

Comprehensive Plan Update

2019

The City of Shiloh



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The River Valley Regional Commission

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Shiloh Vision Statement and Goals

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

Attainment of this vision is supported by the following goals:

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

INTRODUCTION

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

The Shiloh Comprehensive Plan includes a list of needs and opportunities upon which the community may want to take action, a Vision Statement with goals, Community Work Program (STWP) Report of Accomplishments, a Community Work Program, a brief analysis of demographic information, an Existing Land Use Map, and environmental maps. The elected officials and staff use all of the information included in the Comprehensive Plan in the evaluation of community policies and activities.

Population

Shiloh’s population is steadily growing. From 1990 to 2018, the total population increase is 48% or 1.7% per year. The projected 2030-population total for the City of Shiloh is 563, which is an increase of 15% from 2018 or 1.25% per year. Housing cost in Shiloh is less than the cost of housing in the other cities and towns in Harris County. The lower cost of housing and the availability of public water are two reasons that the City of Shiloh’s population growth rate has been consistent over the last 28 years.

Table 1 City of Shiloh Total Population 1990-2010, Estimates 2018, 2020, 2030									
	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010	2018 Estimate	Percent Change 2010-2018	2030 Estimate	Percent Change 2018-2030
Shiloh	329	423	445	28.6%	5.2%	489	9.9%	563	15%
Harris County	17,788	23,695	32,024		35%		16%		%
State of Georgia	6,478,216	8,186,453	9,712,157	19%	19%	10,517,229	8.3%	12,170,000	16%

Source: U.S. Census Bureau 1990, 2000, 2010; ESRI 2018; 2030 River Valley RC Staff

Table 2 City of Shiloh Population by Age					
Category	1990	2000	2010	2018	2023
City of Shiloh Total Population	329	423	445	489	521
Under 18	96	117	110	106	109
18 & over	233	306	335	383	412
0 - 4	22	28	26	26	29
5 - 14	54	72	64	57	59
15 - 24	54	61	57	61	62
25 - 34	49	53	36	43	45
35 - 44	62	68	55	59	65
45 - 54	17	62	83	74	73
55 - 64	25	33	74	85	86
65 & over	46	46	50	84	102
City of Shiloh: Total Population	329	423	445	489	521

Source: U.S. Bureau of the Census 1990, 2000, 2010, ESRI 2018, 2023 Age by Sex Report for Shiloh City, GA

The population breakdown by age group reflects two positive trends. The 18 and under population has increased slightly since the year 1990 while the population above 18 has increased by 150 persons since 1990. The groups adding significant population numbers include the 45 to 54 and 55 to 64 age groups. These segments of the population have increased five-fold and three-fold respectively. The 65 and over age group also increased by 34 people over the last 18 years.

Table 3 City of Shiloh Population by Ethnicity and Population By Race				
Category	2000	2010	2018	2023
Hispanic or Latino	4	5	11	13
Non-Hispanic or Latino	419	440	478	508
Population By Race				
White	291	328	383	405
African American	126	112	91	97
Asian	0	0	2	2
American Indian and Alaska Native	2	0	2	2
Native Hawaiian and Pacific Islander	0	0	0	0
Other	4	1	4	5
Identified by two or more	0	4	7	10
Hispanic Origin	4	5	11	13
Total	423	445	498	521

Source: U.S. Bureau of the Census 2000, 2010 ESRI Business Analyst Community Profile 2018, 2023

This table demonstrates an increase in the white population in Shiloh from 69% in 2000 to 74% in 2010, 77% in 2018 and 78% in 2023. The African American population on the other hand decreased from 30% in 2000 to 25% of total population in 2010. In 2018, the African American population is 18% of total population and 19% of projected total population in 2023. Furthermore, despite it being a very small segment of the population (2.5%), the Hispanic population has increased in Shiloh from 4 to 13 in the past 23 years.

Economic Development

There are a limited number of businesses in the City of Shiloh. The major employers in Shiloh are Foster Wood Products, the City of Shiloh, and Dollar General. Manufacturing, 20%, is the largest employment sector for the residents of Shiloh with arts, entertainment, recreation, accommodation, food services (18%) and educational, health and social services (14%) being the second and third largest employment sectors by residents.

Table 4 City of Shiloh Employment by Industry 1990-2016					
Category	1990	2000	2010	2016	% of Total Civilian Population 2016
Total Employed Civilian Population	164	192	216	277	100%
Agriculture, Forestry, Fishing, Hunting & Mining	10	11	6	1	1%
Construction	15	11	19	20	7%
Manufacturing	45	50	51	55	20%
Wholesale Trade	7	10	0	0	0%
Retail Trade	17	23	21	27	10%

Transportation, Warehousing, and Utilities	10	9	0	20	7%
Information	NA	0	0	4	1%
Finance, Insurance, & Real Estate	9	16	13	22	8%
Professional, scientific, management, administrative, and waste management services	5	5	3	11	4%
Educational, health and social services	18	26	28	38	14%
Arts, entertainment, recreation, accommodation and food services	13	25	43	49	18%
Other Services	13	2	8	4	1%
Public Administration	5	4	24	26	9%

Source: U.S. Bureau of the Census 1990, 2000, 2010, 2016 American Community Survey

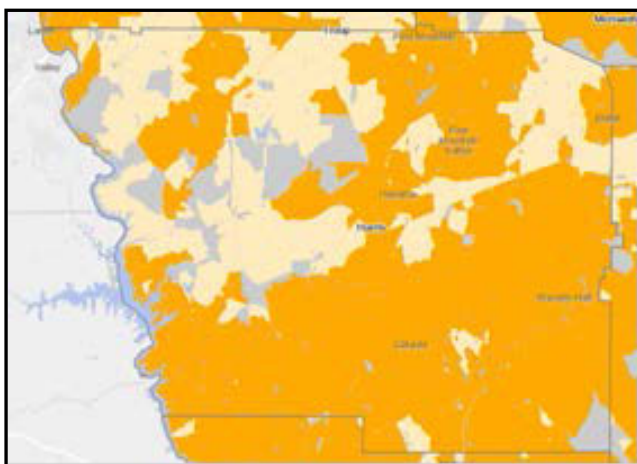
Table 5						
City of Shiloh, Harris County, Georgia						
U.S. Labor Force Participation Rate Population 16 + 2000-2017						
	2000	% in Labor Force	2010	% in Labor Force	2017	% in Labor Force
City of Shiloh	326	63.2	379	60.9	414	66.7
Harris County	18,353	67.4	24,130	64.5	26,773	62.4
State of Georgia	6,250,687	66.1	7,287,745	65.5	7,985,333	62.9
United States	217,168,077	63.9	156,456,694	64.8	255,797,692	63.4

Source: U.S. Bureau of the Census 2000, 2010, Decennial Census, 2017 American Community Survey

For 17 years, 2000 to 2017, the City of Shiloh employed labor force participation remains between 62.2% and 63.2%. The State of Georgia and the U.S. employed labor force participation is also in the sixties; ranging between 62.9% and 66.1%. The City of Shiloh has the second highest labor force participation in 2017 with 63% of the Shiloh population working. This indicates that while the City of Shiloh is developing some economic opportunity within its city limits for example, the addition of Dollar General, the majority of jobs created are in surrounding River Valley counties. The counties providing jobs in the region include Harris County, Talbot County, and Muscogee County. Troup County, not a River Valley Region County, also provides numerous job opportunities for area communities.

Broadband Services

A key component and a major priority of Harris County's economic strategy is the improvement of broadband services. Much of the northern half of Harris County has inadequate or no broadband service. Harris County Board of Commissioners is committed to improving broadband services by combining over \$1 million of revenue with grant funds to contract with a consultant to further identify areas of broadband need and how to best serve those areas.



Served & Unserved Areas

- Served
- Unserved
- Unpopulated

The mayor and council of the City of Shiloh will work diligently with the Harris County Board of Commissioners, Harris County Chamber of Commerce, and other jurisdictions and groups, to propagate broadband services in areas of Harris County lacking those services. Establishing broadband services in areas of Harris County with current or insufficient service is included in the Harris County Vision Statement as a goal. Harris County has already secured \$1,000,000 in funds to contract with a consultant to further identify areas of broadband need and how to best serve those areas. Shiloh's part in this endeavor is to provide access to needed city right-of-way, city buildings, water tanks, and city property for the addition of new towers and/or the addition of new antennas on existing towers.

Housing

Housing stock in Shiloh consists of a mixture of traditional single-family stick-built homes and manufactured or mobile home units. In 1990, the Shiloh housing inventory consisted of 135 housing units. The 2000 housing inventory consisted of 172 housing units. In 2010, the City of Shiloh had 202 housing units. The estimated total number of housing units in Shiloh in 2016 is 225. The growth is attributable to the placement of single-family site-built, single-family modular homes, and single-family manufactured homes on vacant lots within the city limits. In 2016, a small number of Shiloh's housing units (19%) are rental units. In 2016, 16.2% of housing in Harris County is rental, and 37% of total units in Georgia are rental units. Rental units in Shiloh increased from 34(16.8%) in 2010 to 43(19%) in 2016. Harris County rental units increased from 1,676 (12.6 %) in 2010 to 2,358(16.2%) in 2016; while the State of Georgia increased from 1,231,182 (30%) in 2010 to 1,345,295 (32%) in 2016. As a percentage of total housing Shiloh increased by 2.3% from 2010 to 2016, Harris County increased by 3.6%, and the State of Georgia increased by 2.4%. In 2016, Shiloh had fewer vacant housing units (21) than it did in 2010 (29).The number of vacant units in Harris County increased from 1,574 in 2010 to 1,758 in 2016. The same can be said of the State of Georgia, which increased its number of vacant units from 503,217 in 2010 to 544,812 in 2016. The rental housing decrease in Shiloh could be due to the current demand for housing, especially for rental housing, in Harris County.

The 2016 total housing stock in Shiloh consists of 67% single-family site built or modular homes and 33% manufactured or mobile home units, which comprise 100% of total housing units. In comparison, Harris County has 88% of its housing as single-family site built and only 8% of its housing as manufactured home or mobile home units.

Table 6
City of Shiloh, Harris County, State of Georgia
Occupancy Characteristics
1990 - 2016

Category	City of Shiloh				Harris County				State of Georgia			
	1990	2000	2010	2016	1990	2000	2010	2016	1990	2000	2010	2016
Total Housing Units Built	135	174	202	225	7,818	10,288	13,397	14,525	2,638,418	3,281,773	4,088,801	4,156,518
Housing Units Vacant	24/ 17.8%	16/ 9.2%	29/ 14.4%	21/ 9.3%	1,360/ 17.4%	1,466/ 17.4%	1,574/ 11.7%	1,758/ 12.1%	271,803/ 10.3%	275,368/ 8.4%	503,217/ 12.4%	544,812/ 13.1%
Housing Units Owner Occupied	93/ 68.9%	120/ 69%	139/68/ 8%	161/71. 6%	5,315/ 68%	7,600/ 68%	10,147/ 75.7%	10,409/ 71.7%	1,536,759/ 58.3%	2,029,154/ 61.8%	2,354,402/ 57.6%	2,266,411/ 54.5%
Housing Units Renter Occupied	18/ 13.3%	38/ 21.8%	34/ 16.8%	43/ 19.1%	1,139/ 14.6%	1,222/ 14.6%	1,676/ 12.6%	2,358/ 16.2%	829,856/ 31.4%	977,215/ 29.8%	1,231,182/ 30.0%	1,345,295/ 32.4%

Source: U.S. Bureau of the Census 1990, 2000, 2010; ESRI Business Analyst, 2016

Table 7
City of Shiloh
Recorded Housing Units by Type 1990 to 2016

Category	1990	2000	2010	2016/ %	2016 Harris/%
TOTAL Housing Units	135	172	202	225	14,525
Single Units (detached)	104	101	131	150/67%	12,814/88%
Single Units (attached)	0	0	0	0	48/.31%
Double Units	0	0	0	0	168/1.3%
3 to 4 Units	0	0	0	0	50/.34%
5 to 9 Units	0	0	0	0	112/.78%
10 to 19 Units	0	0	0	0	67/.47%
20 or more Units	0	0	0	0	122/.8%
Mobile Home or Trailer	31	71	71	75/33%	1,144/8%
All Other(Boat, RV, Van, Etc.	0	0	0	0	0

Source: U.S. Census .1990, 2000, 2010, 2016 American Community Survey

Housing cost in the City of Shiloh is relatively low when compared to Harris County and Georgia, with a median Shiloh housing value of \$91,000 in 2016 as compared to a Harris County median housing value of \$200,200 and the State of Georgia's median 2016 housing value of \$152,400.

