policy is designed to limit commercial and professional office development on arterial roads and collector roads in order to protect established residential areas. The policy is also applicable in undeveloped areas where it is desirable to limit such development to major intersections in order to protect open space, agricultural land, and future residential areas.

In areas where there is a precedent for commercial and professional office development, commercial and professional zoning should be limited to a radius of approximately 500 feet from the center of intersections, and to a strip not more than 300 feet deep, if appropriate. For purposes of this policy, the applicable roads include those identified as

-Urban Minor Arterial and -Urban Collector on the most up-to-date version of the Highway Functional Classification Map for Richmond County, Georgia prepared by the Georgia Department of Transportation in accordance with Federal Highway Administration guidelines.

There will be instances in which an existing residential structure is proposed for adaptive reuse as a professional office or neighborhood business. This will most often happen in older neighborhoods and at intersections that are transitioning from residential to non- residential use. Where such property is located within the 500-foot radius of such intersections, the rezoning may be appropriate under the following conditions:

- The zoning or development is restricted to the subject parcel,
- The existing residential structure can be adaptively reused without drastically changing the exterior appearance,
- Required off-street vehicle parking and loading areas are located in a side or rear yard, and
- Required parking is screened from adjoining residential uses.

9 Guiding Policy: Encourage industrial development in appropriate locations

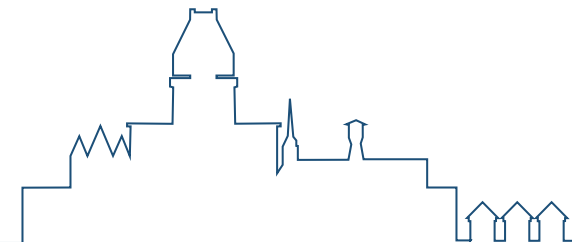
Most existing industrial facilities in Augusta are located in close proximity to needed resources (water, utilities) and transportation facilities and away from residential areas. There are exceptions and existing neighborhoods in close proximity to industrial uses need to be accommodated through appropriate emergency management assistance programs. To avoid potential land use conflicts in the future, industrial development should be confined to specific areas and spot zoning for industrial sites should not be permitted. Any new heavy industrial development should be confined to the areas in East Augusta where it already exists, to appropriate locations east of Georgia Highway 56 and to industrial parks and sites already zoned for such uses. Such locations might include some vacant sites in close proximity to Augusta Regional airport. Care should be taken to avoid locations in close proximity to established neighborhoods. Light industrial and warehousing development should be confined to areas on or near interstate highways and adjoining frontage roads, freeways, principal arterials and railroads. Spot zoning for industrial development in areas other than those identified should be prohibited.

10 Guiding Policy: Protect environmentally sensitive areas

Augusta-Richmond County has many environmentally sensitive areas, including floodplains, wetlands, aquifer recharge areas, natural habitats, and open space. The local government, private sector, and residents recognize the value of these resources and use a variety of tools to preserve them, educate the community, and protect them from insensitive development. Among the tools used are local development regulations and ordinances, flood mitigation planning, the Community Greenspace Program, and community outreach and education initiatives. As the city continues to grow, it will be important to use as many tools as possible to protect these resources.

One tool recently incorporated into the city's zoning ordinance is the conservation subdivision design. Conservation subdivisions are residential or mixed-use developments in which a significant portion of the land is set aside as undivided, permanently protected open space (approximately 25 to 40%) and the houses are clustered on smaller sized lots. Depending on the setting, green space in conservation subdivisions is used for passive recreation, habitat for wildlife, and to protect wetlands and floodplains.

Augusta's zoning ordinance allows conservation subdivisions to be developed at varying densities in most single-family residential zones. The ordinance specifies that a minimum of 40% of the conservation subdivision be permanently protected greenspace. A local builder is currently developing the plans for Augusta's first conservation subdivision. Augusta will also continue to implement the Community Greenspace Program using Georgia Greenspace funds and other available funding and incentives that can be used to convert sensitive environmental areas to permanently protected greenspace.

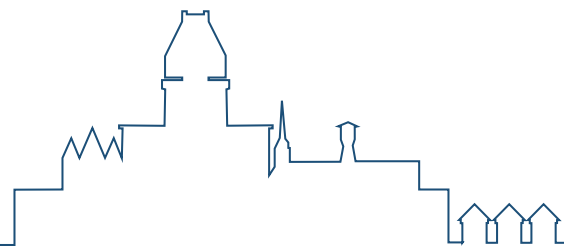


11 Guiding Policy: Encourage Quality Growth as a Development Option

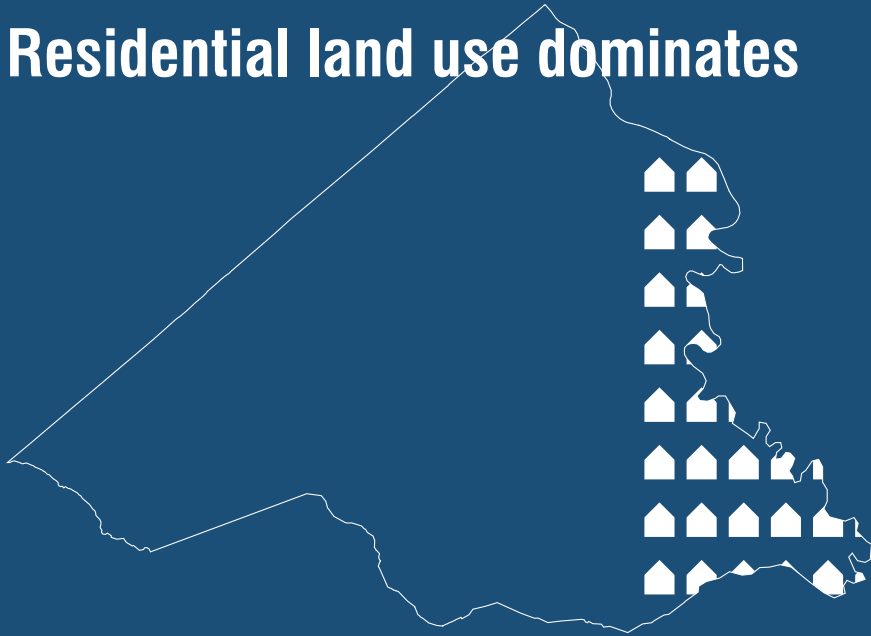
Quality growth, or the application of some quality growth features, is a development option that would be suitable for vacant sites in rapidly growing parts of the city, or on infill or redevelopment sites.

According to the Georgia Department of Community Affairs, some of the key features of communities or developments embracing quality growth are the following:

- The community is relatively compact, with densities matching those of older neighborhoods. The typical residential lot in Georgia is ¼ acre in size.
- An attractive town center that serves adjoining neighborhoods. The town center is pedestrian-friendly, has residences over shops and places where people can gather to talk, recreate or hold special events.
- Houses are located near the street and many have large front porches. Garages are located to the rear and accessed by alleys.
- Garage apartments or accessory living units are encouraged as a means of providing affordable housing.
- New subdivisions match the mix of housing types and styles of older neighborhoods. Sidewalks and bike trails are provided to encourage more walking and biking.
- Schools and playgrounds are located within neighborhoods to encourage more walking to school and make recreation facilities easily accessible.
- Street trees are planted to enhance community appearance and provide shade for pedestrians and bicyclists.
- Environmentally-sensitive areas are reserved as conservation areas or for passive recreation.
- Higher intensity uses (e.g. retail, office, apartments) are concentrated along major roadways, making it feasible to provide limited public transit on these roads.
- Commercial structures (e.g. retail, service, warehouse, office) are located near the street, with parking to the side or rear.
- Older strip centers are fixed up to match the traditional neighborhood pattern, with sidewalks being added, street trees planted, excessive signage removed and newer buildings constructed near the street.
- New industry or other major employers are located where they are accessible by transit, walking or bicycle.

