

*Guiding the Future...*  
REFLECTING THE PAST.



Final

# Community Agenda

## Consolidated Comprehensive Plan 2030

Liberty County, Allenhurst, Flemington, Gum Branch,  
Hinesville, Midway, Riceboro, Walthourville



June, 2008



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## **I. Introduction**

The Georgia Department of Community Affairs requires that qualified local governments, meaning that the local governments are eligible for grants and assistance, prepare and maintain a comprehensive plan. These comprehensive plans must consist of three components: the Community Assessment, which provides a picture of the existing conditions within the community; a Community Participation Plan, which provides the strategies for an inclusive planning process; and the Community Agenda, which provides the vision for the community and the strategies developed to attain that vision.

### **1.1 Purpose**

The Community Agenda is the final component of the Liberty County Consolidated Comprehensive Plan. Based on the information provided in the Community Assessment, as well as input from the public and stakeholders, the Community Agenda establishes a vision for the community's future as well as strategies to achieve this vision.

### **1.2 Preparation**

In compliance with the Standards and Procedures for Local Comprehensive Planning set forth by the Georgia Department of Community Affairs, the Community Agenda was prepared through a collaborative effort by the Liberty Consolidated Planning Commission and the consultant, Reynolds, Smith and Hills, Inc. Data and input were gathered primarily from the Liberty Consolidated Planning Commission and local government departments. The Community Agenda covers Liberty County and all of the municipalities located within Liberty County, which includes Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro and Walthourville.

### **1.3 Content**

This Community Agenda includes three primary components.

1. Community Vision
2. Community Issues and Opportunities
3. Implementation Program

The Community Vision consists of the future physical development of the community. This is represented by Character Area maps, which have been introduced in the Community Assessment. Each of the Character Areas in the community features specific strategies for guiding future development patterns.

The Community Issues and Opportunities have been introduced in the Community Assessment, where they are presented primarily at a countywide level. In the Community Assessment, these issues and opportunities have been refined based on input from a series of Planning Workshops (held in early 2008), as well as from public input. The issues and opportunities are presented first for Liberty County and then for the individual Cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville.

The Implementation Program outlines specific strategies that will help to achieve the community's vision for the future, as well as address the identified issues and opportunities. The program is based on guiding policies, which are paired with specific strategies in a Five Year Short Term Work Program and as Long Term and Ongoing Initiatives. These are presented first for Liberty County and then for the individual cities.

## **1.4 Background**

Liberty County was established on February 5, 1777 from portions of the parishes of St. Andrews, St. James and St. Paul. It was the 6<sup>th</sup> county to be established in Georgia and was named Liberty County because of, unlike much of Georgia, its early commitment to the Revolutionary War effort.

Liberty County's rich history began as it was settled in 1752 by a group of settlers belonging to the Society of Friends. This group moved south from Dorchester, South Carolina to settle in the coastal area of Georgia, halfway between the existing settlements of Savannah and Darien. In addition to the Midway settlement, the seaport Town of Sunbury was also established. This bustling port rivaled the port of Savannah, although the only remaining evidence of the original town is the cemetery.

Liberty County settlers took the lead in the Revolutionary War effort, as two of Georgia's three delegates to the Continental Congress and signers of the Declaration of Independence, Button Gwinnett and Lyman Hall, were residents. Liberty County's commitment to liberty continued through the 1800's during the War of 1812 and the Civil War and into the 20<sup>th</sup> century when civil rights activists received training at Dorchester Academy.

Liberty County is also home to Fort Stewart, where the 3<sup>rd</sup> Infantry Division of the United States Army is based. Fort Stewart encompasses portions of five counties in its 279,270 acres and is the largest military installation in the eastern United States. Fort Stewart is the combat training installation for both regular soldiers and reservists.

The Town of Sunbury was the original county seat, however, because of the length of travel from the western portions of the county to the county seat, it was moved to the Town of Riceboro, located south of Midway in 1797. The City of Hinesville, named for Charles Hines, an early settler and state senator, was established in 1837 and designated as the county seat, again to be more centrally located within the county.