Table 8 Shiloh, Hamilton, Pine Mountain, Waverly Hall, Harris County 2016 Median Housing Values					
Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
\$200,200	\$191,100	\$151,700	\$91,000	\$120,800	\$152,400

Source: U.S. Bureau of the Census 2016 American Community Survey

A household is housing cost-burdened when 30% or more of its monthly gross income is dedicated to housing. From a cost-burden standpoint, only 26.8% of the City of Shiloh homeowners are cost-burdened. Renters pay more of their incomes on housing, with 56% of Shiloh's renters paying above 30% of their income on rent. In Harris County, 46.7% of renters pay more than 30% of their income to housing cost, while 51% of renters in the State of Georgia pay more than 30% of their income on rent. In regards to homeowners, 32.1% of homeowners in Harris County are cost-burdened while 29.4% of Georgia homeowners are cost-burdened.

Table 9 Shiloh, Hamilton, Pine Mountain, Waverly Hall 2016 Cost Burden Home Ownership and Renters Compared to Harris County and Other Harris County Jurisdictions						
	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
Home Owner	32.1%	46.9%	42.8%	26.8%	42.5%	29.4%
Renter	46.7%	57.7%	58.8%	56.0%	48.6%	51.0%

Source: U.S. Bureau of the Census 2016 American Community Survey

Transportation Network

Georgia Highway 85, Georgia Highway 116, and Kings Gap Road serve the City of Shiloh. Georgia DOT classifies State Route 85 West/Alternate U.S. 27 as a Rural Minor Arterial Kings Gap Road and State Route 116 as Rural Major Collectors (See transportation map). The rail line going through the city is no longer active. The City of Shiloh uses the old abandoned rail line property as a park, which includes a pedestrian trail. The 2016 Annual Average Daily Traffic (AADT) for State Route 116 and 3rd Street intersection is 1,080; in 2009, the AADT for State Route 116 and 3rd Street intersection is 1,020. Three traffic counter stations are located along the State Route 85/Alternate U.S. 27 Corridor within the city limits of Shiloh. The first station is located just south of the State Route 85 and State Route 116 intersection. The first station had a 2016 traffic count of 2,020. The second traffic counter, located at the Kings Gap Road and State Route 85/Alternate U.S. 27 intersection, had a 2016 traffic count of 3,670. The third traffic counter station is located at the northern end of the city just inside the city limits. The Average Annual 2016 Daily Traffic was 1,790. The Average Annual Daily Traffic in 2009 along the State Route 85/ Alternate U.S. 27 Shiloh corridor ranged between 1,540 and 2,210.

The transportation network is sufficient to meet the capacity needs of the City of Shiloh. The Shiloh City Council needs to consider additional aesthetic improvements along the State Route 85/Alternate U.S. 27 Corridor and sidewalk additions from its residential neighborhood to the downtown area and the pedestrian trail.

Roads and Bridges

The City of Shiloh should develop, adopt, and enforce local road specification and construction standards. The City of Shiloh should pave the remaining dirt roads in the city limits. The sidewalks along Main Street and State Route 85 need repair. There is one bridge located in the city limits of Shiloh and is maintained by the Georgia DOT. The bridge is located in the northern part of the city on State Route 85/Alternate U.S. 27. The bridge crosses the old abandoned rail line that runs north to south through the city limits of Shiloh.

Railroad/ Alternative Modes

The City of Shiloh does not have a commercial railroad operation. An abandoned rail line runs thru Shiloh paralleling State Route 85. This rail line closely parallels the route of State Route 85/Alternate U.S. 27 in a North and South direction. The City of Shiloh has made a pedestrian trail out of the abandoned portion in its downtown area. Shiloh should consider expanding the trail to connect to existing developed areas inside the city limits.

Parking

Parking in Shiloh is adequate to meet the needs of the area. However, parking in the downtown area, which draws the majority of visitors, is limited at times. While there is not much room for increasing spaces on the street, exploring areas to develop employee lots further from downtown could alleviate some of the overcrowding, leaving more space for visitors and customers.

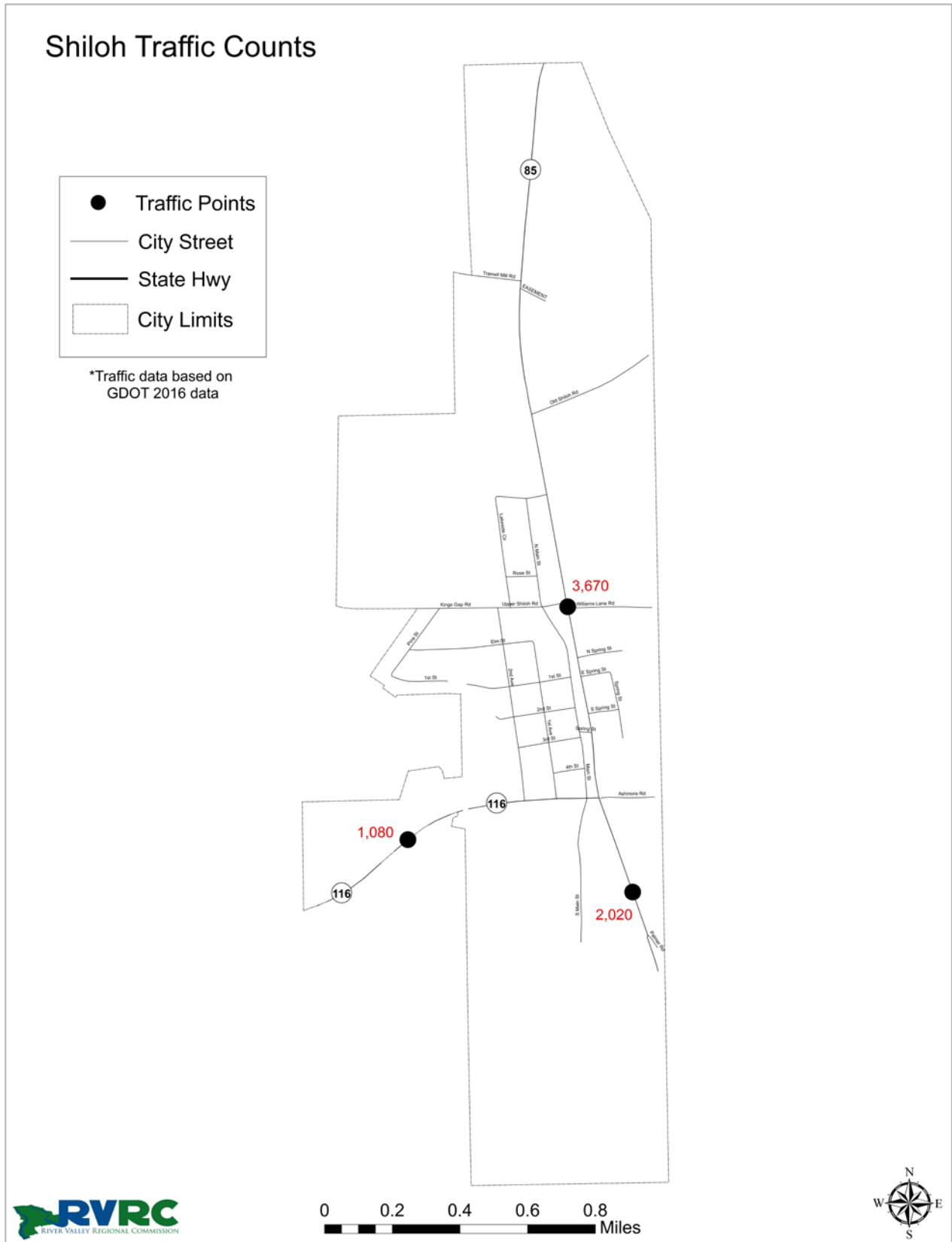
Airport

There are no airports in the City of Shiloh. The Harris County Airport is located two miles west of the Town of Pine Mountain. The airport is accessible from Sky Meadows Drive off State Route 18. The Pine Mountain Airport is approximately 11 miles west of the City of Shiloh. The airport is a Level II General Aviation Airport and a business airport of local impact. Eighty percent of airport operations are transient general aviation and 20% locally generated. Other airports include the Columbus Metropolitan Airport for passenger service. The Columbus Metropolitan Airport is located approximately 25 miles south of Shiloh. The LaGrange-Troup County Airport, which is a general aviation airport, is located 26 miles northwest of the City of Shiloh, and the Hartsfield International Airport in Atlanta is 68 miles from Shiloh. .

Public Transportation

No rural public transit system is active in the City of Shiloh or Harris County, and no intercity bus service is available locally. Greyhound in Columbus and LaGrange provides the nearest inter-city service. A public non-profit organization provides a limited transportation service to meet the needs of the low-income elderly population. Social service agencies (New Ventures and Harris County Senior Center) operate vans to transport senior citizens to the Senior Center in Hamilton and to transport mentally and physically challenged clients/consumers to programs in Hamilton.

Map 1: Shiloh Traffic Counts



NATURAL AND CULTURAL RESOURCES

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Development can occur within a watershed where soil conditions, slopes, wetlands, and other environmental constraints allow. The City of Shiloh lies within the Southern Piedmont Province. The city contains both woodlands gneiss and Manchester schist rock. The lay of the land in the city consists of gently rolling hills. There are six public water systems operated by local governments in Harris County and three operated by the State of Georgia. The Shiloh water system has permits for two ground water drinking sources: both are wells. These sources serve all city residents. The City of Shiloh has maps delineating flood prone areas, but does not participate in the National Flood Insurance Program (NFIP). Shiloh has approximately 72 acres in the 100-year flood zone. However, Harris County has flood maps and participates in the National Flood Insurance Program.

Even though the City of Shiloh does not participate in the NFIP, building construction monitoring in areas susceptible to flooding is a necessity. Also, keep building densities low to prevent the increased flooding of properties downstream in a flood prone area. Areas adjacent to waterways are attractive for development because of their accessibility to water and the beauty of area waterways; however, the intention of these areas by nature is to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas, as well as protecting investments close to waterways.

Shiloh has a small number of wetlands; approximately 44 acres (See Areas of Special Resources Map). A future development policy and/or guidelines in Shiloh are necessary to protect wetland areas. To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife, fisheries management, wastewater treatment, recreation, natural water quality treatment or purification, and other uses permitted under Section 404 of the Federal Clean Water Act. Shiloh has adopted wetland protection policies to address the Georgia Department of Natural Resources (Chapter 391-3-16 Rules for Environmental Planning Criteria).