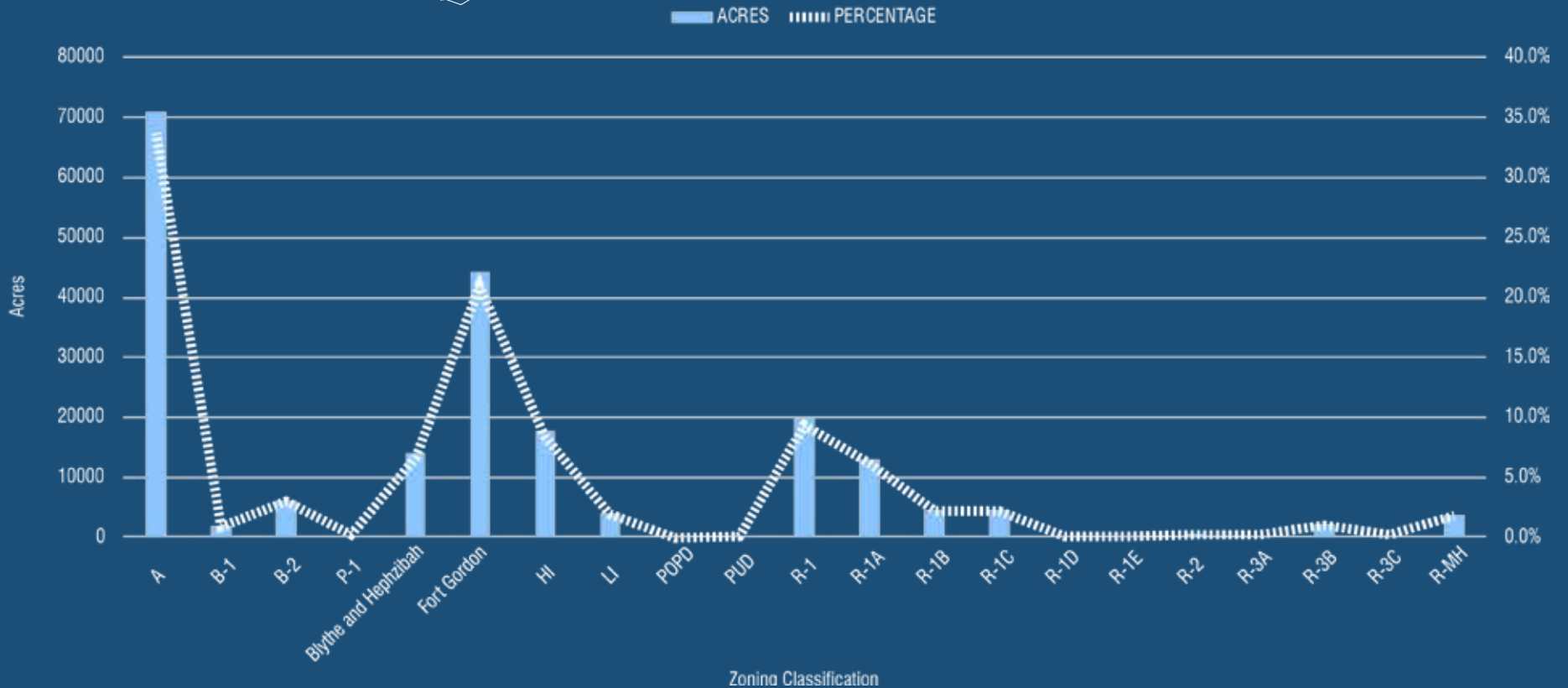


Residential land use dominates



28% of Augusta is used for residential

ZONING BREAKDOWN



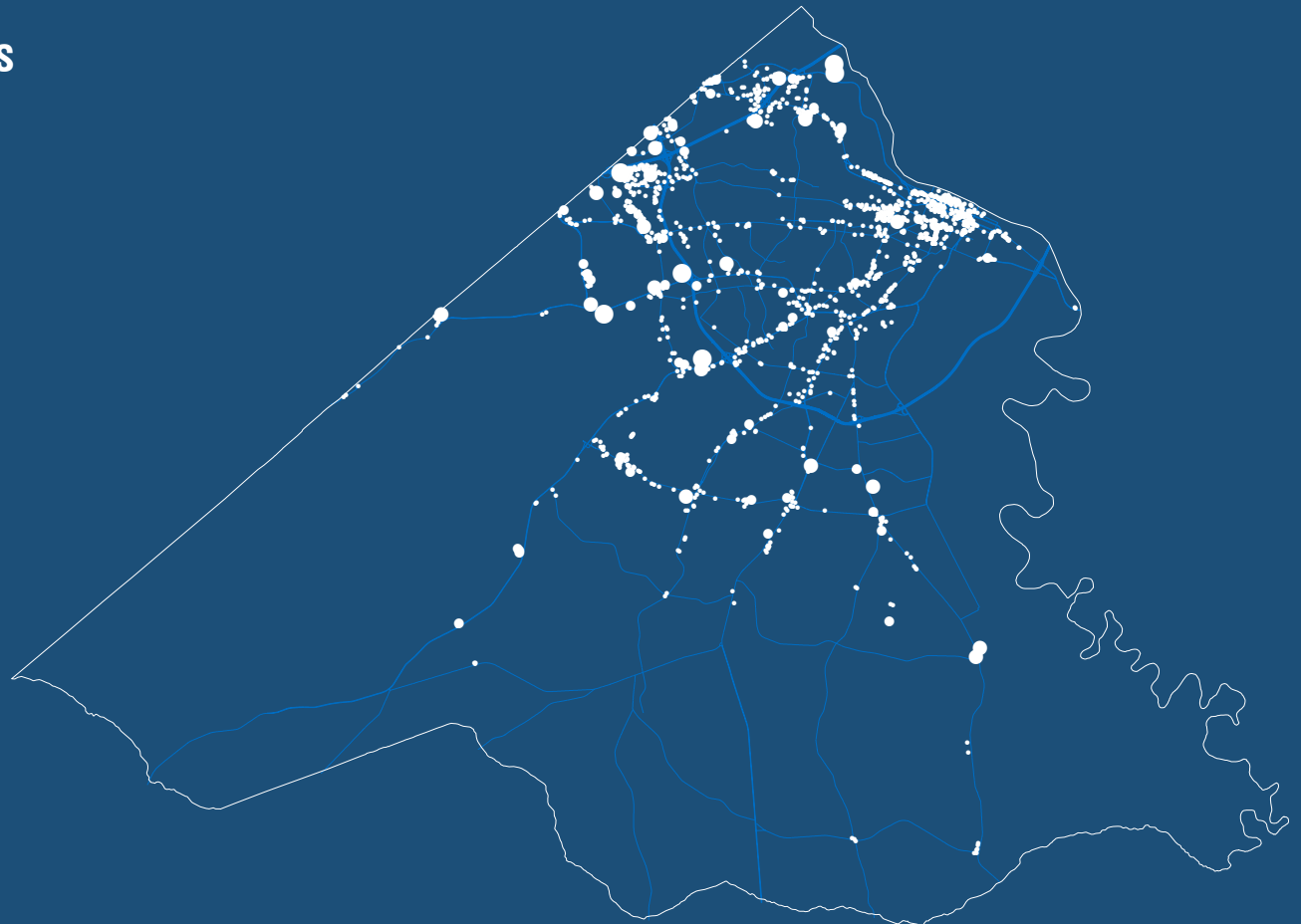
Augusta is a horizontal city

Commercial vacancy is widespread and needs to be reconcentrated. In order to be more resilient and sustainable, encouraging higher density with more vertical development in other parts of the city will aid in curtailing any further urban sprawl that may occur.

304.27 sq. mi.
total land area

Undeveloped Commercial Parcels

- ≤ 5 acres
- 5.1 to 10 acres
- 10.1 to 20 acres
- >20 acres















Augusta lacks distinctive neighborhood centers

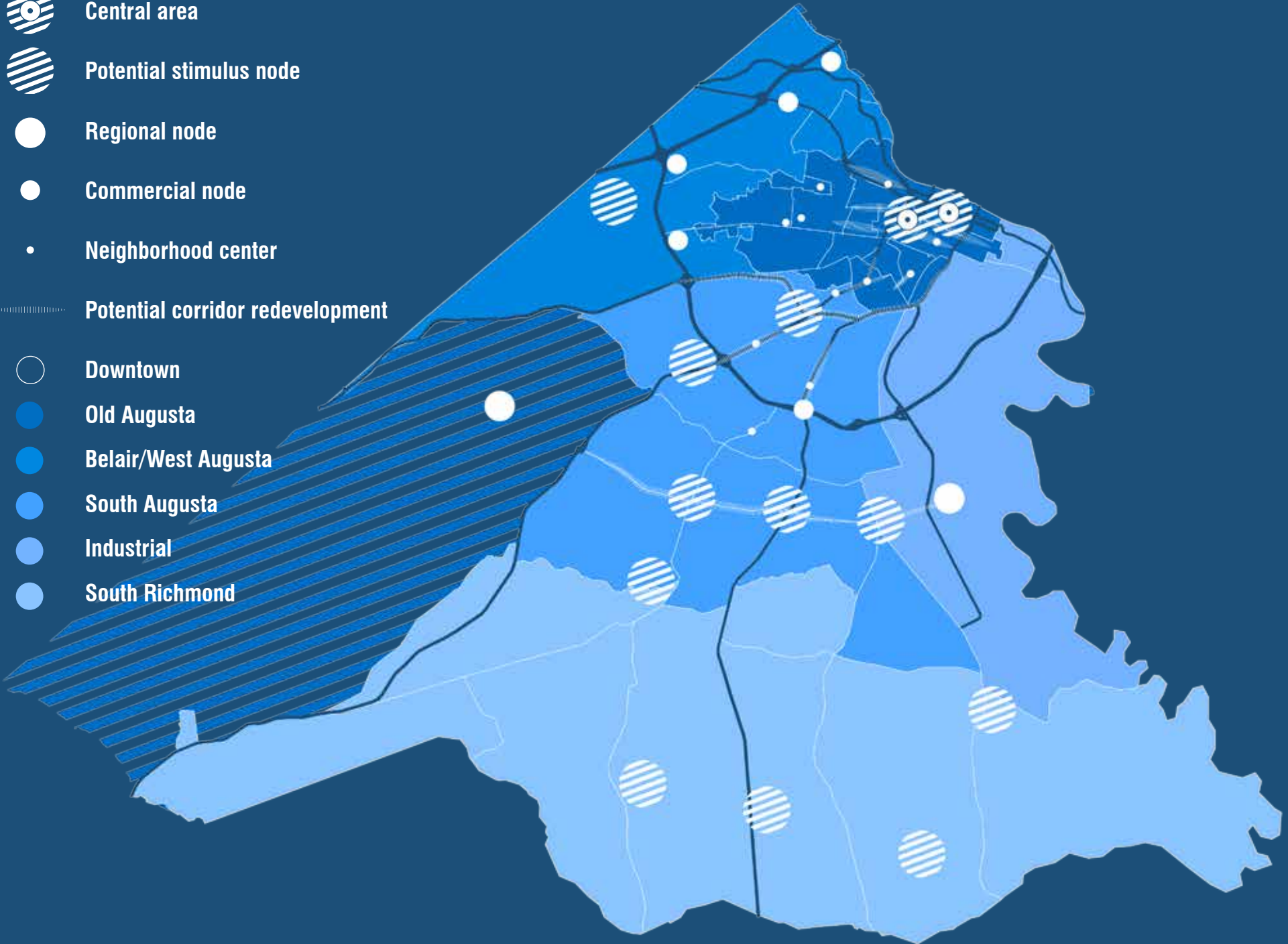
Because of such major residential sprawl taking place during the decades following World War II and with planning trends favoring the automobile, haphazard development is rampant in and around South Augusta. This has left a void in any kind of concentrated identity in the form of a clear, concise commercial neighborhood center. The lack of any kind of sidewalks and connectivity is simply the result of poor planning practices.

In the well-established, historic Old Augusta neighborhoods, remnants of neighborhood centers exist with great potential to become revitalized if protected and developed properly.

The diagram on the next page identifies the older neighborhood centers that need to be revitalized. It also illustrates potential commercial stimulus nodes and corridors that have potential to be re/developed into sustainable, mix-use communities that encourage walkable “live, work, play” environments.

These stimulus nodes identified should take precedent in refocusing densities and recreating that miniature downtown typology around the city.

-  Central area
-  Potential stimulus node
-  Regional node
-  Commercial node
-  Neighborhood center
-  Potential corridor redevelopment
-  Downtown
-  Old Augusta
-  Belair/West Augusta
-  South Augusta
-  Industrial
-  South Richmond





***Community
Agenda***





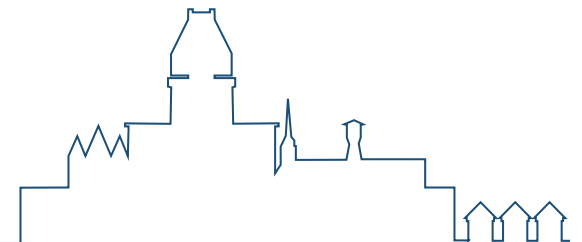
Introduction

Introduction

The Community Agenda of the *Envision Augusta Comprehensive Plan* will guide the city's future and serve as the basis for the policy decisions of the city's elected and appointed leaders and staff. Local decisions should be consistent with the recommendations contained within this document. The Community Agenda contains a final list of identified community-wide issues and opportunities. Through public participation, community issues and opportunities have been delineated in order to create a short-term and long-term guide for citizens and community leaders to utilize.