Today, the City of Hinesville is the largest municipality in the county. There are six other incorporated municipalities in Liberty County, including Allenhurst, Gum Branch, Flemington, Midway, Riceboro, and Walthourville. Liberty County is located approximately 35 miles southwest of Savannah and is bordered by McIntosh County, Bryan County, Long County and Tattnall County. All of Liberty County and a portion of Long County are included in the Hinesville Area Metropolitan Planning Organization (HAMPO), the federally designated planning area specifically for transportation.

## **II. Statewide Planning Goals**

The Georgia Department of Community Affairs has established a series Statewide Planning Goals to ensure that the vision for each community is in harmony with the State of Georgia's overall vision. These goals will continue to guide the planning process throughout the Liberty County Comprehensive Plan.

### **2.1 Economic Development**

To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

### **2.2 Natural and Cultural Resources**

To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

### **2.3 Community Facilities and Services**

To ensure the provision of community facilities and services throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia's residents.

### **2.4 Housing**

To ensure that all residents of the state have access to adequate and affordable housing.

### **2.5 Land Use and Transportation**

To ensure the coordination of land use planning and transportation planning through the state in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

### **2.6 Intergovernmental Coordination**

To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

### **III. Liberty County**

The Community Vision sets the tone for the entire Comprehensive Plan. It is the benchmark by which the guiding policies, principles, and implementation program are formulated. In the sections below, the issues and opportunities identified in the Community Assessment are addressed in light of the Community Vision. The Community Vision for Liberty County is based on input received from community officials during a series of Planning Workshop conducted in May 2008, as well from public input. Many of the municipalities have unique vision statements based on issues and opportunities unique to these jurisdictions. These are presented in following sections.

#### **3.1 Vision Statement**

*The Vision of Liberty County is...*

*“To be the premier community in Coastal Georgia in which to live, work and visit because of our rich history, heritage, cultural diversity, unsurpassed quality of life and respect for the environment and natural resources.”*