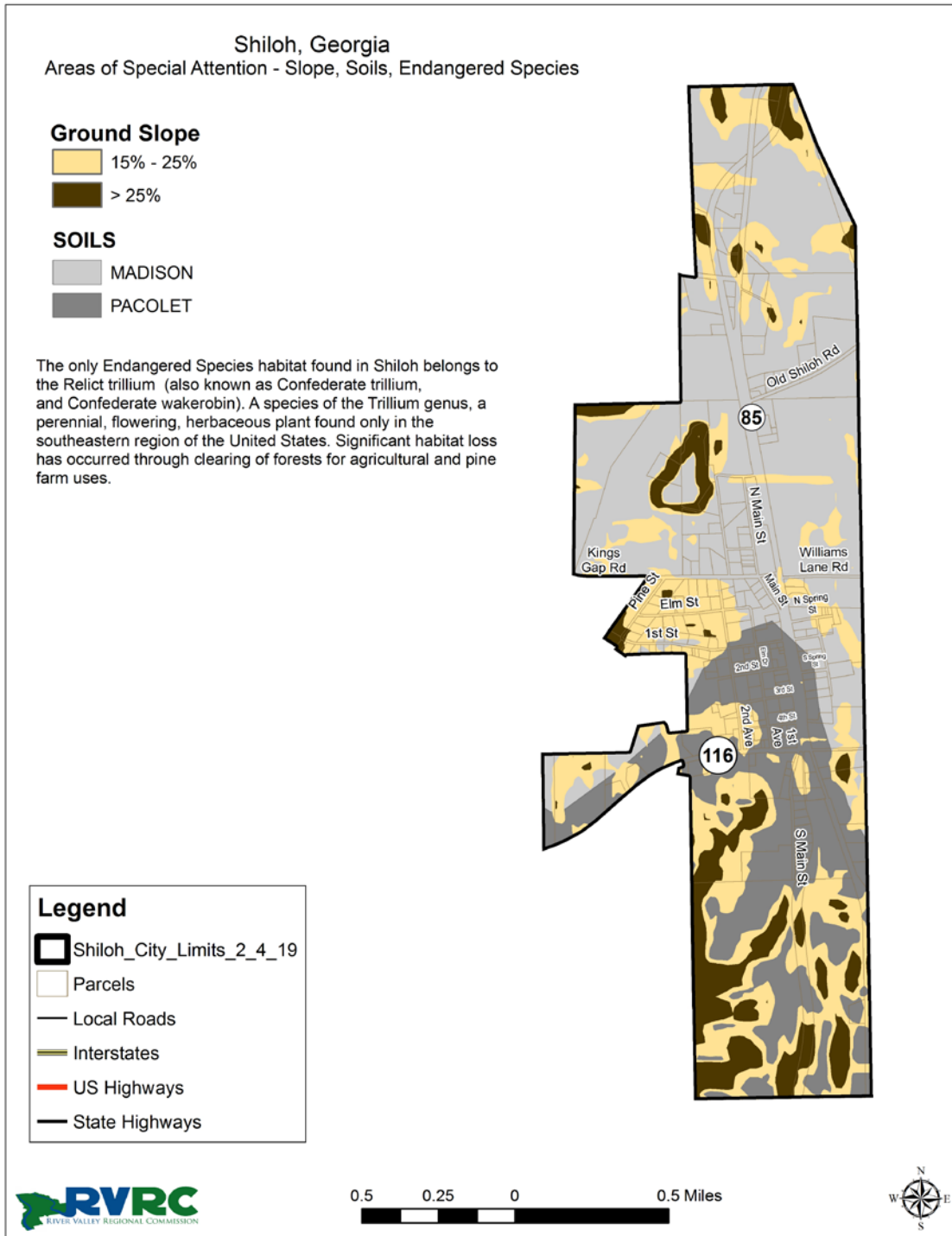
A slope map for areas of the City of Shiloh that would be most-to-least conducive to various types of construction including buildings and streets, based on the steepness of slope is available for review. Slopes of 0% - 3%, 3% - 8%, 8% - 15%, 15% - 25% and greater than 25% exist in Shiloh. In general, lands with slopes between 0% and 15% are located along existing transportation corridors, streambeds, and developed areas. Land with slopes greater than 15% are scattered throughout the city and are primarily undeveloped properties.

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

Conversely, development has mostly stayed away from the Pacolet soils due to 15% to 25% slopes and moderately permeable soils. As long as the City of Shiloh continues to utilize septic tanks, city councilors need to work closely with the Harris County Health Department on installation and approval of septic systems and maintenance of existing septic systems.

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

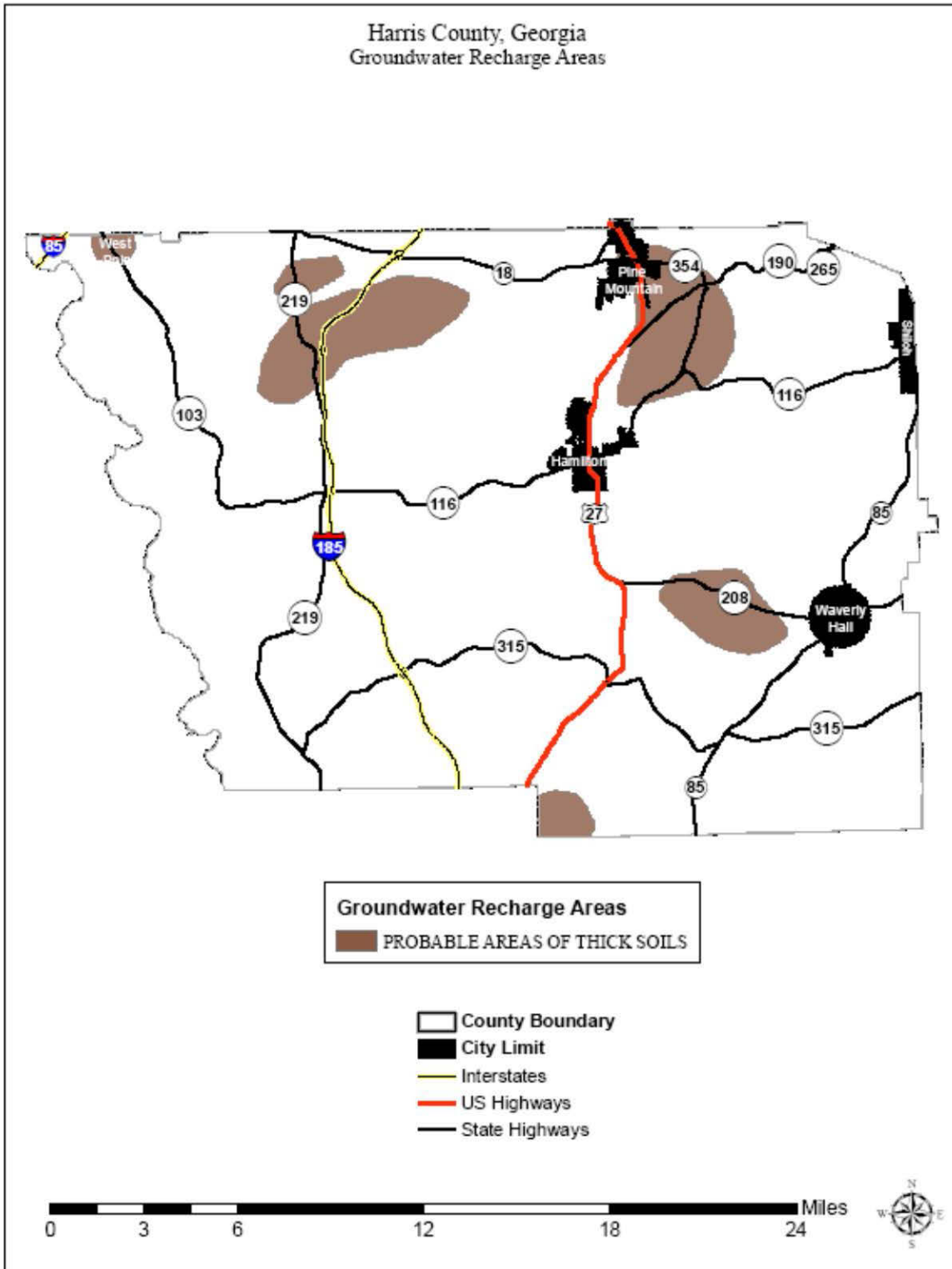
Map 2: Areas of Special Attention, Slopes, Soils, Endangered Species



Groundwater Recharge Area

Six areas in Harris County are significant recharge areas. These are deep-water recharge areas characterized by thick soils/saprolite and low slopes found in certain sections of the county. There is no groundwater recharge area located in Shiloh.

Map 3 Groundwater Recharge Areas



Water Supply Watersheds

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

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

Seven small watersheds cross Harris County boundaries. These watersheds are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are contained within Harris County. Standing Boy Creek, Bull Creek, and Upatoi Creek all have headwaters that lie within Harris County. Flat Shoals Creek Watershed enters and re-enters the county near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. Shiloh is located in the Lazer Creek and Mulberry Creek Watersheds. Shiloh is not required to adopt a Watershed Protection Ordinance.

Wetlands

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

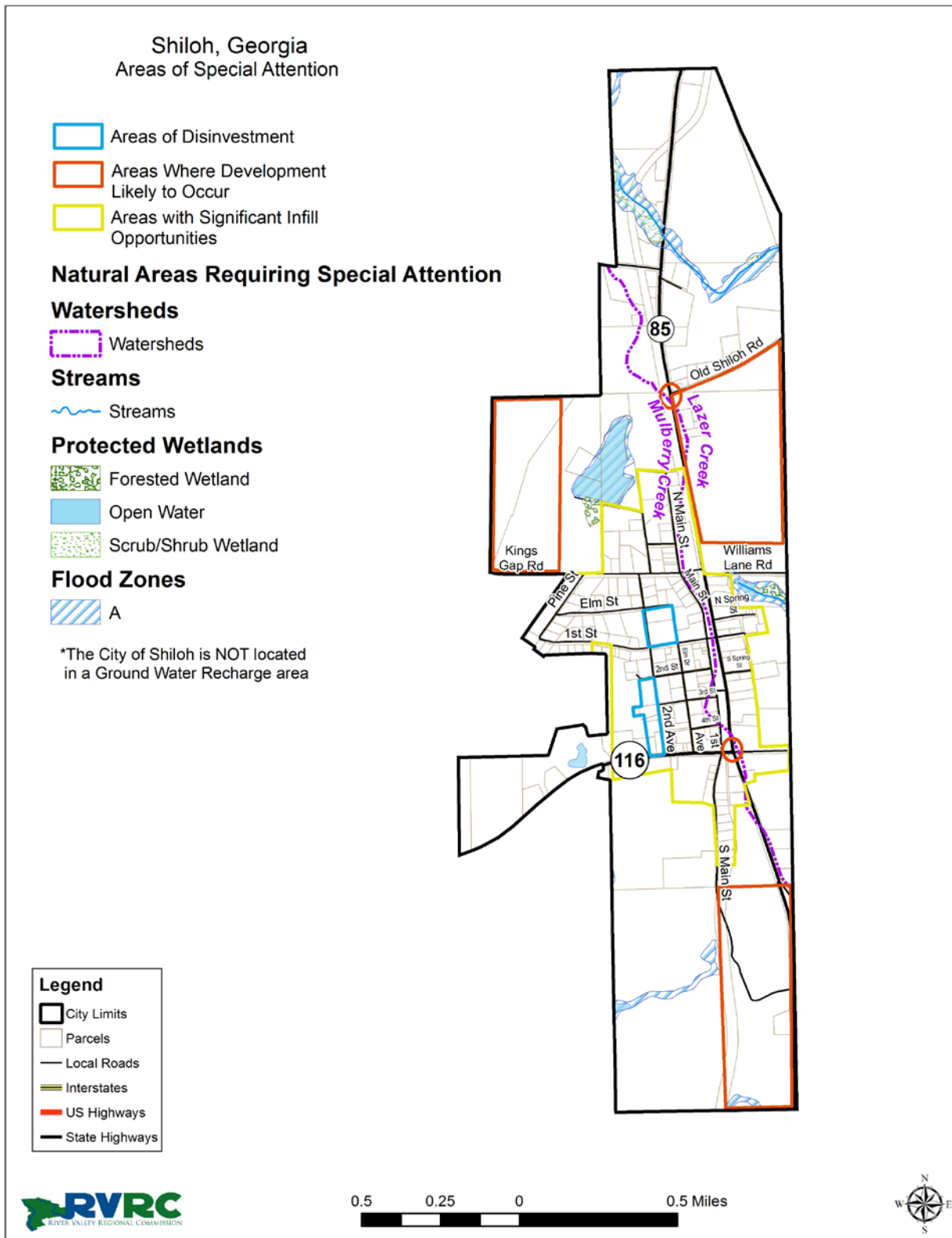
To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

Wetlands serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, they enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (DNR). Shiloh has a small number of wetlands; approximately 44 acres. Development guidelines would help the City of Shiloh to protect wetland areas. Shiloh has adopted wetland protection policies.