This section essentially is the community's plan for the future - the road map for enhancing the long-term welfare of the citizens of the City of Augusta. The Community Agenda formalizes a shared community vision, and work program, to meet the anticipated challenges of the next 20 years. The Community Agenda document includes the following vital components:

- A list of "Needs and Opportunities"
- A list of "Community Goals" and long-term policy objectives
- A "Report of Accomplishments" that lists the status of projects from the previous comprehensive plan work program
- A "Community Work Program" identifying specific implementation activities to be undertaken over the next five (5) years





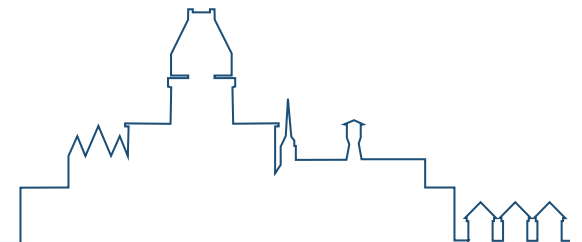
Needs & Opportunities

Introduction

A list of needs and opportunities are included in the Community Agenda which was generated over the course of the *Envision Augusta* comprehensive planning process.

In conjunction with supporting data, this list has been generated through the efforts of citizens - and their ability to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.

When analyzing the list of needs and opportunities, the reader should place emphasis on the fact that there are “final” lists for this comprehensive plan. This does not infer that future changes to the lists cannot be made. Rather, the need to make this distinction arises from the fact that preliminary topic-by-topic lists were generated by stakeholders in conjunction with the analysis provided for the various components. Once compiled within the Community Agenda document, the continuing public process has resulted in the modification of some of the original elements, or the addition or deletion of elements from the final list.

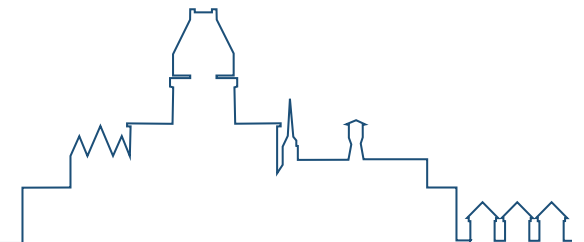


Needs	Opportunities
Address vacancy, dilapidation, and housing options	Encourage adaptive reuse of buildings for affordable studio lofts and various mixed uses; more contemporary and varied housing projects for infill; increase code enforcement efforts, especially in neighborhoods with high concentrations of housing blight
Alternative funding sources to make up for lost federal funds needed to help lower income residents	Focus on creating authentic, mixed-income communities, especially focused on urban infill projects for in-need neighborhoods;
Mitigate rapid deterioration of existing, older housing stock	Provide incentives for private developers and non-profit organizations to construct and rehabilitate housing in redevelopment target areas
More aggressive city acquisition of abandoned homes/buildings	Consider potential buyback program for community organizations and preservation-minded developers
Federal funding for existing renters and owners to obtain same houses for rehabilitation; program for mixed income	Provide financial and technical assistance programs to low and moderate-income homeowners, renters, and first-time home buyers
Sustainable residential communities	Improved accessibility in neighborhoods, improved/varied amenities
Better accessibility/connection to public transit lines from residential neighborhoods	Evaluate potential new routes and increase bus route frequency
Better historic preservation and land conservation for smart growth	Uphold the name “Garden City”
More public/private relationships to develop better mixed-use buildings to encourage living downtown	Implement past plans to encourage residents to live, work and play in their respective neighborhoods
More affordable housing	Encourage mixed-income development in well-established neighborhoods; provide housing in a mix of styles, sizes and prices that are inclusive
More housing for homeless and other special needs populations	Consider a minimum requirement of units be dedicated to homeless, special needs, and populations in need of affordable housing

Needs & Opportunities - Housing

Needs	Opportunities
Facilitate continued development boom and revitalization efforts with more options for downtown living, shopping , and family entertainment	Implement targeted industry, arts and cultural venues to develop strategies that can infill vacant and traditional retail spaces downtown (i.e. small-scale manufacturing)
Diverse and growing industry sectors	Increase job choices through stronger local and regional industry clusters
Neighborhood commercial corridors with choices of convenience shopping (food, clothing, and personal services)	Strengthen business recruitment and retention strategies that are located within neighborhood commercial corridors
End economic disinvestment to strengthen local and regional economy	Attract and increase the number of college graduates to reside and invest in Richmond County
Enhance economic development strategy with equitable and economic inclusion measures for community wealth and accountability	Facilitate collaboration of local stakeholders (anchor institutions, community residents, businesses, non-profits, and the city) to develop a community first development model where equity and sustainability are outcomes
Stronger network of private industries and higher learning institutions	Work with intermediaries to facilitate innovation with technology companies, entrepreneurial and small business development
Provide targeted investment strategies in geographic areas that are struggling economically	Increase the capacity of food cooperatives to provide healthy foods for communities where food deserts exist
Close lower skills gap and increase incomes among residents without high school and college education	Improve education, invest in workforce development training to secure livable paying jobs
Identification of the contribution of home-based business to rural and urban economies	Spur stronger home-based business development to expand economic impact within the communities they are located in
Stronger local business incubation for innovation	For an innovation hub in collaboration with a designated economic development task force; implementing a clear economic development masterplan

Needs & Opportunities - Economic Development

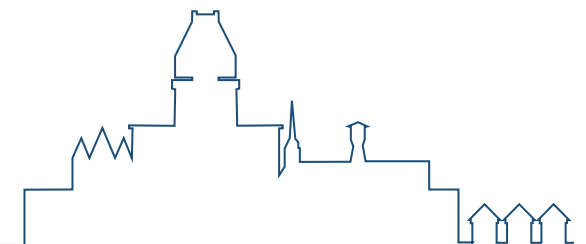


Needs	Opportunities
More options to get to get around town safely and efficiently	Investigate bus rapid transit systems, light rail, expansion of bike lanes, and other active/passive modes of transportation
Better pedestrian/bicycle connectivity and safe infrastructure	Implement transportation improvement projects that reduce congestion, enhance safety/security
Better way to connect airport to downtown	Research transportation alternatives to better connect frequented amenity spots around the county; look into light rail/streetcars as alternative
Update corridor aesthetics, gateway enhancements	Explore alternative financing options for transportation improvement projects, research urban design standards for streetscape improvements
Extend public transit lines, especially to Hephzibah, Fort Gordon, and South Augusta	Increase the level and frequency of public transportation service in the city and research new route lines
Transit-oriented developments to encourage use of public transit	Promote infill development at higher densities to reduce distances between residential development and employment and shopping areas.
More efficient light signaling, less vehicular accidents	Promote the use of access management techniques on major roadways to reduce motor vehicle conflicts and enhance safety.
Better road networks, more bike lanes/bike paths	Collaborate with Recreation and Parks, implement Complete Street concept
Longer bus transit hours, especially on weekends	Evaluate current hours and overall demand for longer runtime hours
More public parking garages downtown and in other commercial nodes	Establish a clear plan for parking in the Central Business District that can be translated to other areas around the county
Relieve vehicular traffic congestion	Decrease the number of vehicle trips by encouraging the use of alternative modes of transportation (bus, walking, biking, light rail), telecommuting, flexible work schedules, and carpooling
Permit parking for side streets in older, residential neighborhoods	More efficient parking management practices should be implemented
Metered parking in downtown, better enforcement of parking, striping of parking spots	Lessen the perceived parking issue by opening up street parking for customers
Better maintenance of Sidewalks, overall need more of them	Repair/Install ADA compliant sidewalks along thoroughfares, especially near schools, commercial areas, and throughout existing/future neighborhoods
Better handle of trains	More vehicular/pedestrian overpasses to better connect neighborhoods

Needs & Opportunities - Transportation

Needs	Opportunities
Improve stormwater drainage to reduce flooding on streets, sidewalks, and private property	To aid in mitigating any damage to personal property because of drainage issues
Provide public water and service to meet projected needs	To better allow for development in demanded growth areas around the city
Provide more park and recreation facilities to meet projected demand	Create a large central park downtown and create a connect network of parks
Better upkeep of existing parks, community facilities, landscape, medians, etc...	To research privatization of services to better upkeep public spaces, hire more staff, potential for neighborhood associations to establish Memorandum of Understanding (MOU) with city to be the responsible party for such upkeep, refocus on maintaining existing facilities first, establish more neighborhood cleanup task forces
Make public facilities, including sidewalks, accessible to the handicapped and disabled	To accommodate all folks and provide for safe spaces for getting around
Overall better sidewalks	Repaving and ADA accessibility needs to be required
Bikesharing service with more bike racks around city	To allow for better access to those who do not have a vehicle to get around
Carsharing service	For those who only need a car for a limited amount of time; similar to a bikeshare that can be rented by the minute and parked in designated lots around town
Grocery stores in food deserts especially in the old south Augusta neighborhoods and downtown	For local grocers and farmers to start a collaborative in the intermediary; opening various Saturday markets around town
Redevelop Lock and Dam Park	More programmatic elements to make the area more desirable for families

Needs & Opportunities - Community Facilities

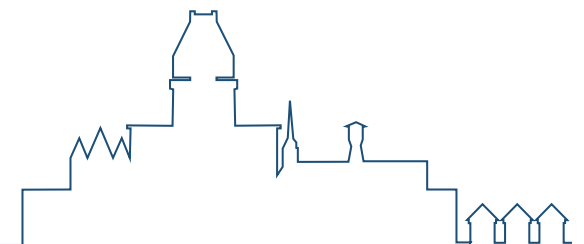


Needs	Opportunities
Update and maintain cultural resource inventories and surveys	Better collaboration between Historic Augusta, Inc, neighborhood associations, and city departments
Create a historic preservation plan	Work with Historic Augusta and other neighborhood associations/organizations to inventory and create a masterplan for protecting Augusta’s most prominent historic resources
Better historic preservation-minded development to facilitate the adaptive reuse of historic structures and sites	To promulgate contemporary developments that complement existing historic character; encourage developers to be more preservation-minded
Better preservation of historic neighborhoods that do not currently have established guidelines	Program to assist residences in upkeep of historic properties; more aggressive acquisition of forgotten properties for the sole purpose of restoration and rehabilitation
Better incorporate the arts masterplan into development around the city	Identify and designate specific art nodes in future masterplans
Play up tourism with trolleys and showcasing the lesser known aspects of the city	Better attract tourism year round; not just for one week out of the year; better advertisement/marketing of events in general
More cultural events year round with better collaboration of organizations	To form a tourism/cultural events coalition of various organizations; look into a separate economic development branch devoted to culture and tourism
More sports teams/recreation	Locally sponsored youth competitions year-round; form more local sports clubs/teams
An identity that emphasizes inclusion and diversity	Create a focus group with organizations and local businesses alike in order to promote public art/cultural events throughout Augusta; expand on Saturday Market idea that could showcase all cultures; allow ideas for “pop-up urbanism”