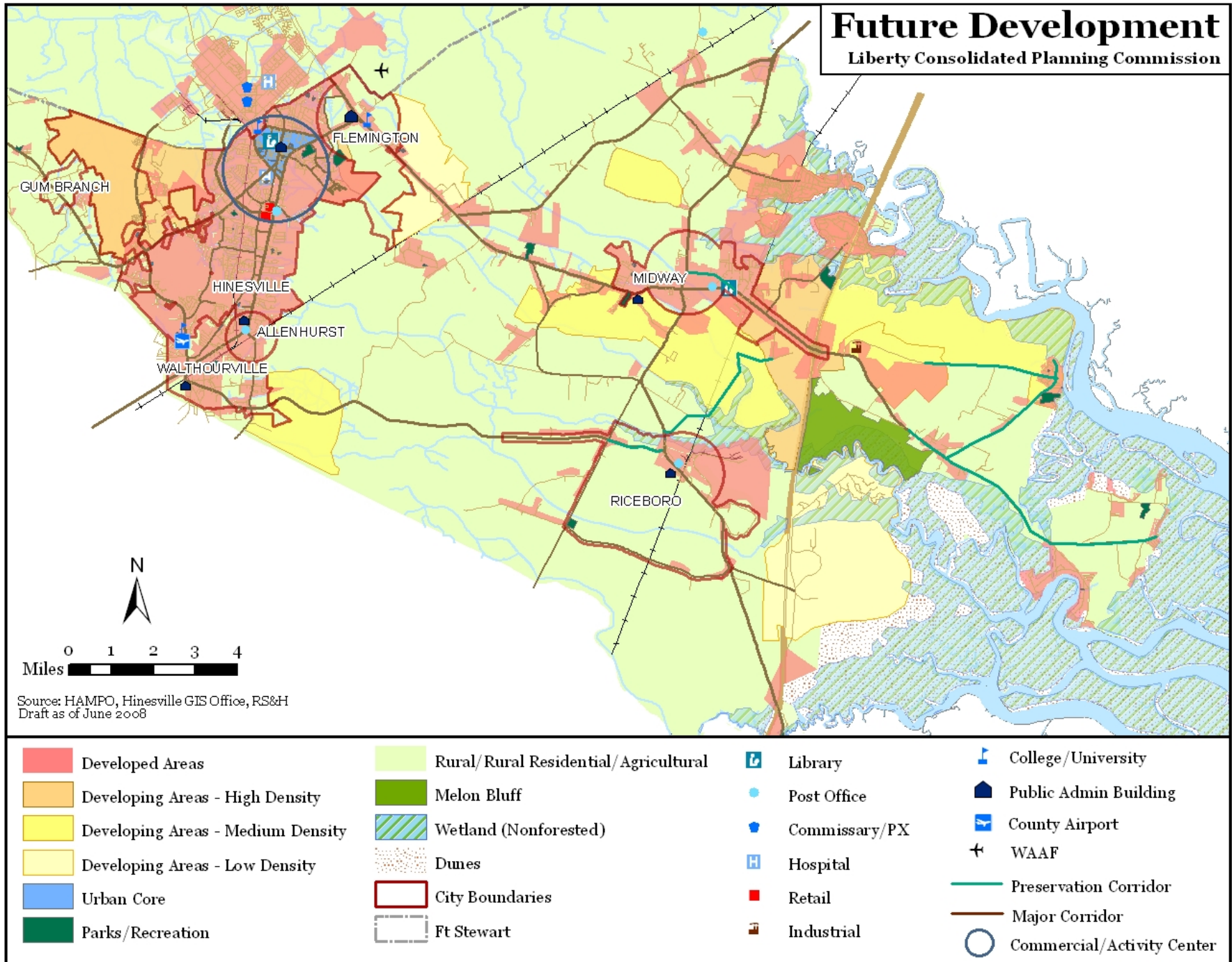
#### **3.2 Future Character Areas**

Seven future character areas have been defined for Liberty County. These are:

- 1) Commercial/Activity Centers
- 2) Developed Area
- 3) Developing Areas
  - a. High Density/Intensity
  - b. Medium Density/Intensity
  - c. Low Density/Intensity
- 4) Major Corridors
- 5) Preservation Corridors
- 6) Rural/Rural Residential/Agricultural
- 7) Conservation / Parks / Greenspace

These character areas are displayed on the Future Development Map shown in Figure 3.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

Figure 3.1 Liberty County Future Development Map





### **Commercial / Activity Centers**

At the County level, Commercial/Activity Centers are the hubs of activity in the community. They consist of uses such as neighborhood commercial centers, hospitals, post offices, libraries, and colleges. Much of the current development in Liberty County's Commercial/Activity Centers is of the typical auto-dependent development pattern.

### **Development Patterns**

The County will strive to improve the appearance and functionality of the Commercial/Activity Centers with the following principles:

- a) Build additional neighborhood commercial centers on appropriate infill sites to serve the surrounding neighborhood.
- b) Buildings within a development should be architecturally integrated with the site and developed at an appropriate scale in terms of size, height, and bulk to provide positive image identification for the development and the community.
- c) Locate higher-density housing close to the Commercial/Activity Centers.
- d) In downtown areas, maintain traditional downtowns as the focal point of the community. These Commercial/Activity Centers should be attractive, mixed-use, pedestrian-friendly places where citizens gather for shopping, dining, socializing, and entertainment.
- e) Accommodate "big box" retail in a way that complements surrounding uses, such as breaking up the façade to appear as a collection of smaller stores.
- f) Where possible, locate commercial structures near the street front with parking in the rear of the building to make the development more attractive and pedestrian-friendly.
- g) Redevelop older strip commercial centers in lieu of new construction further down the roadway.
- h) Reduce parking requirements for commercial and residential developments, particularly where nearby parking alternatives or public transit is available.
- i) Consider shared parking arrangements to reduce overall parking needs.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Recreation

### **Developed Area**

The Developed Area of Liberty County includes those areas that are primarily residential. This Developed Area category is typically located adjacent to the Cities of Allenhurst,



Flemington, Gum Branch, Hinesville, Midway, and Walthourville. The development patterns throughout the County have generally followed the typical auto-dependent form.