Flood Area

The City of Shiloh has a map for flood-prone areas, but does not participate in the National Flood Insurance Program. Shiloh has approximately 72 acres in the 100-year flood zone area. Harris County has a map of flood-prone areas and participates in the National Flood Insurance Program.

Map 4 Areas of Special Attention



Cultural and Historical Resources

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

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

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

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

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

Inventory of Existing Historic Conditions

Commercial Resources

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

Institutional Resources

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

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

Table 10
ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES

Shiloh United Methodist Church

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Intergovernmental

The City of Shiloh’s primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring city jurisdictions such as Pine Mountain, Hamilton, and Waverly Hall. In order to reduce issues and make the most of potential opportunities, the City of Shiloh should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. A very important intergovernmental task for Shiloh is the improvement of broadband services in Harris County and Shiloh. The City Council of Shiloh will work with Harris County in any way it can to improve broadband services. The city should maintain proper working relationships between local and regional governments in regard to transportation projects and the impact of development on important regional resources and other environmentally sensitive areas.

City officials must be actively involved in transportation and water planning activities, either directly or thru Harris County with agencies, such as the Columbus MPO, the Georgia Department of Transportation, and the Middle Chattahoochee Water Council. The Service Delivery Strategy update happens every five years. The completion of the last SDS update was in October 2018, with another update due in 2019.

The major issue for the City of Shiloh is its limited water system. Talbot County does have the ability to extend a water line to Shiloh to serve as a back-up system to the city. Shiloh elected officials are interested in working with Talbot County elected officials to make a back-up system connection happen.

The City of Shiloh has intergovernmental agreements with Harris County for the following services: animal control, fire protection, elections, solid waste, and code enforcement/ building inspection. The review of these agreements is underway.

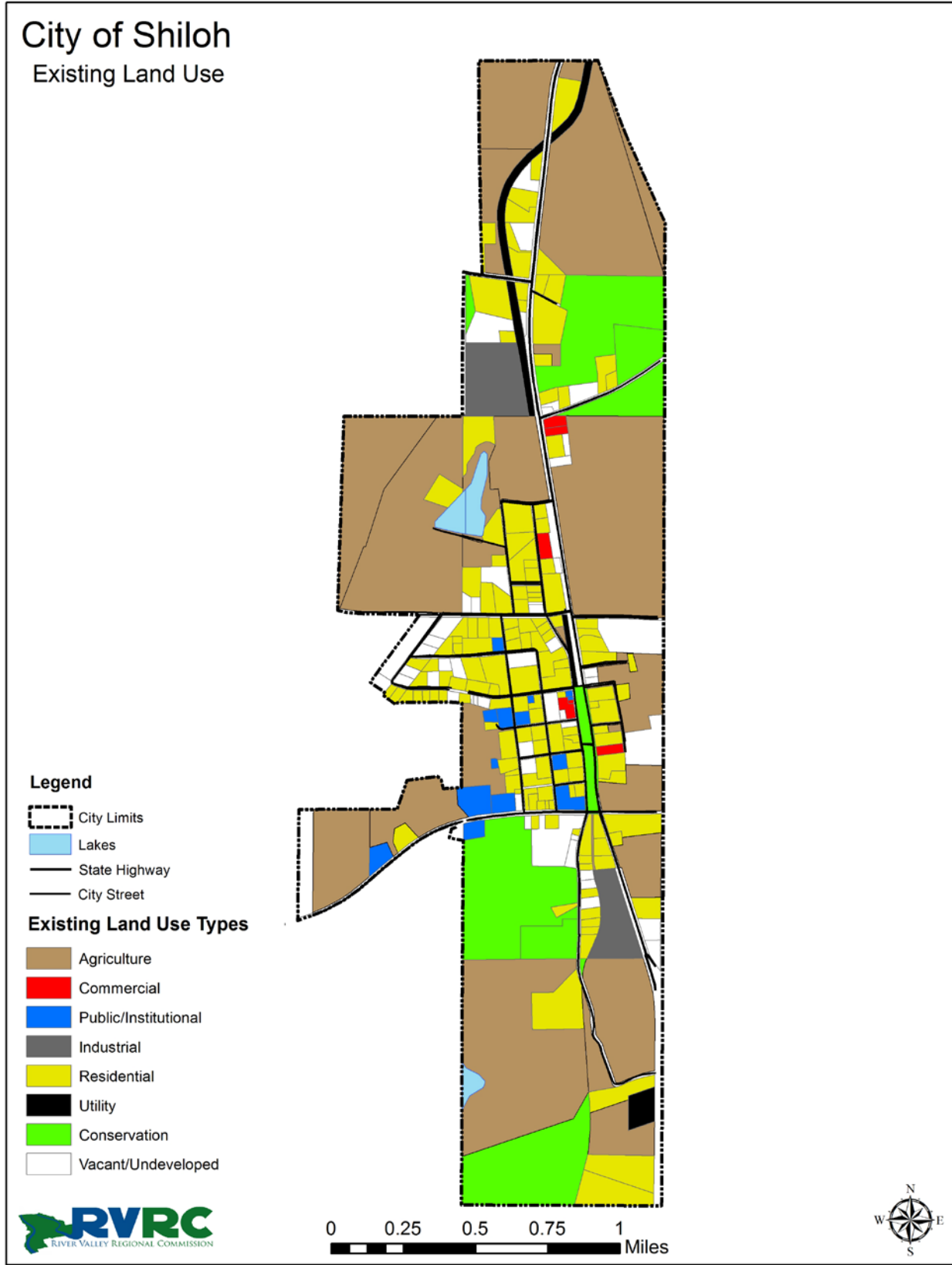
Existing Land Use

An existing land use map provides an overall picture of land use types, location, and amount of acres per land use in the city of Shiloh. The three biggest land use types are agricultural and forestry land, which accounts for 49% of the 1,406 total acres in Shiloh, residential land use accounts for 18% of land in Shiloh, with parks/recreation/conservation land accounting for 14% of land use in Shiloh.

Existing Land Use	Definition
Residential	Single-family residential uses, and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots).
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production.
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses).
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust.
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries).
Transportation/ Communication/ Utilities	Land used for transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities).
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots.

LAND USE CLASSIFICATIONS	ACRES
Residential	257.39 (18.31%)
Industrial	38.68 (2.75%)
Commercial	6.76 (0.48%)
Transportation/Communication/Utility	95.66 (6.81%)
Recreation/Parks & Conservation	200.94 (14.29%)
Public/Institutional	21.46 (1.53%)
Agricultural/Forestry	687.97 (48.93%)
Vacant/Undeveloped	97.04 (6.90%)
Total Acreage	1,405.90

Map 5 Existing Land Use



NEEDS AND OPPORTUNITIES CITY OF SHILOH

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths

1. Strong council, staff, fire department and police department
2. Small town rural attractiveness
3. Good location, 45 minutes from anywhere – Columbus, LaGrange, Newnan and 1 ¼ hours from Atlanta Airport
4. Good citizens
5. Several historic structures
6. Easy access to town with US ALT 27 and GA HWY 85 W.
7. Low crime rate
8. Lovely walking trail and public area

Weaknesses

1. Small Tax Base, primarily residential
2. Repairs to walking track
3. No playground for children
4. Community apathy / Lack of involvement
5. Lack of grant funding (State/Federal)
6. Drainage problem at intersection of Elm and First Street

Opportunities

1. Low cost housing
2. Redevelopment of the Town Center
3. Located near Callaway Gardens, Pine Mountain, FDR State Park, Warm Springs
4. Eco-friendly light industrial
5. Construction of additional affordable and adequate housing
6. Maintain single-family site-built unit as the primary housing type
7. Good base of historic structures
8. Water lines are currently in place in 80% of the town. Growth will add customers to the existing system which should increase water revenue.
9. Adequate highway system
10. Seek state funding to improve water, septic tank, street, and drainage systems and police/fire service
11. Update the Service Delivery Strategy
12. One jurisdiction (Talbot County) has the water capacity to supply Shiloh with emergency water.
13. Enhancing the look along Gateways into the City of Shiloh and Town Center
14. Work with Harris County to improve area telecommunication (Broadband) services
15. Develop road development standards

Threats

1. Insufficient number of fire hydrants
2. Water distribution vulnerability (both wells went down at the same time). It needs to hook-up with an alternative back-up system. Talbot County is the closest.
3. Limited tank storage
4. Water pressure problems
5. Still have water lines that need to be replaced (not up to par)

Needs and Opportunities List

Economic Development

Needs

- Funding for Town Center Rehabilitation
- More Businesses (Restaurants)

Opportunities

- Low cost housing - Affordable housing
- Rural Zone Funding for Town Center Rehabilitation
- Location near Callaway Gardens, Pine Mountain, FDR State Park, Warm Springs
- Eco-friendly light industrial.

Housing

Needs

- Maintaining low affordable housing cost while providing housing quality

Opportunities

- Maintain single-family site-built unit as the primary housing type

Natural and Cultural Resources

Needs

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

Opportunities

- Capitalize on the presence of several historic structures

Community Facilities

Needs

- The City of Shiloh's water system is at capacity and the water line system, in general, is in need of repair. City has water pressure problems. Needs new well, a back-up water connection, more fire hydrants and more tank storage.
- Storm water management / street and drainage problems at the intersection of Elm and First Streets.
- Facility upgrades for recreation facilities; playground equipment for the walking track and need to pave the existing track. Also, need to replace benches and repair gazebo.
- A new public safety facility that includes city hall, public works, police station, water department, and a maintenance shop.

Opportunities

- Water lines are currently in place in 97% of the town. Growth will add customers to the existing system, which should increase water revenue.
- Adequate highway system.
- Seek state funding to improve water, street, and drainage systems and police/fire service.