Needs & Opportunities - Cultural Resources

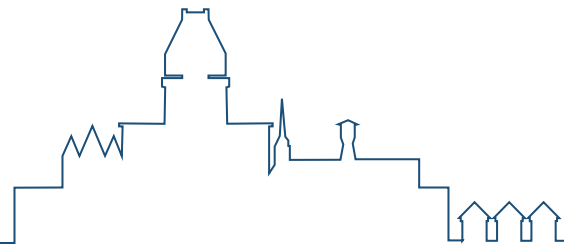
Needs	Opportunities
Clear Park Plan for more community gardens, better efforts to further preserve green space	Masterplanning for individual neighborhoods with an emphasis on green space preservation/creation
New housing infill for Old Augusta	Better efforts to pull developed sprawl away from wetlands and flood plains
Work with EPA brownfield program to develop/assess/acquire property to develop regional greenway trail. Incorporate alternative transportation with natural resources and provide less pollution for daily commutes.	Implement local air quality initiatives under the auspices of the CSRA Air Quality Alliance; emphasize, allow for and implement other modes of transportation; encourage bike lanes
Program to match local artists with cheap barrel donations to create rain barrels	Attempt to retain the present flow regime in the Savannah River; protect natural resources from the effects of soil erosion
Pocket parks - placemaking, community vegetable gardens, places to relax, etc..."hang-out" spots	Vacant land strategies - prototype and processes behind such systems; planning for tactical urbanism
Need walking trails, bike paths, restrooms, one big central park	More programmed open space to better accommodate needs of the community; expansion of the Augusta Commons
More parks downtown	Consider expansion of the Augusta Commons toward the Savannah River
Stronger preservation laws/codes for greenspace; more bike paths/bike lanes, multi-use paths for walking	Update zoning ordinance to better protect existing in-perpetuity green spaces; seek grants for green roofs, green spaces
Neighborhood parks named for relevant historic figures connected to the area assessment of wildlife population, retention of fruit trees in residential	To better incorporate relevant Augusta history, art, and accessible food into neighborhood parks
More benches, trash receptacles, promenades	To keep Augusta clean and more inviting for tourists and citizens alike; to increase local pride in the city
Age friendly parks, better upkeep of existing facilities/spaces	Closer partnerships with local community organizations/neighborhood associations to "adopt a park", encourage citizens to take initiative and make upkeep a grassroots movement
Purchase/demo of repetitively flooded structures and reversion of property to greenspace	More funding opportunities (grants, SPLOST, for example) for Flood Buyout Program, reintroduce business improvement districts (BIDs)

Needs & Opportunities - Environmental Resources



Needs	Opportunities
Grocery store to be located downtown	For better use of vacant land/dilapidated structures; encourage local grocers to invest in downtown
More mixed-use infill development	Encourage thoughtful, well-built development
Mitigate sprawled development	Focus on Smart Growth strategies; implement a smart growth boundary
More parking downtown	Metered parking for customers and metered parking for employees during work hours
Zero setback requirement for buildings downtown	Update setback requirements in zoning ordinance
Focus on commercial/character nodes for development	Inventory vacancies and create masterplan concepts
Denser, more vertical development	To incorporate design overlays and masterplan visioning on a neighborhood scale
Overall better community/gateway aesthetics	Implement past plans to improve streetscapes/public spaces/gateways
Open space preservation	Better collaboration with environmental organizations like the CSRA Land Trust to encourage
Better integration of historic preservation and land use tools	Encourage developers to pursue adaptive reuse of historically significant buildings around the county and implement design overlay to complement historic preservation ordinance
Updated zoning ordinance	Better tailor zoning ordinance to fit certain character areas and incorporate other elements to form a streamlined unified development document
More park space/community gardens in established urban neighborhoods	Collaborate with interested parties and organizations
Decreased number of minimum parking spots required for more downtown/urban residential development	Go vertical with the parking; incorporate public-private investment to strategically consolidate spaces and construct parking garages around downtown
30% lot coverage for all impervious ground related to residential uses	Better encourage run-off and best drainage practices to helpmitigate flooding
Better protect “Old Augusta” neighborhoods that are not local historic district	Work with the community to establish an historic conservation district to protect the historic nature of the neighborhoods

Needs & Opportunities - Land Use





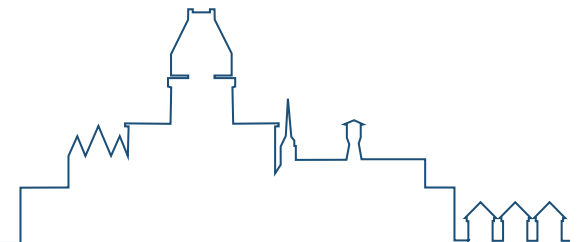
Community Goals

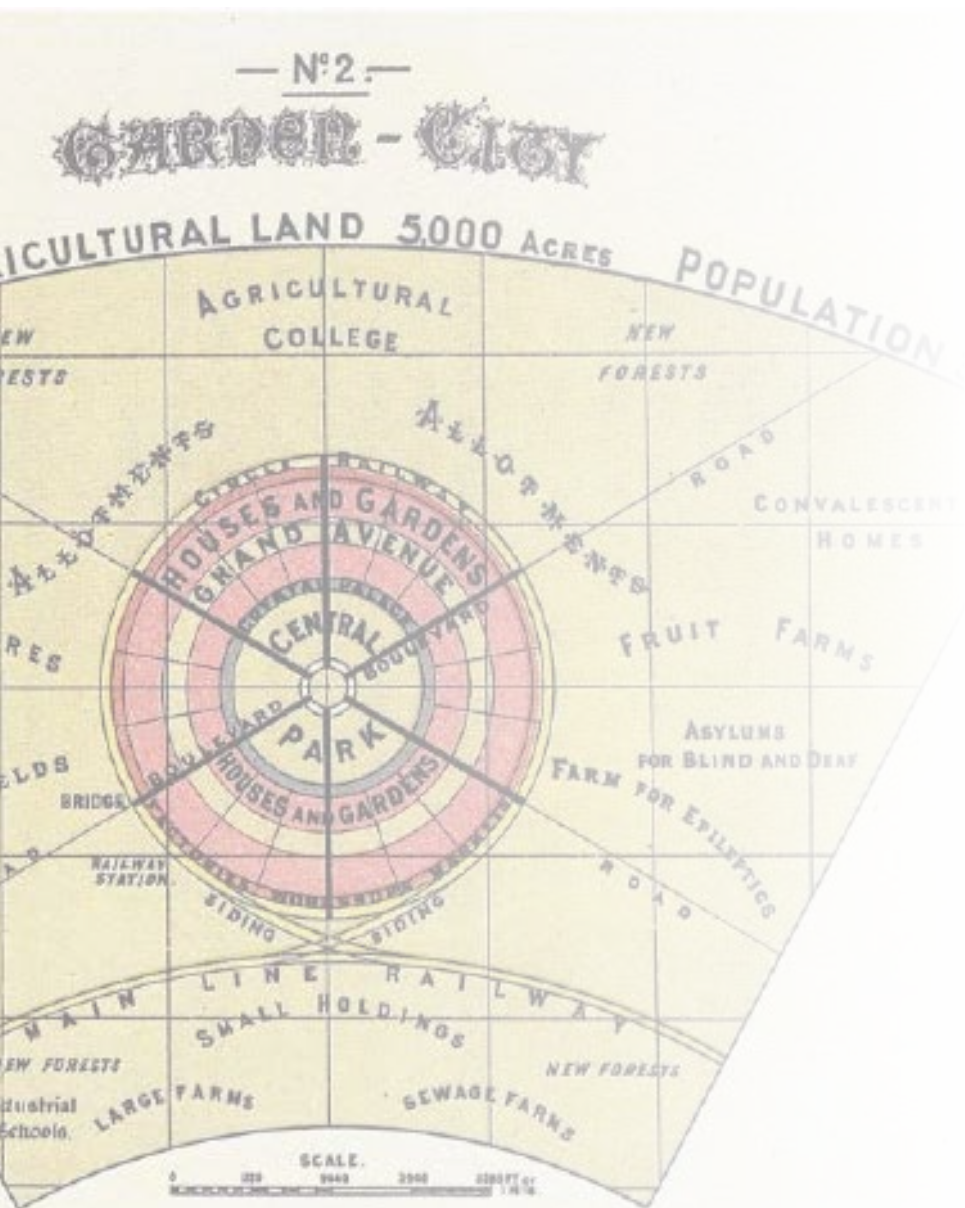
Introduction

Concurrent with, and following, completion of the *Envision Augusta Comprehensive Plan* final list of needs and opportunities, stakeholders and other planning participants have identified the shared planning goals of Augusta. The “Community Goals” component of the Community Agenda document includes the following elements:

- *List of Goals: The goals list consists of broad statements of understanding and intent regarding Augusta’s long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs’ “Quality Community Objectives” were reviewed in order to form these topic specific goals which guide the implementation strategies contained in the Community Work Program (p. III-39 - III-42.)*
- *Policies and Objectives: During the planning process participating stakeholders suggested that there existed multiple potential implementation strategies which could be initiated by participating communities to address future needs and opportunities, but for which immediate commitment in this document (via the Community Work Program) was unfeasible. Such strategies may be contingent on other actions, may not have an identified resource for implementation, may not be anticipated as envisioned in this document, etc. Ultimately, such “potential” work program items were still determined to be worthy enough to be documented as shared policies, or as potential action steps, and are therefore represented herein as policy statements or other miscellaneous objectives.*

When the opportunity presents itself, potential actions derived from the policy and objective statements contained in this section of the *Envision Augusta Comprehensive Plan* may be incorporated as amendments into the Community Work Program at a future date.