### **Development Patterns**

Development occurring within already developed areas should be compatible in density and intensity with the existing development. The County will strive to improve the appearance and functionality of the Developed Area with the following principles:

- a) Retrofit existing residential communities to improve pedestrian and bicycle access and connect to nearby commercial areas.
- b) Distribute affordable housing throughout the County.
- c) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- d) Consider brownfield redevelopment, which converts former industrial and commercial sites to mixed-use development.
- e) Consider greyfield redevelopment, which converts vacant or under-utilized commercial strips to mixed use centers.
- f) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- g) Re-use existing vacant or under-utilized structures (e.g., commercial centers, office space, and warehouses) to accommodate new community facilities.
- h) Revitalize existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- i) Residential development should incorporate “corner commercial” sites, such as drycleaning, convenience stores, or similar retail services.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Parks/Recreation
- Transportation/Communication/Utilities

### ***Developing Areas***

Developing Areas in Liberty County are those where new development is planned or has been initiated. A common struggle with these areas is the question of who will provide water and sewer services as well as other services. These areas also provide the opportunity to apply improved standards to enhance the appearance and functionality of these communities.

Developing Areas have been classified into three categories according to the density and intensity of land uses:

1) *High Density / Intensity*

Developing Areas of high density/intensity are characterized by residential developments with densities of 2.5 or more dwelling units per acre. These areas allow office and commercial developments of 100,000 square feet or greater.

2) *Medium Density/Intensity*

Developing Areas of medium density/intensity are characterized by residential developments with densities of 1.5 to 2.5 dwelling units per acre. These areas allow office and commercial developments of 50,000 to 100,000 square feet.

3) *Low Density/Intensity*

Developing Areas of low density/intensity are characterized by residential developments with densities of 1.5 or fewer dwelling units per acre. These areas allow limited office and commercial developments of 50,000 square feet or less.

**Development Patterns (High Density/Intensity)**

The County will strive to apply the following principles in Developing Areas of High Density/Intensity:

- a) Group new developments of homes, shops, businesses, and institutions into attractive mixed-use areas to serve the community. Include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Accommodate “big box” retail in a way that complements surrounding uses, such as breaking up the façade to appear as a collection of smaller stores.
- c) Locate commercial structures near the street front with parking in the rear of the building to make the development more attractive and pedestrian-friendly.
- d) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- e) Employ well-designed development that blends into existing neighborhoods.
- f) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- g) Consolidate driveways and provide interparcel connections between parking lots.
- h) Design developments with mid-block alleys.
- i) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.
- j) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- k) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- l) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- m) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.

- n) Design new residential development to reflect traditional neighborhood development principles, such as smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- o) Cluster development to preserve open space within the development site.
- p) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- q) Integrate appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation.
- r) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

**Development Patterns (Medium Density/Intensity)**

The County will strive to apply the following principles in Developing Areas of Medium Density/Intensity:

- a) Group new developments of homes, shops, businesses, and institutions into attractive mixed-use areas to serve the community. Include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Consider rear parking for developments to make the development more attractive and pedestrian-friendly.
- c) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- d) Employ well-designed development that blends into existing neighborhoods.
- e) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- f) Consolidate driveways and provide interparcel connections between parking lots.
- g) Design developments with mid-block alleys.
- h) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.
- i) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- j) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- k) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- l) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- m) Design new residential development to reflect traditional neighborhood development principles, such as smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- n) Cluster development to preserve open space within the development site.
- o) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- p) Integrate appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation.