Intergovernmental

Needs

- Water availability and impact of development on local and regional systems. City needs a water back-up connection, will look to Talbot County to provide that connection

Opportunities

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

Transportation**Needs**

- Local street paving money

Opportunities

- Enhancing the look along Gateways into the City of Shiloh and Town Center
- TSPLOST funds are available for street paving
- Road development standards

City Of Shiloh: Report of Accomplishments 2014-2018

Responses:

Completed

Currently Underway (Including projected completion date and must be included in the new CWP)

Postponed (Explaining why and when it will be resumed and must be included in the new CWP)

Not Accomplished (Activities the local government no longer intends to undertake - explaining why)

Community Facilities		
Activity	Status	Explanation
Develop a city playground on the Walking Trail site	Not Completed	Did not grant to fund project. Will apply again for funding in 2019,2020
Update Service Delivery Strategy	Completed	Updated summer 2018
Upgrade Shiloh's water system	Not Completed	CDBG grant funds needed for water line extension not approved in 2018. Will submit CDBG application again in 2019
Upgrade ditches	Not Completed	Will continue project in 2024.
Facility Upgrade, new shop	Not Completed	Will continue project into the next CWP
Economic Development		
Activity	Status	Explanation
Identify possible niche markets that Shiloh can capitalize on	Not Completed	Will carry over to the new CWP. Estimated completion date is 2020.
Housing		
Activity	Status	Explanation
Review redevelopment options concerning deteriorating structures. Apply for a housing CDBG or CHIP.	Not Accomplished	Housing rehab is not a priority for council. Activity will not be in the new CWP.
Land Use		
Activity	Status	Explanation
Draft a Manufactured Home Compatibility Standards or Minimum Health and Safety Standards	Not Accomplished	Council will not continue task into the new CWP. Not interested in housing activities.
Develop a vacant land inventory and building inventory including pictures, to aide with infill development for residential and commercial properties	Not accomplished	Will continue into the next CWP. Will complete in 2021.
Natural and Historic Resources		
Activity	Status	Explanation
Map the city's protection zones for its two water facilities	Currently Under Way	Will complete in 2020
Transportation		
Activity	Status	Explanation
Landscaping along SR 85/ALT U.S. 27	Completed	2018
Pave Local Roads	Currently Underway	Will complete in 2024

Shiloh: Community Work Program Update 2019-2024

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a city playground on the Walking Trail site, pave walking trail and replace benches and fix Gazebo	2019,2020	Shiloh	\$100,000	Shiloh, Outdoor Recreation Trail Grant
The City of Shiloh's water system is at capacity and the water line system in general is in need of repair. First priority is the new water lines for Williams Lane, Williams Road, Brandy Lane, 2 nd Avenue, and the SR 116-Deloach Road connection. 2 nd priority is a new well to add water capacity and a water line connection with another water provider as a back-up safety connection.	1 st Priority New Water Lines 2019-2021; 2 nd Priority New well and back-up water line connection with another public water service provider 2022-2024	Shiloh	1 st Priority Cost \$570,000; 2 nd Priority Cost \$500,000	Shiloh, CDBG
Upgrade the ditches at the intersection of 1 st Avenue and Elm Street.	2021	Shiloh	\$250,000	Shiloh, CDBG
Facility Upgrade, new public safety facility that includes city hall, public works, police station, water department, and maintenance shop.	2024	Shiloh	\$300,000	Shiloh
Generator purchases	2021	Shiloh	\$100,000	Shiloh, GEMA
Map the cities well protection zones for its two water facilities. Identify any structures inside those zones.	2020	Shiloh	\$750	Shiloh

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Identify possible niche markets that Shiloh can capitalize on.	2020	Shiloh	\$1,000	Shiloh
Funding for Town Center Rehabilitation, Improve building space for new retail establishments.	2021	Shiloh	\$200,000	Shiloh, DCA Rural Zone Funds
List available light industrial land/sites with Harris County Chamber of Commerce.	2021	Shiloh	\$500	Shiloh

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Inventory vacant lots size inside the city limits to see how many lots are suitable for infill development.	2021	Shiloh	\$1,000	Shiloh

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop an existing land use map for Shiloh.	2019	Shiloh	\$0	Comp. Plan DCA Contract
Develop a vacant land inventory and building inventory to aide with infill development for residential and commercial properties.	2021	Shiloh	\$2,000	Shiloh

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Capitalize on the presence of several historic structures; add pictures and information of historic	2024	Shiloh, Harris County Chamber	\$1,000	Shiloh

structures on the city web site and the Chamber of Commerce web site to promote Shiloh's past.		of Commerce		
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Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Pave Local Roads: All of 2 nd Street from Main Street to 2 nd Avenue	2019	Shiloh	\$50,000	Shiloh/TSPLOST
Review example road development standards for possible adoption	2020	Shiloh	\$2,000	Shiloh

Intergovernmental				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Work with Harris County to improve Broadband Services	2019, 2020	Shiloh	1,000	Shiloh
City needs a water back-up connection, will work with Talbot County to see if providing a back-up connection is feasible.	2019.2020	Shiloh	200,000	Shiloh
Update Service Delivery Strategy	2019	Shiloh, Harris County	\$500	Shiloh

Appendix I: Public Participation Program

2019

The City of Shiloh

Prepared by



**Shiloh
Comprehensive Plan 2019
Community Participation Program**

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<u>SCHEDULE OF COMPLETION</u>	30

Introduction

The development of a meaningful comprehensive plan begins with the insightful input of a community's citizens, government officials, and staff addressing the issues of today, the opportunities of tomorrow and the steps necessary to make positive change over the next twenty (20) years. The design of the Shiloh Community Participation Program is to encourage as much public participation, open dialogue, and communication as possible. All in an effort to achieve a community plan consensus that translates into better government decisions and greater community agreement with those decisions.

Our community participation program combined new and old technologies and techniques to ensure we reached every citizen. We blended traditional public meetings with outreach, not just to the identified stakeholders for the community, but to all of the residents of Shiloh. Harris County, City of Hamilton, Town of Pine Mountain, City of Shiloh, and the Town of Waverly Hall comprehensive plan first public hearing and kick-off meeting was held April 24, 2018 at the Harris County Court House. Shiloh Councilman Randolph Phillips attended the meeting as a Shiloh stakeholder. Forty plus citizens attended the kick-off meeting. As a stakeholder Mr. Phillips attended monthly meetings and in some cases bi-weekly meetings representing Shiloh. The monthly Harris County meetings addressed both unincorporated issues and city issues. Most of these meetings are viewable on the following You Tube link:
<https://www.youtube.com/user/HARRISCOUNTYGABOC>

The city of Shiloh's Comprehensive Plan public participation outreach involved posting meeting flyers around town, placing comprehensive plan meeting dates and times on the monthly utility bills, and posting comprehensive plan dates and times on the city web site. Utilizing the utility bill as an advertising source allowed the city to reach every occupied household in Shiloh.

Identification of Shiloh Stakeholders

The following is a list of Stakeholders in Shiloh. A "stakeholder" is one who has a direct interest, involvement, or investment in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process. The community participation program should include tools to identify and engage representatives who have a present or future interest in the community. Stakeholders are vital to the process, because they create change and are impacted, as are other citizens by the change they create. Participation of these groups can help foster community understanding and support for the comprehensive plan document and provide fuel for the implementation of the comprehensive plan.

City of Shiloh Council

Ronnie Lipp, Mayor
Paul Seitlinger, Mayor Pro-Tem
Randolph Phillips, Counselor
Timothy Carlisle, Counselor
Sheron Cross, Mayor Pro-Tem

City of Shiloh Staff

Julie Holloway, City Clerk
Rich Scott, Public Works, Director
Wayne Cato, Police Chief
Cody Boyd, Sergeant
John Gilson, Municipal Judge
Tyler Pritchard, City Attorney

Shiloh Volunteer Fire Department

Doug Stinette, Fire Chief

Shiloh Residents

Buddy Walker, Citizen
Holly Holloway, Citizen
Peggy Allen, Community Activist

Shiloh Steering Committee

Ronnie Lipp – Shiloh Mayor
Sheron Cross, Mayor Pro-Tem
Buddy Walker, Citizen
Holly Holloway, Citizen
Peggy Allen, Community Activist

Community Involvement

Preparation of the plan began with community involvement in reviewing source documents, public meetings to help determine strengths, needs, opportunities, threats, and to confirm the community vision. Harris County, the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall's comprehensive plan first public hearing and kick-off meeting was held on April 24, 2018 at the Harris County Court House. Following the first public hearing, the Shiloh City Council held several comprehensive plan meetings, at Shiloh City Hall, beginning on September 11, 2018 and ending in Shiloh at the last scheduled public hearing on April 2, 2019.

Schedule of Completion Shiloh Comprehensive Plan Update

FY 2019 Work Session Schedule	Required Update Elements	Optional Update Elements	Work Session Agenda	Date
1 st Public Hearing	✓		Plan Update Process/Meeting Schedule.	April 24, 2018 Hamilton, Georgia
Community Goals	✓		Upcoming Planning Activities - Review 2014 Community Goals/Vision.	Shiloh – September 11, 2018 6:00 P.M. Shiloh City Hall
Needs and Opportunities	✓		Develop this list using a S.W.O.T Process, Continue with Goals/Vision review	September 28, 2018 2:30 P.M.; November 8, 2018 6:00 P.M. Shiloh City Hall
Community Work Program	✓		Define activities that each city plans to undertake during the next 5 years to address priority Needs and Opportunities. Finish new CWP.	November 8, 2018, 6:00 P.M. February 28, 2019 Shiloh City Hall
Economic Development Element		✓	Develop a brief economic development section	Ongoing November 2018 to March 29, 2019
Land Use Element		✓	Develop Existing Land Use Map and Table, Shiloh does not have zoning or subdivision regulations	Ongoing November 8, 2019 to March 29, 2019
Transportation Element	✓		Add a brief Transportation Section	Ongoing November 8, 2018 to March 29, 2019
Housing Element	✓		Discuss with Planning and Zoning Commission any updates to prior plan. Required for HUD Entitlement Communities.	Ongoing November 8, 2019 to March 29, 2019
Service Delivery Schedule (SDS)	✓		Harris County and cities, including West point, need to update SDS.	Approved by DCA June 30, 2019
Final Public Hearing	✓		Final plan review and comments	April 2, 2019 7:00 P.M.