- 1** Encourage a variety of infill mixed-use developments downtown
- 2** Encourage a variety of housing options in and around downtown, especially in the historic old city neighborhoods
- 3** Promote commercial nodes where amenities are lacking
- 4** Encourage a balanced mix of local businesses along commercial corridors/nodes
- 5** Initiate land use policies to encourage Smart Growth principles
- 6** Encourage higher density, mixed-use developments along vacant commercial corridors/nodes in/and around South Augusta neighborhoods
- 7** Make existing housing stock more marketable, especially in higher density neighborhoods

Source: Ebenezer Howard - Public Domain

Community Goals

8 Encourage better land use practices for brown field/vacant land redevelopment

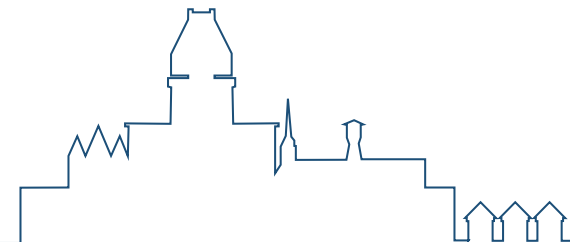
9 Initiate development policies that promote a variety of transportation options

10 Encourage a county-wide network of alternative transportation strategies; implement complete streets

11 Better integrate future development with existing and proposed parks and trail system

12 Refocus efforts on overall maintenance and upkeep of public right-of-ways and spaces

13 Better consider the “Garden City” and its realization by utilizing the implementation tools recommended in past plans



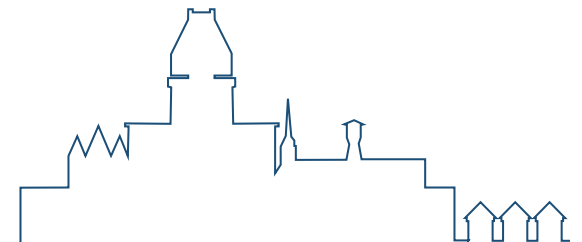


Introduction

This section of the *Envision Augusta Comprehensive Plan* presents the Report of Accomplishments for Augusta. A list of projects from the prior joint comprehensive plan partial update's five year (5) short term work program have been evaluated and assigned the following identifiers to acknowledge the status of each project as:

- Completed: the listed project has been concluded
- Ongoing: the listed project has started and is continuing.
- Postponed: the listed project has not been started or halted for some reason.
- Not Accomplished: the listed project has not moved forward.

The Report of Accomplishments is structured to adhere to the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.



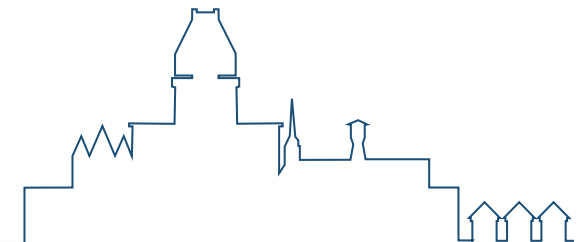
STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Continue to implement modernization projects at Augusta Housing Authority		<input type="radio"/>			
Develop Phases 3 and 4 of the Walton Oaks mixed-income development	<input type="radio"/>				
Develop phase one (1) of the Twiggs Circle housing project		<input type="radio"/>			
Implement the three (3) phases of the Cherry Tree Crossing redevelopment project		<input type="radio"/>			
Rehabilitate 95 housing units for low income homeowners		<input type="radio"/>			
Rehabilitate two housing units for low income renters		<input type="radio"/>			
Complete emergency repairs on 120 housing units occupied by low income households		<input type="radio"/>			
Provide down payment assistance to 305 first-time homebuyers		<input type="radio"/>			
Demolish 120 dilapidated housing units		<input type="radio"/>			
Develop and implement new and renovated housing projects in target areas with a total of 100 units to be assisted		<input type="radio"/>			
Develop and implement economic development projects in inner-city target areas		<input type="radio"/>			
Continue code enforcement program in the inner-city target area		<input type="radio"/>			
Acquire tax delinquent and abandoned properties through the Augusta Land Bank Authority for use in constructing affordable housing		<input type="radio"/>			

Report of Accomplishments - Housing

STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Develop a Master Plan for the Augusta Corporate Park	<input type="radio"/>				
Extend the access road named Valencia Way, located in the Augusta Corporate Park		<input type="radio"/>			
Build a Speculative Building at the Augusta Corporate Park	<input type="radio"/>				
Complete due diligence and complete a master plan for the DARC 57 site				<input type="radio"/>	The DARC site is no longer a priority for economic development in Augusta. The shift in effort has been in attracting industry to Augusta Corporate Park off of Mike Padgett Highway.
Attract industry to the Augusta Corporate Park		<input type="radio"/>			
Implement downtown revitalization projects as outlined in the <i>Joint Master Plan for Augusta, GA and North Augusta, SC Regional Urban Core</i>		<input type="radio"/>			
Provide training to small businesses as part of the LWEC Economic Development Program	<input type="radio"/>				
Implement enhancement projects on gateways into the city		<input type="radio"/>			
Attract new missions/partnerships to Fort Gordon		<input type="radio"/>			
Implement plan for redevelopment of former Regency Mall site		<input type="radio"/>			
Implement Augusta Regional Collaboration Program		<input type="radio"/>			



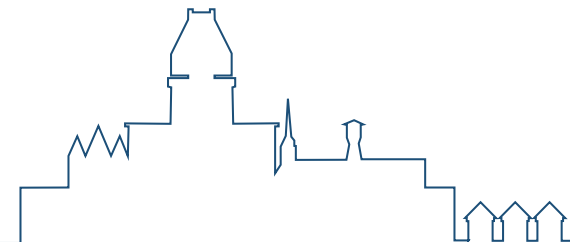
STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Augusta Public Transit - design and construct a new maintenance garage and administrative offices		○			
Wrightsboro Road widening from Jimmie Dyess Pkwy to I-520 ramps		○			
I-520/Bobby Jones Expy widening from Gordon Hwy to Deans Bridge Rd and reconstruct interchanges		○			
Windsor Spring Rd Phase IV - Complete ROW acquisition and widening from Willis Foreman Rd to Tobacco Rd		○			
Windsor Spring Rd Phase V - Complete ROW acquisition and widening from W.F. Rd to SR 88 in Hephzibah		○			
Highland Ave resurfacing from Wrightsboro Rd to Wheeler Rd	○				
Walton Way Ext resurfacing from Robert C. Daniel to Walton Way	○				
Jackson Rd resurfacing from Walton Way to Wrightsboro Rd	○				
Marks Church Rd widening from Wrightsboro to Wheeler Rd		○			
Druid Park Improvements - Walton Way to Wrightsboro Rd	○				
Broad St over Hawks Gully - Bridge repair and restoration	○				
15th St over Augusta Canal - Bridge repair and restoration	○				
Gordon Hwy at Deans Bridge Rd intersection improvements	○				

Report of Accomplishments - Transportation

STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Milledgeville Rd bridge maintenance at Rocky Creek	○				
7th St bridge over Augusta Canal - Bridge replacement	○				
Riverwatch Pkwy corridor improvements from I-20 to River Shoals	○				
11th St over the Augusta Canal - Bridge repair and restoration	○				
Calhoun Expy repair and reconstruction	○				
Riverwatch Pkwy resurfacing - 15th St to county line	○				
Riverwatch Pkwy and Fury's Ferry Rd intersection improvements	○				
Riverwatch Pkwy and Stevens Creek Rd intersection improvements	○				
Signal modification, Phase III - Bransford to Milledge Rd	○				
Signal modification, Phase III - Druid Park to Heard Ave	○				
Bath Edie Rd and Hwy 88 intersection improvements	○				
Old Waynesboro Rd over Spirit Creek - bridge replacement	○				
Brothersville Rd and Highway 88 intersection improvements	○				



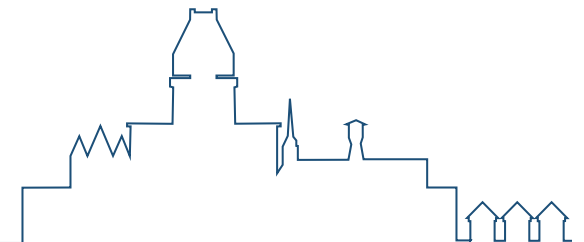
STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Augusta Public Transit Operations and Maintenance		<input type="radio"/>			
Daniel Field Airport - Install new hangar doors for both the bulk and maintenance hangars	<input type="radio"/>				
Augusta Regional Airport - rehabilitate air carrier and general aviation aprons	<input type="radio"/>				
Implementation of Intelligent Transportation System		<input type="radio"/>			
Pleasant Home Rd improvements from Riverwatch Pkwy to Walton Way Ext	<input type="radio"/>				
Berckmans Rd over Rae's Creek - bridge replacement	<input type="radio"/>				
Berckmans Rd realignment and widening from Wheeler to Washington Rd		<input type="radio"/>			
5th St bridge - Bridge repair and restoration		<input type="radio"/>			
SR 4/15th St pedestrian improvements - Calhoun Expy to Central Ave		<input type="radio"/>			
SR 4/15th St widening from Government St to Milledgeville Rd		<input type="radio"/>			
James Brown Blvd reconstruction - Reynolds to Wrightsboro Rd		<input type="radio"/>			
James Brown Blvd streetscape enhancement project - Reynolds to Adams St		<input type="radio"/>			
Marvin Griffin Rd widening from Mike Padgett Hwy to Doug Bernard Pkwy		<input type="radio"/>			
Improvements to SR 104/Riverwatch Pkwy median barrier - Jones St to I-20	<input type="radio"/>				
Riverwatch Pkwy adaptive signal project	<input type="radio"/>				

Report of Accomplishments - Transportation

STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Complete water and sewer projects funded by bonds		○			
Complete renovations to Augusta Municipal Building	○				
Upgrade existing parks included on SPLOST Phase V project list		○			
Center of Hope Revitalization Project	○				
Renovation of Respite Care Center for the Homeless	○				
Construct splash pad at May Park			○		Lack of funding at the moment
Continue to implement the Augusta Wayfinding Signage program	○				
Complete public school construction, renovation and expansion projects as listed in the RCBOE Phase IV Master Plan		○			



STATUS

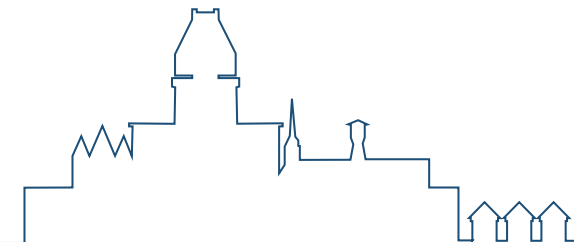
Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Design and construct a performing arts center		○			
Augusta Canal - implement projects funded in part with SPLOST VI		○			
Create Public Art Master Plan	○				
Inventory public art in the city and create a brochure of the same	○				
Evaluate the condition of existing public art	○				
Create a computer app mapping the location of public art	○				
Install works of art at gateways designated by the Augusta Convention and Visitors Bureau		○			
Evaluate the feasibility of using conservation districts as an alternative to historic district designation in some neighborhoods	○				
Complete web-based walking tour brochures for Broad/Reynolds St	○				
Update the National Register nomination for Summerville and nominate other neighborhoods to the National Register		○			
Rehabilitate historic structures and landmark buildings in the Laney-Walker and Bethlehem neighborhoods		○			

Report of Accomplishments - Cultural Resources

STATUS

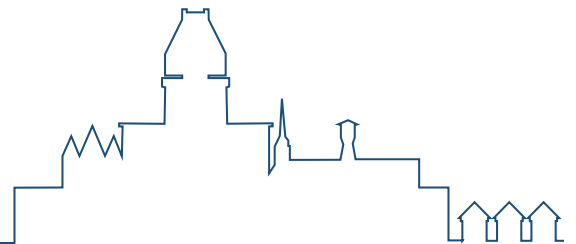
Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Develop 1-3 Compressed Natural Gas (CNG) fueling stations throughout the city		○			
Convert or replace the city's gas-powered vehicle fleet with alternative fuel vehicles		○			
Provide economic incentives to increase household waste recycling		○			
Participate in the Georgia Greenspace Program		○			
Butler Creek Privet Removal Program		○			\$15,000 needed annually (CSRA Land Trust)
Continue to enforce the applicable requirements of the Part V Environmental Ordinances		○			
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance		○			
Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance		○			
Continue community outreach related to water quality and quantity		○			
Implement emission reduction strategies to demonstrate compliance with federal air quality standards		○			
Support implementation of the Phinizy Swamp Park Master Plan (buildings, education, research, land management)		○			
Rehabilitate infrastructure at Phinizy Swamp Nature Park		○			
Augusta-Richmond County Flood Reduction Program (Flood Buyout Program)		○			Continue to address flooding, stormwater management (water quantity/quality), drainage and infrastructure

Report of Accomplishments - Environmental Resources



STATUS

Project	STATUS				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct more detailed studies of character areas, neighborhoods, activity centers or other areas as necessary		○			
Evaluate the feasibility and merits of establishing mixed-use districts, conservation districts or other types of overlay zones in various parts of the city		○			
Update zoning map to reflect Community Agenda, existing land use and other relevant considerations		○			
Update local zoning and development ordinances as necessary to achieve quality growth		○			
Address growth management issues through use of the Georgia Quality Growth Partnership's <i>Smart Growth Toolkit</i>		○			
Continue cooperation with adjacent communities and Fort Gordon regarding land use and re-zoning action and other initiatives		○			





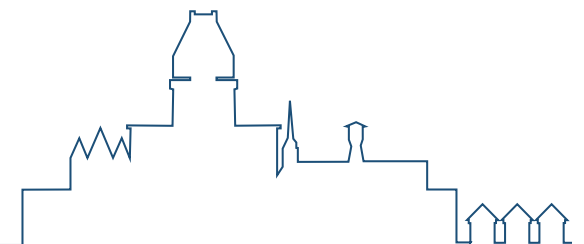
Community Work Program

Introduction

The Envision Augusta Comprehensive Plan Community Work Program component establishes priority activities which Augusta and/or other vested or partnering agencies will undertake over the next five (5) years. The Community Work Program is the principal implementation tool for addressing the needs and opportunities identified during this planning process and listed elsewhere within this document. Although designed by local planning participants to guide community building activities prioritized from the “bottom-up,” the Community Work Program is structured to adhere to minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs. Consistent with state rules the *Envision Augusta Comprehensive Plan’s* Community Work Program includes the following information:

- Brief Description of Activity
- Time-frame for undertaking Activity
- Responsible Party for Implementing Activity
- Estimated Cost (if any) of implementing the activity
- Funding Sources where applicable

The following work program lists are just snapshots of current projects and do not necessarily reflect the full scope or breadth of projects going on at present.

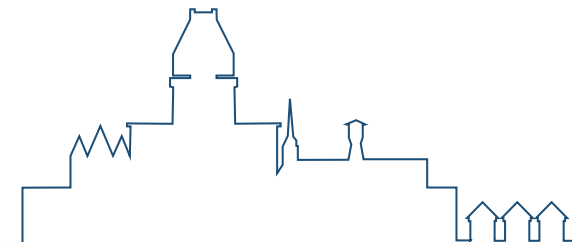


Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Foundry Place - mixed use development to include affordable housing		○				Housing and Community Development	\$26M	Public/Private
Legacy at Walton Green - 15th Street Redevelopment		○				Housing and Community Development	Unknown at this time	Public/Private
Market Creation Project - Dyess Park					○	Housing and Community Development	\$50,000,000	Public/Private
Continue to implement modernization projects at Augusta Housing Authority					○	Augusta Housing Authority (AHA)	\$3,758,808	HUD
Develop phase one (1) of the Twiggs Circle housing project		○				Augusta Housing Authority (AHA)	\$4.5M	Tax Credits, Private Sector
Implement the three (3) phases of the Cherry Tree Crossing redevelopment project					○	Housing and Community Development	\$27.0-\$30.0M	Tax Credits, Private Sector
Rehabilitate 95 housing units for low income homeowners					○	Housing and Community Development	\$2.7M	HUD, Program Income
Rehabilitate two housing units for low income renters		○				Housing and Community Development	\$30,000	HUD, Program Income
Complete emergency repairs on 120 housing units occupied by low income households					○	Housing and Community Development	\$600,000	HUD, Program Income
Provide down payment assistance to 305 first-time homebuyers					○	Housing and Community Development	\$1.8M	HUD
Demolish 120 dilapidated housing units					○	Planning and Development	\$600,000	City General Fund
Develop and implement new and renovated housing projects in target areas with a total of 100 units to be assisted					○	City, CHDOs, Other Non-profits, Private Developers	\$1.8M	HUD
Develop and implement economic development projects in inner-city target areas					○	City, Non-Profits, Private Developers	\$500,000	Bonds, Tax Credits, Private, City
Continue code enforcement program in the inner-city target area					○	Planning and Development	Staff Time	City
Acquire tax delinquent and abandoned properties through the Augusta Land Bank Authority for use in constructing affordable housing					○	Land Bank Authority	\$150,000	CDBG, City

Community Work Program - Housing

Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Augusta University Cyber Institute	○					State of Georgia City of Augusta	\$100,000,000	State Funds General Funds
Research & Consider an Entertainment District in Downtown Augusta			○			City of Augusta	Staff Time	General Funds
Research & Consider the creation of an Innovation District and Civic District		○				City of Augusta	Staff Time	General Funds
Extend the access road named Valencia Way, located in the Augusta Corporate Park					○	County Development Authority	\$3.3M	Sales Tax Funds
Attract industry to the Augusta Corporate Park					○	County Development Authority, City	Staff Time	County Development Auth., Chamber, City
Implement downtown revitalization projects as outlined in the <i>Joint Master Plan for Augusta, GA and North Augusta, SC Regional Urban Core</i>					○	City, DDA, AT, Private	Staff Time	City, DDA, AT, Private
Implement enhancement projects on gateways into the city					○	Augusta Conventions and Visitors Bureau	\$1.1M	Private Sector, SPLOST Transportation Enhancement Grant, City Funds
Attract new missions/partnerships to Fort Gordon					○	Fort Gordon, Chamber, City, CSRA Alliance for Fort Gordon	Staff Time	City, CSRA Alliance for Fort Gordon, Private Sector, Others
Implement plan for redevelopment of former Regency Mall site					○	City, Non-profit, Private Developers	N/A	City, Non-Profit
Implement Augusta Regional Collaboration Program					○	City, Consultant, GRU	Unknown	City, Private Sector Grants

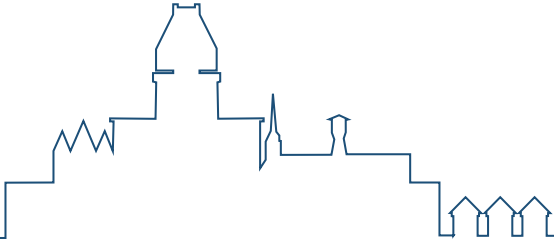
Community Work Program - Economic Development



Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Transit Bus Purchase		○				Transit	\$420,000	SPLOST 7
New Transit Bus Shelters		○				Transit	\$650,000	SPLOST 7
Augusta Public Transit - design and construct a new maintenance garage and administrative offices		○				Transit	\$18,000,000	SPLOST 7/Grants
Broad Street Improvements (Washington Road to Sand Bar Ferry Road)					○	Engineering	\$25,000,000	TIA
James Brown Reconstruction					○	Engineering	\$6,100,000	TIA
Highland Avenue Bridge repair and restoration over CSX RR					○	Engineering	\$1,500,000	TIA
SR 4/15th Street Widening - Milledgeville Rd to Government Rd					○	GDOT	\$21,400,000	TIA
Greene Street Improvements from 13th St to E. Boundary Rd					○	Engineering	\$9,800,000	TIA
Augusta Public Transit Operations and Maintenance					○	City, APT	\$750,000 annually	TSPLOST
Implementation of Intelligent Transportation System					○	Engineering	\$5,546,425	TSPLOST B1
Berckmans Rd realignment and widening from Wheeler to Washington Rd					○	Engineering	\$20,357,207	TSPLOST B2
5th St bridge - Bridge repair and restoration					○	Engineering	\$11,153,017	TSPLOST B2
SR 4/15th St pedestrian improvements - Calhoun Expy to Central Ave					○	Engineering	\$6,147,017	TSPLOST Band 2
SR 4/15th St widening from Government St to Milledgeville Rd					○	GDOT	ROW(\$16M) Road CST (\$8M)	FHWA, GDOT, TSPLOST
James Brown Blvd reconstruction - Reynolds to Wrightsboro Rd					○	Engineering	\$6.9M	TSPLOST Band 2
James Brown Blvd streetscape enhancement project - Reynolds to Adams St					○	GDOT, City, DDA	\$812,500	FHWA, City
Marvin Griffin Rd widening from Mike Padgett Hwy to Doug Bernard Pkwy					○	Engineering	\$6.0M	SPLOST, Phases II/III
Wrightsboro Road widening from Jimmie Dyess Pkwy to I-520 ramps		○				GDOT, Augusta Engineering	\$18.6M	FHWA, GDOT, TSPLOST, Band 1

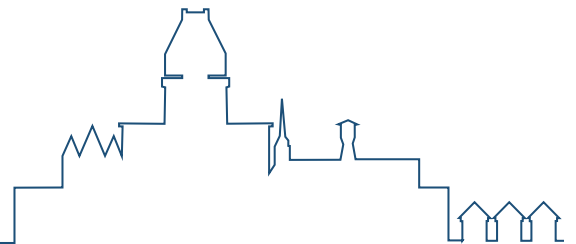
Community Work Program - Transportation

Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Transit Bus Purchase		○				Transit	\$420,000	SPLOST 7
New Transit Bus Shelters		○				Transit	\$650,000	SPLOST 7
I-520/Bobby Jones Expy widening from Gordon Hwy to Deans Bridge Rd and reconstruct interchanges		○				FHWA, GDOT	\$29.8M	FHWA, GDOT
Windsor Spring Rd Phase IV - Complete ROW acquisition and widening from Willis Foreman Rd to Tobacco Rd					○	GDOT, Augusta Engineering	ROW: \$9,970,630; Road CST: \$22,954,457	FHWA, GDOT, SPLOST, Phases III/IV, TSPLOST Band 1
Windsor Spring Rd Phase V - Complete ROW acquisition and widening from W.F. Rd to SR 88 in Hephzibah					○	GDOT, Augusta Engineering	Road ROW: \$6,990,000; Road CST: \$12,827,273	RHWA, GDOT, SPLOST Phases III/IV
Marks Church Rd widening from Wrightsboro to Wheeler Rd					○	Augusta Engineering	\$8,329,835	TSPLOST Band 1



Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Hiking/Biking Trails & Riverwalk Enhancements/Expansion				○		Recreation and Parks	\$4,000,000	SPLOST 7
Neighborhood Parks/Urban parks/Open Space and Playgrounds			○			Recreation and Parks	\$4,000,000	SPLOST 7
Community Center Improvements/Equipment				○		Recreation and Parks	\$4,000,000	SPLOST 7
Sports Facility Field and Court Improvements					○	Recreation and Parks	\$1,750,000	SPLOST 7
Swimming Pools and Splash Pads				○		Recreation and Parks	\$2,000,000	SPLOST 7
ADA Audit and Improvements, Reforestation, and Cemetery Improvements				○		Recreation and Parks	\$1,000,000	SPLOST 7
Augusta Public Art Infusion Gateway Beautification			○			Administrator	\$1,000,000	SPLOST 7
Augusta Canal Improvements					○	Canal Authority	\$1,500,000	SPLOST 7
Modernized James Brown Arena					○	Coliseum Authority	\$6,000,000	SPLOST 7 SPLOST 7
Existing Facilities Upgrade					○	Public Facilities	\$5,000,000	SPLOST 7
Animal Control Upgrades					○	Public Facilities	\$500,000	SPLOST 7
New Records Retention Center					○	Public Facilities	\$2,500,000	SPLOST 7
Demolish LEC at 401 Walton Way					○	Public Facilities	\$1,500,000	SPLOST 7
Complete water and sewer projects funded by bonds					○	AUD	\$40.0M	City, Bondholders
Upgrade existing parks included on SPLOST Phase V project list					○	Parks and Rec Department	\$5.0M	SPLOST Phase V
Complete public school construction, renovation and expansion projects as listed in the RCBOE Phase IV Master Plan					○	RCBOE	\$146.2M	E-SPLOST, Phase IV

Community Work Program - Community Facilities

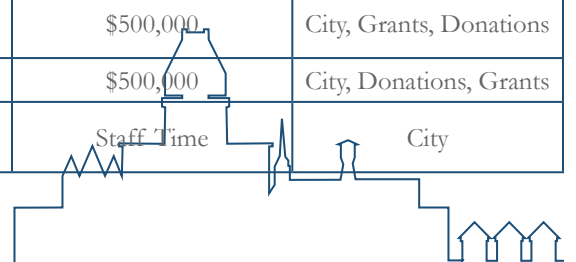


Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Creation of a Conservation District for Old Augusta Character Area		○				Planning and Development	Staff Time	General Funds
Resurvey historic properties in conjunction with researching and implementing compatible zoning and overlay guidelines		○				Planning and Development	Staff Time	General Funds
Implement Historic Conservation Overlay		○				Planning and Development	Planning and Development	Planning and Development
Design and construct a performing arts center					○	City, Private Sector, Others	\$30.7M + land cost	Public/Private
Augusta Canal - implement projects funded in part with SPLOST VI					○	Augusta Canal Authority	\$4.3M	Canal Authority, SPLOST VI, grants
Install works of art at gateways designated by the Augusta Convention and Visitors Bureau					○	Greater Augusta Arts Council, ACVB	\$3,000 - \$20,000 per work of art	Private Sector, SPLOST, City Funds, Grants
Update the National Register nomination for Summerville and nominate other neighborhoods to the National Register		○				Historic Augusta, Inc	Staff Time	Historic Augusta, Inc. Funds
Rehabilitate historic structures and landmark buildings in the Laney-Walker and Bethlehem neighborhoods					○	Historic Augusta, Inc., Private Developers	\$2.0M	Private Funds, Historic Preservation Tax Credits

Community Work Program - Cultural Resources

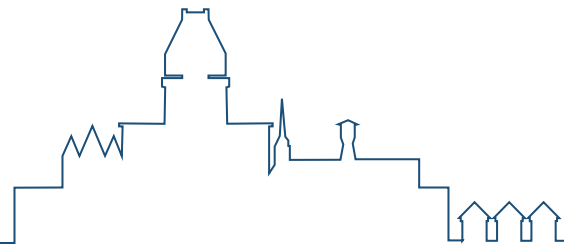
Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Rocky Creek Flood Hazard Mitigation					○	Engineering	\$14,000,000	SPLOST 7
Grading and Drainage (Stormwater)					○	Engineering	\$25,000,000	SPLOST 7
Forest Hills Drainage Improvements and Flood Reduction (Concept and Design)					○	Engineering	\$400,000	SPLOST 7
Hyde Park Street and Drainage Improvements and Wilkerson Gardens					○	Engineering	\$6,000,000	SPLOST 7
Augusta Canal Improvements					○	Engineering	\$1,500,000	SPLOST 7
Develop 1-3 Compressed Natural Gas (CNG) fueling stations throughout the city					○	Augusta Environmental Services Department	\$6.0-8.0M	Enterprise Fund
Convert or replace the city's gas-powered vehicle fleet with alternative fuel vehicles					○	Augusta Environmental Services Department	Unknown	Revenue from sale of CNG fuel to waste haulers
Provide economic incentives to increase household waste recycling					○	Augusta Environmental Services Department	\$1.8M	Department budget
Participate in the Georgia Greenspace Program					○	Central Savannah River Land Truct, City, APDD	Yearly Contract with CSRLT	State, City, Private Sector
Butler Creek Privet Removal Program					○	CSRLT, City	\$150,000	US Fish and Wildlife
Continue to enforce the applicable requirements of the Part V Environmental Ordinances					○	City, APDD	Staff Time	City
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance					○	City	Staff Time	City
Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance					○	Engineering, Planning	Staff Time	City
Continue community outreach related to water quality and quantity					○	AUD, Augusta WR	Staff Time	State, City, Private, NP
Implement emission reduction strategies to demonstrate compliance with federal air quality standards					○	City	Staff Time	City
Support implementation of the Phinizy Swamp Park Master Plan (buildings, education, research, land management)					○	SNSA, City, School System	\$500,000	City, Grants, Donations
Rehabilitate infrastructure at Phinizy Swamp Nature Park					○	SNSA, City	\$500,000	City, Donations, Grants
Augusta-Richmond County Flood Reduction Program (Flood Buyout Program)					○	City	Staff Time	City

Community Work Program - Environmental Resources



Work Program Projects	Time Frame					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Unified Development Ordinance		○				Planning and Development	Staff Time	General Funds
Creation of Augusta Recreational Trail Loop			○			Recreation and Parks	Staff Time	General Funds
Creation of Future Land Use Map	○					Planning and Development	Staff Time	General Funds
Conduct more detailed studies of character areas, neighborhoods, activity centers or other areas as necessary					○	Neighborhood Associations, Planing Commission, APDD, Other Stakeholders	Staff Time	City
Evaluate the feasibility and merits of establishing mixed-use districts, conservation districts or other types of overlay zones in various parts of the city					○	Neighborhood Associations, Planing Commission, APDD, Other Stakeholders	Staff Time	City
Update zoning map to reflect Community Agenda, existing land use and other relevant considerations					○	City Commission, Planning Commission, APDD	Staff Time	City
Update local zoning and development ordinances as necessary to achieve quality growth					○	City Commission, Planning Commission, APDD	Staff Time	City
Address growth management issues through use of the Georgia Quality Growth Partnership's <i>Smart Growth Toolkit</i>					○	City Commission, Planning Commission, APDD	Staff Time	City
Continue cooperation with adjacent communities and Fort Gordon regarding land use and re-zoning action and other initiatives					○	City, Fort Gordon, adjacent communities	Staff Time	City, Fort Gordon

Community Work Program - Land Use





Appendix



Participation Timeline

Planning Commission

4.09.2018 Scheduled to Present (Unable to Present due to Time Restraints)

4.26.2018 Lunch Presentation

Community Assessment Public Meetings:

5.17.2018 Lucy Craft Laney Museum

5.20.2018 Municipal Building (Linda Beazley Room)

5.26.2018 Augusta Canal Authority

5.30.2018 Diamond Lakes Library

6.07.2018 Lucy Craft Laney Museum

Augusta Commission

8.07.2018 Presentation to Augusta Commission

Community Agenda Public Meetings:

8.20.2018 Diamond Lakes Library

8.21.2018 Municipal Building (Linda Beazley Room)

8.22.2018 Lucy Craft Laney Museum

8.29.2018 Lucy Craft Laney Museum

Public Participation

Community Assessment Public Meetings - Once the planning staff completed their overall community assessment research using a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis approach, a first round of public meetings took place. Staff briefly discussed the key findings for existing conditions. To keep the public engaged during the public meetings, the planning staff came up with a 'Planners of the Day' Gallery Hop where citizens shifted around to discuss the needs and opportunities of the related planning elements at different tables.

Community Agenda Public Meetings - A second round of public meetings was conducted to present the compiled needs and opportunities and receive any final comments related to the work program.

Continued Efforts

The biggest critique the community had for staff is the lack of outreach on social media regarding initial outreach efforts and continuous feedback. It is a department goal to establish an online public forum for continued thoughts and ideas to be exchanged any time and place. This can be in the form of a simple blog/website to house all documents related to the *Envision Augusta Comprehensive Plan*. Since the document is so dynamic in nature, having an online platform to easily communicate and update the masses would be a really great tool to further enhance the planning department's outreach efforts for future plan updates and any future spin-off planning projects.

It is also a goal of the planning and development department to continue forming relationships with community organizations and strengthening existing relationships to get the most out of future public outreach and participation programs.



Augusta Planning and Development Department
 AUGUSTA RICHMOND COUNTY 2035 COMPREHENSIVE PLAN UPDATE
 COMMENT CARD

Public Meeting | 05.23.18

Date _____

Name _____
 Address _____

Comments: _____

Would you like to be ad
 If yes, please provide an

Augusta COMMUNITY MEETINGS!

2035 COMPREHENSIVE PLAN UPDATE
 LET'S PLAN FOR OUR FUTURE IN AUGUSTA RICHMOND COUNTY

Augusta • Richmond County residents are invited to attend community meetings to **PLAN OUR FUTURE FOR HOW WE LIVE, WORK, SHOP AND PLAY**. These community meetings will guide the Augusta Planning and Development Department to update the Comprehensive Plan to 2035. The current Comprehensive Plan was last updated in 2008 and focused on growth and land development through 2030. This 2035 Comprehensive Plan Update will set a unified vision and goals for growth and land development that will serve as a holistic blueprint to guide how and where growth will occur through 2035.