APPENDIX II: DOCUMENTATION

Kick-Off Meeting and First Public Hearing for Comprehensive Plan Update – April 24, 2018

- Agenda
- Advertisement of Meeting Printed in Trib Publication Newspaper
- Certification of Printing by Editor of Harris County Journal
- Sign-in Sheet for 1st Public Hearing
- Sign-up Sheet to Receive Information & Notices for Comprehensive Plan Meetings
- Comprehensive Plan Committee
- Copy of Newspaper Advertisement

City of Shiloh Comprehensive Plan Meeting September 11, 2018

- Agenda
- Sign-in Sheet
- Minutes of Meeting
- Announcement Posting Date, Time and Place of Meeting

City of Shiloh Comprehensive Plan Meeting September 28, 2018

- Agenda
- Sign-in Sheet
- Announcement Posting Date, Time and Place of Meeting

City of Shiloh Comprehensive Plan Meeting November 11, 2018

- Agenda
- Minutes of Meeting
- Sign-in Sheet
- Announcement Posting Date, Time and Place of Meeting

City of Shiloh Comprehensive Plan Meeting November 8, 2018

- Agenda
- Minutes
- Sign-in Sheet
- Announcement Posting Date, Time and Place of Meeting

City of Shiloh Comprehensive Plan Public Hearing February 28, 2019

- Agenda
- Utility Bill Used to Announce Meetings
- Sign-in Sheet
- Public Hearing Minutes
- Announcement Posting Date, Time and Place of Meeting

City of Shiloh Comprehensive Plan Final Public Hearing Meeting April 2, 2019

- Copy of Advertisement In Newspaper
- Sign-in Sheet
- Announcement Posting Date, Time and Place of Meeting

APPENDIX II
DOCUMENTATION

HARRIS COUNTY BOARD OF COMMISSIONERS

APRIL 24, 2018

Commission Chamber, Room 223, Harris County Courthouse

5:30 PM

MEETING & PUBLIC HEARING FOR COMPREHENSIVE PLAN UPDATE

CALL TO ORDER

ADJOURNMENT

NOTICE OF SPECIAL MEETING

Board of Commissioners of Harris County **Planning Commission of Harris County** **Development Authority of Harris County**

A special meeting and public hearing regarding the Comprehensive Plan Update will be held Tuesday, April 24, 2018, beginning at 5:30 PM in room 223 of the Harris County Courthouse located at 102 North College Street, Hamilton, Georgia. Attendees will include members of the Harris County Board of Commissioners, the Harris County Planning Commission, and the Development Authority of Harris County, as well as members of Hamilton City Council, Pine Mountain Town Council, Shiloh City Council, and Waverly Hall Town Council.

The purpose of the meeting is to discuss upcoming Comprehensive Plan activities for the County and municipalities, to begin a discussion with Harris County residents about future development concerns and opportunities, to brief the community on the process and future opportunities for public participation in development of the Plan, and to obtain input on the proposed planning process to for the planning and discussion of various County issues and projects.

Nancy D. McMichael, Clerk
Harris County Board of Commissioners

Trib Publications, Inc.

P.O. Box 426

Manchester, GA 31816

Phone: 706-846-3188


Fax: 706-846-2206

*Publishers of: The Manchester Star Mercury, Harris County Journal, Talbotts
New Era, Hogansville Herald and Meriwether Vindicator.*

PUBLISHER'S AFFIDAVIT

File Number:

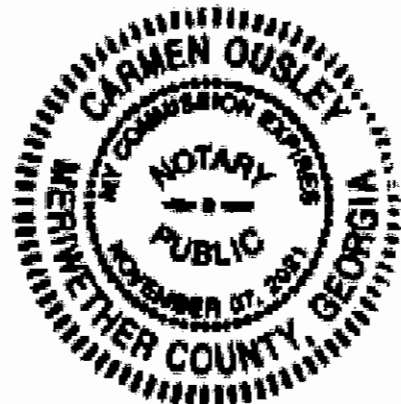
I, John Kuykendall, Publisher of the Harris County Journal, the legal organ for Harris County, Georgia, do hereby certify that an advertisement for the Harris County Comprehensive Plan Kick-Off meeting and public hearing on April 12, 2018.


John Kuykendall, Publisher


Carmen Ousley

NOTARY PUBLIC

Sworn to and subscribed before me
this 2nd day of April, 2017.



Harris County Comprehensive Plan Update

Kick-off Meeting and First Public Hearing

April 24, 2018

5:30 P.M.

	NAME	POSITION	EMAIL	TELEPHONE NUMBER
1.	TIM MALABY	CITIZEN	THMALABY@GMAIL.COM	706-587-2473
2.	Jim Furin	Citizen	dfurin@aol.com	
3.	Lynn Sanders	Citizen	Kayvdvrr@aol.com	
4.	Lynda Dawson	Citizen	lyndadawson48@gmail.com	706-628-7019
5.	George Robertson	Citizen	RobertsonGeorge12	706-503-1828
6.	GEORGE WOODRUFF	CITIZEN.	GEORGE WOODRUFF 3@Gmail.com	706-580-0919.
7.	John Brent	PLANNING COMMISSIONER	jbrent12@gmail.com	706-587-1273
8.	Jim Street	Pres Martin		706-603-2203
9.	Michael Harris	Mayor Warden Hall	mharris@wardenphallga.gov. HARRIS	706-984-4747

10.	D. J. Johnson	VLP	—	706-570-9879
11.	Meghan Guentner	CITIZEN	guenthermeghan@panac.com	706-444-7343
12.	Melissa Mabe	HCSB	Melissamabe@digme.com	706-315-8260
13.	Tra Dykes		tdykes@thewoodruffco.com	706-321-3632
14.	C.R. Sheffield		Charles@thewoodruffco.com	706-329-2062
15.	Scott Moye		454 KSM@GMAIL.COM	706-628-430
16.	Tim Edgar		tedgar@gsail.com	706 573-1097
17.	Bob Allen	CITIZEN	bob.allen@countryfinancial.com	127-520-1755
18.	Detrick Workman	CITY COUNCIL	work4179@msn.com	678-697-9363
19.	Kein Nigam	Plan Comm	Knig@ash.com	706-681-9178
20.				
21.				
22.				
23.				

COMPREHENSIVE PLAN UPDATE

Kick-Off and Public Hearing
 Tuesday, April 24, 2018 @ 5:30 pm
 Harris County Courthouse, Room 223

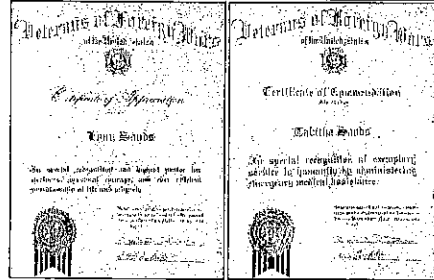
SIGN UP TO RECEIVE INFORMATION & NOTICES FOR UPCOMING COMP PLAN MEETINGS

PRINTED NAME	E-MAIL ADDRESS
TIM MALABY	THMALABY@GMAIL.COM
Lynda Dawson	lyndadawson48@gmail.com
Mike Griffin	migriffin@gmail.com
Tra Dykes	tdykes@the-woodruffco.com
Detrick Worthen	Worthen4179@MSN.COM
TOM HORN	THORN@CWGA.ORG
Ann Bachner	cabinlogstwo@aol.com
Ken Napier	Krennap@aol.com

COMP PLAN COMMITTEE

07/05/2018

APPOINTEE	TITLE or REPRESENTING
Harry Lange	Commissioner
Susan Andrews	Commissioner
Randy Dowling	County Manager
Nancy McMichael	County Clerk
Brian Williams	Community Development Director
Colin Martin	Harris County Chamber of Commerce
Craig Greenhaw	Harris County Development Authority
Alan Feagin	Harris County Development Authority
John Brent	Harris County Planning Commission
Chance Carlisle	Harris County Planning Commission
Morgan Marlowe	Harris County School Board
Steve Goodnoe	Harris County School Board
Byron Hawkins	Harris County Fire Services
Jack McClung	Harris County Fire Services
Gary Jones	Ft. Benning
Keith Hammond	Citizen (District 1)
Linda Straub	Citizen (District 2)
Wayne Harbert	Citizen (District 3)
Will Cliatt	Citizen (District 5)
Randy Phillips	City of Shiloh
Jim Trott	Mayor, Town of Pine Mountain



SERVICE REWARDED - Northwest Harris firefighters Lynn and Tabitha Sands were recently recognized by the Veterans of Foreign Wars for their service to the community. The awards were presented "in special recognition an highest praise for alertness, personal courage, and ever efficient guardianship of life and property."

Menu Set At Senior Center

By ANDY KOBER

The staff of the Harris County Senior Center has announced the menu for next week.

Thursday, Apr. 12 - Turkey pot roast over brown rice, steamed carrots, green peas, fresh fruit in season.

Friday, Apr. 13 - BBQ pulled pork, mixed vegetable kernel and cream style corn, coleman, mix grain hamburger bun, banana.

Monday, Apr. 16 - Pepper steak over rice, steamed carrots, mixed greens, vanilla pudding.

Tuesday, Apr. 17 - Spaghetti with meat sauce, green beans, tossed green salad, apple crisp.

Wednesday, Apr. 18 - Baked fish, marinara and cheese, steamed cabbage, sliced portacori and onion, omelet with turkey.

Thursday, Apr. 19 - Braised turkey and gravy with rice or steak beef with rice, steamed squash with onion, California blend vegetable, peach cobbler.

Friday, Apr. 20 - Pork tenderloin with cranberry orange chutney, whole kernel and cream style corn, collard greens, corn bread, banana.

Meals are served with skim milk, coffee or tea, and are subject to change without notice. The Harris County Senior Center is located on Ga. Hwy. 116, just east of Hamilton.

Cattlemen's Meeting Set For Tuesday

By ANDY KOBER

The monthly Harris County Cattlemen's dinner meeting has been scheduled for Tuesday, Apr. 24.

The meeting begins at 7 pm at the AgCenter in Hamilton. Many of those attending arrive a bit early to socialize.

Funds raised by the Cattlemen's Association benefits a number of youth organizations including 4-H, 4FFA, and Boy Scout Troop 48.

The meeting includes a steak dinner with baked potato and salad. The cost is \$15 per person for members, \$17 per person for non-members and \$20 per person for those without reservations.

Harris County residents do not have to own cows to join the Cattlemen's Association and many members do not.

Those planning an attendance should call Linda at 706-638-4744 by Friday afternoon, Apr. 20, to make reservations. The meal includes a

Harris County Citizens to Hold A Comprehensive Plan Kick-Off Meeting and A Public Hearing

2019 Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall Comprehensive Plan Kick-Off Meeting and Public Hearing

Harris County and the citizens of Hamilton, Pine Mountain, Shiloh, and Waverly Hall will hold an initial 2019 Comprehensive Plan kick-off meeting and public hearing on Tuesday, April 24, 2018, at 5:30 PM in Room 223 of the Harris County Courthouse located at 182 North College Street, Hamilton, Georgia, to discuss upcoming Comprehensive Plan activities for Harris County and the cities of Hamilton, Pine Mountain, Shiloh, and Waverly Hall.

The public is invited to attend this kick-off meeting/public hearing. The purpose of this meeting is to brief the community on the process to be used to develop the plan, future opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. The focus of the meeting is to begin a discussion with Harris County residents about future development concerns and opportunities.