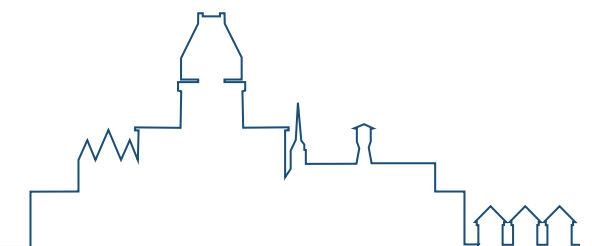
The Augusta Planning and Development Department, on behalf of the Augusta Planning Commission will host four (4) community meetings during May 2018. These meetings are designed to encourage county residents, property owners, business owners and others to give input into future plans that will focus on:

- Augusta's vision for quality of life and economic development
- How we improve your neighborhoods
- Where will growth and development occur
- How we plan for community facilities, public services, utilities, streets, parks and recreation
- How we make land use and zoning decisions

Residents will have two options to participate: attend a meeting at a location nearest you or participate in our online public forum. The public online forum will be available during each community meeting via the internet with Go To Meeting and dialing a teleconference line. The link and teleconference number are listed on the community meeting invite below:

MEETING DATE	TIME	ATTEND IN PERSON	ATTEND VIA GO-TO-MEETING OR CONFERENCE CALL
5/17/18	5:30 - 7PM	Luce Craft Lacey Museum 1116 Philips Street Augusta, GA 30901	https://www.gotomeet.me/augustainletch/comprehensive-plan-public-meeting-1 You can also dial in using your phone, United States: (866) 224-3412 Access Code: 330-535-629 OR Conference Call dial-in number: (712) 775-6120 Access Code: 413781
5/22/18	5:30 - 7PM	Municipal Building Linda Beasley Room • 1st Floor 535 Telfer Street Augusta, GA 30901	https://www.gotomeet.me/augustainletch/comprehensive-plan-public-meeting-2 You can also dial in using your phone, United States: (866) 749-3122 Access Code: 951-501-029 OR Conference Call dial-in number: (712) 775-6120 Access Code: 413781
5/23/18	5:30 - 7PM	Augusta Canal Authority 1450 Greene St, Suite 600 Augusta, GA	https://www.gotomeet.me/augustainletch/comprehensive-plan-public-meeting-1 You can also dial in using your phone, United States: (872) 249-0212 Access Code: 901-869-649 OR Conference Call dial-in number: (712) 775-6120 Access Code: 413781
5/24/18	5:30 - 7PM	Diamond Lakes Library 101 Diamond Lakes Way Nephtchikah, GA 30815	https://www.gotomeet.me/augustainletch/comprehensive-plan-public-meeting You can also dial in using your phone, United States: (224) 501-3412 Access Code: 507-478-429 OR Conference Call dial-in number: (712) 775-6120 Access Code: 413781

If you have questions, please call the Augusta Planning and Development Department at 706.421.1795 or Email: Planning_Commission@augustagov



Stakeholder Involvement

As a part of the comprehensive planning process, the Augusta Planning Commission acted as the stakeholder steering committee for overseeing the plans production. A work session was held on 4.26.18 to give feedback on the process and overall inclusion of materials presented at the meeting.

Seeking further input from the economic development realm, a list of stakeholders was garnered. The representatives from each organization listed on the next page were contacted and met with on an individual basis. They were interviewed using a loose list of topic questions regarding the existing state of Augusta from a development perspective.

Stakeholder Steering Committee – Augusta Planning Commission

Stakeholders	Organization	Date	Occupation
James O’Neil	Augusta Planning Commission – District 1	Work Session: 4/26/2018	Small business owner (Insurance office)
Patricia Jefferson	Augusta Planning Commission – District 2	Work Session: 4/26/2018	Small business owner (real estate office)
Gary Trammel	Augusta Planning Commission – District 3	Work Session: 4/26/2018	Retired businessman
Moses McCauley	Augusta Planning Commission – District 4	Work Session: 4/26/2018	Retired city employee
William Wright	Augusta Planning Commission – District 5	Work Session: 4/26/2018	Retired career military
Michael Owens	Augusta Planning Commission – District 6	Work Session: 4/26/2018	Local retail industry
Sonny Pittman	Augusta Planning Commission – District 7	Work Session: 4/26/2018	Community activist/retired career military
Brandon Garrett	Augusta Planning Commission – District 8	Work Session: 4/26/2018	Newly elected Augusta Commissioner
Melvin Ivey	Augusta Planning Commission – District 9	Work Session: 4/26/2018	Church pastor/retired federal employee
David Hogg – Vice Chairman	Augusta Planning Commission – District 10	Work Session: 4/26/2018	Banker
Debra Spencer	Augusta Planning Commission – Legislative 2015	Work Session: 4/26/2018	Real estate salesperson

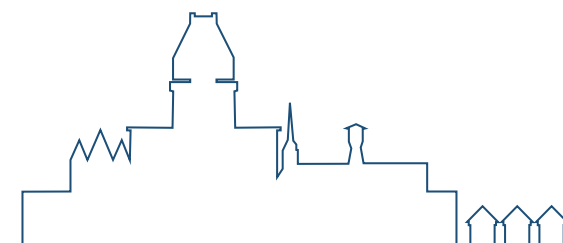
Comprehensive Plan Stakeholder Interviews and Questions

Stakeholders	Organization	Date
<i>Cal Wray, President & Michael Norris, Project Manager</i>	Augusta Economic Development Authority	5/15/2018
<i>Carla Delaney, Manager & David Maher, Economic Development Specialist</i>	Augusta Housing and Community Development Department	5/15/2018
<i>Jonathan Davis, Director of Workforce Initiatives</i>	Augusta Metro Chamber of Commerce	5/17/2018
Margaret Woodard	Downtown Development Authority	
<i>Dr. Lisa Palmer, Vice President, Economic Development</i>	Augusta Technical College	5/14/2018
<i>Dr. Richard Franza, Dean</i>	Augusta University's James M. Hull College of Business	5/15/2018
James Trotter (mid-size commercial developer)	Trotter Jones LLP	
Shell Berry, President/CEO	Community Foundation	
Bob Young, Chairman	Urban Redevelopment Agency	
Norman Michael	Land Bank Authority	
Camille Price, Executive Director and/or referral to Board Member	Augusta Tomorrow	
Tom Clark, Executive Director	Alliance for Fort Gordon	
Contact: Cedric Johnson to get a referral there	Augusta University Foundation	

Economic Development (Existing Conditions) Questions:

1. How would you categorize the county's strengths?
2. In your opinion, what should the priorities be for:
 - Redevelopment
 - Recruiting new businesses
 - Retaining existing businesses
3. What are our weaknesses?
4. What are the county's opportunities for growth and development?
5. What are the threats to growth?

Note--Bold Italic names are individuals that either met with me or responded to questions over the phone or emailed their responses. The dates listed reflect meeting outside of public hearings.





Office of the Mayor

Hardie Davis, Jr.
Mayor

August 22, 2018

Central Savannah River Area Regional Commission
Attn: Planning Department
3626 Walton Way Extension, Suite 33
Augusta, Georgia, 30909

RE: City of Augusta Comprehensive Plan

The City of Augusta, Georgia has completed an update of their comprehensive plan. The City of Augusta is submitting the *Envision Augusta: A Plan for 2035 - The City of Augusta Comprehensive Plan* with this letter for review by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs (DCA). The Plan is consistent with Georgia's Minimum Standards and Procedures for Local Comprehensive Planning (Chap. 110-12-1).

I certify that the City of Augusta, Georgia has held those public hearings required by Georgia DCA and has involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Martin Laws at (706) 821-1801.

Sincerely,

Hardie Davis, Jr.,
Mayor of Augusta

Enclosures

535 Telfair Street • Suite 200 • Augusta, GA 30901
706.821.1831 • Fax: 706.821.1835
www.augustaga.gov

A Resolution of The City of Augusta, Georgia
for the Transmittal of the
ENVISION AUGUSTA A PLAN FOR 2035
CITY OF AUGUSTA Comprehensive Plan

WHEREAS, the Augusta City Commission, the governing authority of Augusta, has prepared the *Envision Augusta: A Plan for 2035 - The City of Augusta Comprehensive Plan* to replace their prior comprehensive plan and;

WHEREAS, *Envision Augusta: A Plan for 2035 - The City of Augusta Comprehensive Plan* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs;

WHEREAS, The City of Augusta, Georgia certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

NOW, THEREFORE, BE IT RESOLVED by the Augusta Commission that *Envision Augusta: A Plan for 2035 - The City of Augusta Comprehensive Plan* is hereby allowed to be transmitted to the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs for review.

Adopted this 21st day of August, 2018

Hardie Davis Jr., Mayor
City of Augusta, Georgia

ACA
2/11/18



Lenae Young, Clerk of Commission
City of Augusta

A Resolution of the City of Augusta, Georgia
For adoption of
Envision Augusta: A Plan for 2035
The Augusta-Richmond County Comprehensive Plan

WHEREAS, the Augusta Commission, the governing authority of Augusta, has prepared the Envision Augusta: A Plan for 2035 – The Augusta-Richmond County Comprehensive Plan to adopt as the current version of the plan and;

WHEREAS, Envision Augusta: A Plan for 2035 – The Augusta-Richmond County Comprehensive Plan was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs and;

WHEREAS, The City of Augusta, Georgia certifies that at the minimum public hearing requirements as required by the Georgia department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

NOW, THEREFORE, BE IT RESOLVED by the Augusta Commission that Envision Augusta: A Plan for 2035 – The Augusta-Richmond County Comprehensive Plan, after receiving approval from the Department of Community Affairs, is hereby adopted as the current version of the City of Augusta's Comprehensive Plan.

Adopt this 16 day of October, 2018

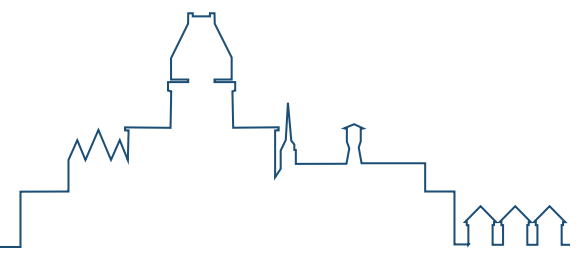


AGM
10/20/18
Hardie Davis Jr., Mayor
City of Augusta, Georgia

ATTEST:



Lena J. Bonner, Clerk of Commission
City of Augusta, Georgia



Source List

All Data (unless indicated otherwise): *2012-2016 American Community Survey (ACS) 5-Year Estimates; United States Census Bureau*

American Factfinder; United States Census Bureau

https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Writings: *Augusta Planning and Development Staff - Martin Laws, Erik Engle, Edward Morrow, Udomekong Udoko, Warren Richard, Terri Turner, Dhruvi Panchal, Bill Spivey*

Images (unless indicated otherwise): *Staff; Google Maps*

GIS Maps: *Marcus Holland*

Graphics/Diagrams: *Erik Engle*