If anyone needs assistance due to handicap or foreign language barriers, contact Nancy McMichael, Harris County Clerk, at 706-628-4958 or at nmcraichae@harriscountyyga.gov. For more information about the public hearing, contact Rick Morris with the River Valley Regional Commission at 706-256-2910 or rmorris@rivervalleyrc.org or Nancy McMichael, Harris County Clerk, at 706-628-4958 or nmcraichae@harriscountyyga.gov. PO# 54626

BILLY'S

SUPERMARKET

PRICES EFFECTIVE FROM APRIL 10th THRU APRIL 16th

MEATS

T-Bone Steak USDA Choice (Family Pack)	\$6.89 lb
Hormel Boneless Pork Loin Half	\$1.39 lb
Whole Boston Butt	\$1.29 lb
Hormel Little Sirloins 12 oz	\$1.19 a box
Fresh Chicken Drumsticks (Bagged)	79c lb

PRODUCE

Roma Tomatoes	99c a lb
Russell Potatoes 15 lb bag	\$3.99
Fresh Broccoli Crowns or Brussels Sprouts	\$1.99 a lb
Fresh Avocados	99c each
California Navel Oranges 8 lb bag	\$6.99

FROZEN

Pillsbury Toaster Strudles & Scramblers	2 for \$4
Mayfield Ice Cream & Yogurt 48 oz Tub	3 for \$10
Hungry Man Frozen Dinners	2 for \$5

DAIRY

Yoplait 4-6 oz Yogurts	2 for \$1
Kraft 12 oz Singles	2 for \$5
Coffeenale 32 oz Creamers	2 for \$6
Country Crock 45 oz Tub	2 for \$7

Specials From The Shelves To You

Maxwell House Coffee 10-11 oz Bag	\$2.99	Spam assl. 12 oz Luncheon Meat	2 for \$5
Green Mountain - Donut House - Swiss Miss	\$5.99	Maxwell House 27-30 oz Coffee	\$4.99
Carbon Blend & Eight O'clock 12 ct K-cups	\$5.99	Yuban 34 oz Coffee	\$4.99
Peter Pan 16 oz Peanut Butter	2 for \$5	Maxwell House & Yuban 12 ct K-cups	\$5.99
Food Club 16 oz Raisin	99c	Food Club 12 ct K-cups	\$3.99
Sweet Baby Ray's 18 oz BBQ Sauces	2 for \$3	G.M. 11 oz Cocoa Puffs	2 for \$5
Kin's assl. 16 oz Salad Dressings	2 for \$4	G.M. 11 oz Cookie Crisp	2 for \$5
Kellogg's 8 oz Frost Loops • 8 oz Apple Jacks	2 for \$5	G.M. 8 oz Cheerios	2 for \$5
Kellogg's 9 oz Corn Flakes • 10 oz Frost Flakes	2 for \$5	Calorade assl. 12 oz 6 pack	\$2.99
Post 14 oz Honey Bunches of Oats	2 for \$5	Ragu 23-24 oz Spaghetti Sauces	3 for \$6
Kraft 7 oz Macaroni Dinner	99c	Ragu 16 oz Pasta Sauces	3 for \$6
Hormel assl. 15 oz Chili	2 for \$3	Log Cabin 24 oz Syrup	\$2.99

HOUSE HOLD ITEMS

Wite 20 Ct Pads • 55 Oz Powder	\$5.99
Tide 46-50 oz Liquid	\$5.99
Camden's Aftershave	\$3.99
Bonanza 80 ct Fabric Sheets	\$3.99
Doritos 34 ct Fabric Softener	\$2.99
Fine 6oz 40-48 oz	\$7.99
Clorox 32 oz Clean-up Spray	\$2.99
Charmin 12 oz Double Roll	2 for \$10
Beauty 8-Roll	2 for \$10

VISA US Hwy. 27 • Cataula, Georgia • 706-324-4622

Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

6:00 P.M.

9/11/2018

1. Review Comprehensive Plan Update Process
2. Review 2014 Comprehensive Plan Goals and Vision

The City of Shiloh
Comprehensive Plan Update Meeting
September 11, 2018
7:00 P.M.
Sign-In Sheet

Name

Phone

Email Address

1. _____
2. *Paul Smith* *706-846-3495*
3. *Lady Miller* *706-846-2592*
4. *Trinity Carter* *706-575-7909*
5. *Kevin Ross* *706-846-3814 city hall*
6. _____
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12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____

City of Shiloh
City Hall
September 11, 2018
Public Hearing RE: Millage @ 6 pm
Council Meeting
6:15 pm
Minutes

Public Hearing for Millage Rate @ 6 pm. No citizens attended.

Mayor Lipp called the regular council meeting to order at 6:15 pm and led the gathering in the Pledge of Allegiance. The invocation was given by Peggy Allen.

There was no Fire Report as Chief Stinnette was absent.

Chief Cato reported over 6k in fines in forfeitures written in the month of August. Chief Cato brought up that Councilman Seitlinger had suggested that some stop signs could/should be removed. After discussion, Councilman Carlisle moved to keep the stop sign at the church and to remove the stop sign at the Post Office (corner of 1st Avenue and 4th Street). Mayor Pro-Tem seconded and the motion passed 4-0.

Public Works Director Rich Scott reported that they were getting caught up on the grass cutting. There have been a number of leaks and some have been fixed and some were still to be fixed.

Councilman Phillips moved to approve the agenda as written and Councilman Carlisle seconded. The motion passed 4-0.

Old Business:

Councilman Phillips moved to accept the minutes of the August meeting with one minor change to correct designating Chief Cato to Acting Chief Cato until after training. Mayor Pro Tem Cross seconded and the motion passed 4-0.

There was much discussion about the Municipal Building Project. The Mayor suggested proceeding to the next step. Councilman Seitlinger proposed only building a maintenance building on a small piece of property, perhaps the land situated behind the fire station. He was concerned with the "Gateway" aspect of the maintenance building being in such a public location. Councilman Phillips proposed tabling the matter. Mayor Lipp asked for definite figures. There was agreement to move to the next step and to set up a meeting to get public and staff input. Director Scott will get figures together for the special called meeting to be announced.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact City Hall at 706.846.3814 promptly to allow the City to make reasonable accommodations for those persons.

New Business:

Rick Morris from RVRC was present to discuss the updating of the Comprehensive Plan that is required by the Department of Community Affairs. He asked for the old plan to be reviewed and commented upon. He discussed the need to perform due diligence to inform the public, from notice on the water bills, and the website. There would also be a need to have a sign in sheet at that meeting also to show attendance.

Mayor Pro Tem Cross read aloud the Resolution to adopt the Millage Rate at 5.50 mills. She proceeded to move to adopt it with Councilman Phillips seconding, the motion passed 4-0.

There has been no official notice from the Department of Community Affairs as to the areas of weakness on our grant application.

The county still has the LMIG paving out to work until October 9.

Adjourn:

Councilman Carlisle motioned to adjourn with Councilman Seitlinger seconding. The motion passed 4-0.

Mayor-Ronnie Lipp

Mayor Pro-Tem- Sheron Cross

Councilman-Timothy Carlisle

Councilman-Paul Seitlinger

Councilman-Randy Phillips

City Clerk-Julie Holloway

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Special Called Meeting

Shiloh City Council

City Hall

September 28, 2018

2:30 pm

Summary Minutes

Call to order: ***By Mayor Ronnie Lipp***

Pledge of Allegiance: ***Led by CM Carlisle***

Invocation: ***Given by Mayor Ronnie Lipp***

Business:

Comprehensive Plan discussion and public input.

Rick Morris of River Valley Regional Commission was present to discuss strengths/weaknesses and opportunities/threats to the Shiloh area as it relates to the Comprehensive Plan. He gave a brief overview of the value and benefit of the Plan for the City of Shiloh. There were a few residents in attendance who offered some input as well as council and staff.

Municipal Building Project.

Public Works Director Rich Scott was unavailable as he was in process of replacing a circuit board on the electrical monitoring system on Well 1 that was hit by lightning. There was some discussion by council and staff as to needs/wants and input by one citizen stating he would like to see it built beyond the present needs of the city. No action was taken. The Mayor suggested that each employee and councilperson sketch out a draft of what they would like to see in the building.

Councilman Carlisle moved to adjourn the meeting with MPT Cross seconding and the motion passed 4-0.

THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting**
September 11, 2018
6:00 P.M.
At
Shiloh City Hall

- **Learn about upcoming Comprehensive Plan Activities**
- **Work with town officials to develop goals and projects to improve the City of Shiloh.**

**If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910**



Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

2:30 P.M.

9/28/2018

1. Address Strengths, Weaknesses , Opportunities, Threats (SWOT)

The City of Shiloh
Comprehensive Plan Update Meeting
September 28, 2018
7:00 P.M.
Sign-In Sheet

<u>Name</u>	<u>Phone</u>	<u>Email Address</u>
1.		
2. <i>Brian Cross</i>	<i>7068463814</i>	<i>city hall</i>
3. <i>Tanner Cox</i>	<i>706-575-7909</i>	
4. <i>Larry Mullin</i>	<i>706-846-2592</i>	
5. <i>Paul Leithinger</i>	<i>7068463495</i>	
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THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting**
September 28, 2018
2:30 P.M.
At
Shiloh City Hall

- **Tell city official what the Strengths, Weaknesses, Opportunities and Needs of Shiloh are!!**
- **Work with the city officials to develop goals and city projects to improve the City of Shiloh**

**If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910**



Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

6:00 P.M.

11/8/2018

1. Review Strengths, Weaknesses , Opportunities, Threats (SWOT) list from 9-28-2018
2. Develop Needs and Opportunities List
3. Update Community Work Program(CWP)Report of Accomplishments and discuss what needs to be listed in the 2019-2024 CWP

City of Shiloh
Council Meeting
City Hall
November 8, 2018
6 pm
Minutes
All Members Present

The meeting was called to order by Mayor Lipp and Councilman Carlisle led the gathering in the Pledge of Allegiance. Peggy Allen delivered the invocation.

There was no fire report as Chief Stinnette was absent and there was also no police report as Chief Cato was attending court in Talbotton, yet was expected to get back before the conclusion of the meeting.

Public Works Director Rich Scott discussed replacing road signage and culverts around town as funds became available. He informed council about a leak on GA Hwy 85 W in the northern part of town. The contractors would be working on it the next weekend to get it fixed. There was some discussion about water rates, comparison to others in the area and the need for the system to be self-sustaining. There was no action taken.

Councilman Phillips moved to adopt the agenda as written with the two additions noted below. Mayor Pro-Tem Cross seconded and the motion passed 4-0.

OLD BUSINESS:

Councilman Phillips moved to adopt the minutes from both the Regular October 2nd and the Special Called November 2nd meetings as written. Councilman Carlisle seconded and the motion passed 4-0.

Discussion regarding the Municipal Building Project was tabled.

Director Scott relayed what he had learned at his water conference about our water rates being 68% under the average for the median income the census is reporting for this area. There were also not many letters of support written by the citizens which would have helped when seeking a grant.

NEW BUSINESS:

Shelby from RVRC was present to go over the next portion of the Comprehensive Plan (strengths, weaknesses and opportunities aka/SWOT) for review. There were grammatical errors pointed out to be fixed, as well as questions about compatibility between site-built homes being the main structures possibly conflicting with mobile homes being allowed. It was noted that site-built homes being the "main" did not mean being the "only" form of housing.

Mayor Lipp suggested tabling the License Plate Reader as Chief Cato was not present.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact City Hall at 706.846.3814 promptly to allow the City to make reasonable accommodations for those persons.

Councilman Phillips brought to attention an issue with a culvert at Pine Street & Elm Street. Discussion only, no action taken.

Mayor Pro Tem-Cross suggested the employees and councilmembers to once again sponsor a family and/or families that applied to Family Connections for holiday help. Councilman Seitlinger agreed with the caveat that they reside within Shiloh. She volunteered to go pull some applications for this area.

The second reading of the amendment to the Beer & Wine Ordinance to Allow Transfer of License proceeded without interruption and Councilman Carlisle moved to adopt. Mayor Pro-Tem Cross seconded and the amendment was adopted by a vote of 4-0.

Clerk Holloway notified council of the Budget timeline/availability/public hearing and proposed date of adopting the resolution. She also made them aware of the bid on the LMIG work that was received as the project was bid in conjunction with the county's LMIG project for better pricing. The scheduled date of completion is May of 2019.

AGENDA ADDITIONS:

Clerk Holloway requested to attend a CDBG's applicant workshop for that would be held at Callaway in December. She also requested to purchase a stand-up desk at an expense of approximately \$350.00. Mayor Pro-Tem Cross moved to approve both expense with Councilman Seitlinger seconding and the motion passing 4-0.

There was some discussion about the first impression of the badly stained carpet tiles in the foyer of city hall. With no further business to discuss, Councilman Carlisle moved to adjourn with Mayor Pro-Tem Cross seconding. The motion passed 4-0.

Mayor-Ronnie Lipp

Mayor Pro-Tem- Sheron Cross

Councilman-Timothy Carlisle

Councilman-Paul Seitlinger

Councilman-Randy Phillips

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Attendance Sheet

THE CITY OF SHILOH
COMP PLAN UPDATE

Nov. 8, 2018

Sheron Cross

Renee Phillips

Sheron Cross
Renee Phillips

Ronnie Lipp

Paul Seifinger

Ronnie Lipp
Paul Seifinger

Timothy Carlisle

Shelby Banta

Jeanny Allen (Citizen)
Alan Scott

Timothy Carlisle
Shelby Banta

Jake Hollaway

Cody Boyd

Jake Hollaway
Cody Boyd

THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting**
November 8, 2018
6:00 P.M.
At
Shiloh City Hall

- **Review Vision Statement, SWOT, Needs and Opportunities**
- **Existing Community Work Program and New Community Work Program**

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

2:30 P.M.

9/28/2018

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The City of Shiloh
Comprehensive Plan Update Meeting
September 28, 2018
7:00 P.M.
Sign-In Sheet

<u>Name</u>	<u>Phone</u>	<u>Email Address</u>
1. _____		
2. <i>Bevan Cross</i>	<i>7068463814</i>	<i>city hall</i>
3. <i>Tanner Co</i>	<i>706-575-7909</i>	
4. <i>Larry Mullin</i>	<i>706-846-2592</i>	
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THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting**
September 28, 2018
2:30 P.M.
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- **Tell city official what the Strengths, Weaknesses, Opportunities and Needs of Shiloh are!!**
- **Work with the city officials to develop goals and city projects to improve the City of Shiloh**

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Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

6:00 P.M.

11/8/2018

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City Hall
November 8, 2018
6 pm
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NEW BUSINESS:

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COMP PLAN UPDATE

Nov. 8, 2018

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Jeanny Allen (Citizen)

Ryan Scott

Jake Hollaway

Cody Boyd

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**Comprehensive/
Land Use Plan Meeting**
November 8, 2018
6:00 P.M.
At
Shiloh City Hall

- **Review Vision Statement, SWOT, Needs and Opportunities**
- **Existing Community Work Program and New Community Work Program**

If you have questions
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Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

6:00 P.M.

11/8/2018

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Attendance Sheet

THE CITY OF SHILOH
COMP PLAN UPDATE

Nov. 8, 2018

Sheron Cross

Renee Phillips

Ronnie Lipp

Paula Seifinger

Timothy Carlisle

Shelby Banta

Jeanny Allen (Citizen)

Ryan Scott

Julie Hollaway

Cody Boyd

Sheron Cross

Ronnie Lipp

Paula Seifinger

Timothy Carlisle

Shelby Banta

Ryan Scott

Julie Hollaway

Cody Boyd

THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting**
November 8, 2018
6:00 P.M.
At
Shiloh City Hall

- **Review Vision Statement, SWOT, Needs and Opportunities**
- **Existing Community Work Program and New Community Work Program**

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

10:45 A.M.

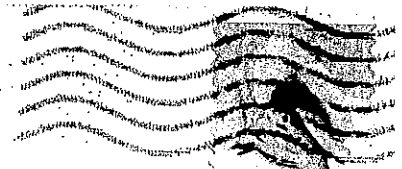
2/28/2019

1. Review Draft existing land use map
2. Finish New Community Work Program

Deliver payment to:

MACON GA 312

CITY OF SHILOH
PO BOX 811
SHILOH, GA 31826
706-846-3814



POSTCARD USA

Return this portion with payment.

Previous Balance:	0.00
WATER RESIDE USED 5060	26.20
PRES 845720	

Billed: 02/15
NOTICE! YOU OWE THIS:
YOU OWE 26.20 by 02/28

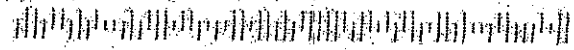
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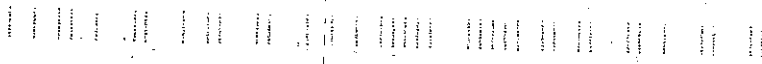
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LAWRENCE SANNER
 SVC:01/14-02/14 (31 days) Acct# 00155
 19987 GA HWY 85 W
LARGE ITEM PICK-UP APRIL 22, 2019
SCHEDULE OF PUBLIC HEARINGS ON REVERSE

LAWRENCE SANNER
 19953 GA HWY 85 W
 SHILOH GA 31826



SAVE THE DATE! FEBRUARY 28, 2019
PUBLIC HEARINGS
 10 AM-CDBG PROJECTS NEEDS
 10:45 AM-FINAL REVIEW COMPREHENSIVE PLAN
 11:30 AM-SPECIAL CALLED COUNCIL MEETING TO DISCUSS WATER RATES



The City of Shiloh
Comprehensive Plan Update Meeting
February 28, 2019
7:00 P.M.
Sign-In Sheet

<u>Name</u>	<u>Phone</u>	<u>Email Address</u>
1.		
2. Paul Fertlenger	706 846 3495	
3. Ruby Wilkins	706-846-2592	
4. Timmie Lee	706 ⁵⁷⁵ 846 7909	
5. Heron Reed	706 846 3814 cityhall	
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City of Shiloh
Public Hearing
City Hall
February 28, 2019
Minutes

Councilman Phillips & Seittlinger present

10:45 AM COMPREHENSIVE PLAN Public Hearing

Councilman Phillips called the hearing to order and announced that the purpose of the public hearing is to allow the public the opportunity to provide input concerning the City's Comprehensive Plan. Representatives from the elected body and River Valley Regional Commission were available to hear from citizens concerning the Comprehensive Plan. Rick Morris w/ River Valley Regional discussed updates made and areas where work is yet complete. He suggested adding some road standards. Council is to review the updates and contemplate any further additions. There will be one more hearing prior to final adoption of the plan in April.

Mayor-Ronnie Lipp

Mayor Pro-Tem- Sheron Cross

Councilman-Timothy Carlisle

Councilman-Paul Seittlinger

Councilman-Randy Phillips

City Clerk-Julie Holloway

THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting Final
Public Hearing
April 2, 2019
7:00 P.M.**
**At
Shiloh City Hall**

➤ **Review Draft Documents**

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



Agenda

City of Shiloh Comprehensive Plan Meeting

Shiloh City Hall

10:45 A.M.

4/2/2019

1. Final Public Hearing /Review Draft 2019 Comprehensive Plan Documents

PUBLIC MEETING

The City of Shiloh will hold a final public meeting on Tuesday, April 2, 2019 at 7:00 p.m. at the Shiloh City Hall located 1175 Main Street, Shiloh, GA 31826 to review a draft Comprehensive Plan Update.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Existing Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Needs and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted until April 5, 2019 at the following address:

**River Valley Regional Commission
ATTN: City of Shiloh Comprehensive Plan
P.O. Box 1908
Columbus, GA 31902-1908**

The City of Shiloh is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Shiloh City Clerk. The City Clerk, Julie H. Holloway, can be reached at 706-846-3821. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

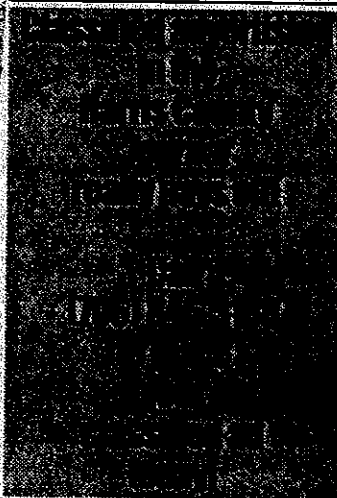
cer, I have seen the first hand result of not being secured in your car. Seat belts are essential and there is no excuse for not wearing one. I hope this bill will receive support and less law enforcement officers will have to make a difficult call to loved ones of those who have been hurt or killed because they were not wearing a seat belt.

The next few weeks will be especially interesting because it concerns taxes. As all tax bills must originate in the House, we're going to be hearing many of those in the Senate. I'll be sure to keep an eye on these to ensure tax legislation is fair and that there is a positive return on investment. Thank you for your continued trust in me, it is an honor to serve you at the state Capitol!

igation of parents who paid so much for their students to get into such "elite" schools, I am not so sure that was a bad move for this student who graduated with honors, and is making a difference out in California.

"In November 2002, the Quarterly Journal of Economics published a landmark paper by the economists Stacy Dale and Alan Krueger that reached a startling conclusion," writes Derek Thompson with The Atlantic. "For most students, the salary boost from going to a super-selective school is 'generally indistinguishable from zero' after adjusting for student characteristics, such as test scores. In other words, if Mike and Drew have the same SAT scores and apply to the same colleges, but Mike gets into Harvard and Drew doesn't, they can still expect to earn the same income throughout their careers. Despite Harvard's international fame and energetic alumni outreach, somebody like Mike would not experience an observable 'Harvard effect.'"

Conservative commentator Thomas Sowell agrees. "One of the biggest fallacies about academic institutions is that attendance at big-name colleges and universities is virtually essential for



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The City of Shiloh
Comprehensive Plan Update Meeting
April 2, 2019
7:00 P.M.
Sign-In Sheet

<u>Name</u>	<u>Phone</u>	<u>Email Address</u>
1. Paul Seithenjer	706-846-3495	
2. Amy Kelly	706-846-2592	
3. Kimball Lee	706-575-7909	
4. Kevin Cross	706-846-3814	cityhall
5. Ben Mann	706-846-2993	
6. Gloria Mann	706-846-2993	
7. Fern Tigner	706-846-3188	
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THE CITY OF SHILOH
**Comprehensive/
Land Use Plan Meeting Final
Public Hearing
April 2, 2019
7:00 P.M.**
**At
Shiloh City Hall**

➤ **Review Draft Documents**

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



RESOLUTION OF ADOPTION
CITY OF SHILOH COMPREHENSIVE PLAN 2019-2024

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

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

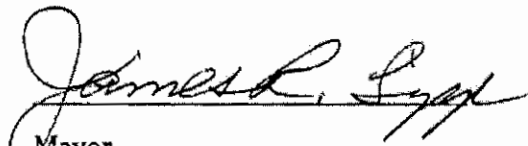
WHEREAS, the City of Shiloh has been notified by cognizant authority that the City's most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act.


NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the City of Shiloh Council that the Shiloh Comprehensive Plan 2019-2024 be adopted.

Duly considered and approved by the City of Shiloh Council in session this 4th day of June, 2019.

City of Shiloh
Council

ATTEST


Mayor


City Clerk

**CITY OF SHILOH**

Ronnie Lipp, Mayor
P.O. Box 811/1175 Main Street
Shiloh, Georgia 31826
706.846.3814/fax 706.846.3821

April 4th, 2019

River Valley Regional Commission

P.O. Box 1908

Columbus, Georgia 31902

RE: Comprehensive Plan Update Submittal

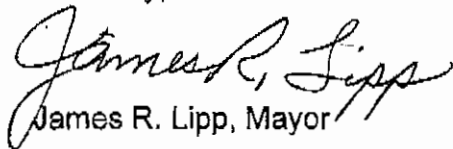
The City of Shiloh has completed the update of its comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community dynamics and resources. Evidence of this has been included with our submittal.

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 Julie Holloway, City Clerk at cityofshilohga@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "James R. Lipp". The signature is written in a cursive, flowing style. Below the signature, the name "James R. Lipp, Mayor" is printed in a standard font.

City of Shiloh

Enclosures