- q) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### **Development Patterns (Low Density/Intensity)**

The County will strive to apply the following principles in Developing Areas of Low Density/Intensity:

- a) For new developments, include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Consider rear parking for developments to make the development more attractive and pedestrian-friendly.
- c) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- d) Employ well-designed development that blends into existing neighborhoods.
- e) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- f) Consolidate driveways and provide interparcel connections between parking lots.
- g) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.
- h) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- i) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- j) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- k) Design new residential development to reflect traditional neighborhood development principles, such as orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- l) Preserve open space within the development site.
- m) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- n) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped Vacant

### **Major Corridors**

Major Corridors in Liberty County are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development. The Major Corridors in Liberty County have been stratified into separate tiers, Tiers 1, 2, and 3, according to the function of the roadway.

The Tier 1 Corridor in Liberty County is I-95. This interstate highway is under the jurisdiction of GDOT and FHWA; therefore, the LCPC and the Metropolitan Planning Organization (MPO) cannot make recommendations regarding the roadway itself; however, recommendations regarding the features visible along the highway can be made.

Tier 2 Corridors include principal arterials for travel regionally, within the County, and locally. These are US 84 and SR 196 East from US 84 to the Bryan County line.

Tier 3 Corridors are roads that serve both local and regional traffic. These are US 17 in Riceboro and Midway; SR 196 West (including the portion within Gum Branch); SR 119 (including the portion within Walthourville); Old Sunbury Road in Flemington; and Airport Road / 15<sup>th</sup> Street, Frank Cochran Drive, General Stewart Way, and General Screven Way in Hinesville.<sup>1</sup>

### **General Development Patterns**

The following development patterns apply to all of the Major Corridors.

- a) Where medians occur, they should be landscaped.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Consider consolidation of driveways and interparcel connections between parking lots.

### **Development Patterns (Tier 1 Corridors)**

The following development patterns apply to Tier 1 Corridors.

- a) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- b) Apply any adopted design guidelines to areas that are visible from I-95

### **Development Patterns (Tier 2 Corridors)**

The following development patterns apply to Tier 2 Corridors.

- a) Create landscaped medians to separate traffic lanes.
- b) Cluster high-density development at Commercial/Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.

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<sup>1</sup> SR 144 may be considered a Major Corridor, but it lies entirely within Fort Stewart, whose area is not under study for the Liberty County Comprehensive Plan.

- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.
- k) Adopt additional recommendations from the US 84 Corridor Study as appropriate.

### **Development Patterns (Tier 3 Corridors)**

The following development patterns apply to Tier 3 Corridors.

- a) Where appropriate, install medians to separate traffic lanes.
- b) Cluster high-density development at Commercial/Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped/Vacant

### ***Preservation Corridors***

Preservation Corridors are those that are recommended for protection from development and/or roadway improvements due to scenic and/or historic resources. These corridors

include Old Sunbury Road (East of I-95), Fort Morris Road, Islands Highway, Cay Creek Road, EB Cooper Highway (SR 119) in Riceboro, and Martin Road in Midway.

### **Development Patterns**

The County will strive to protect and improve the functionality of the Preservation Corridors with the following principles:

- a) Employ traffic calming measures on local corridors with lower functional classification, such as raised pedestrian crossings and the planting of streetside vegetation.
- b) Work with the Georgia Department of Transportation and local governments to adopt special designation for Preservation Corridors, in order to protect the roadways from heritage-altering improvements.
- c) Adopt overlay districts to control the type of development allowed along Preservation Corridors.
- d) Consider applying for State or National designation of Preservation Corridors to, such as with the National Scenic Byway Program or the Gullah Geechee National Heritage Corridor, to protect the historic and scenic features of the roads.
- e) Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- f) Where development is allowed, require very large minimum lot size requirements to limit development density and total housing units, and protect the rural character of the area.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Agriculture/Forestry/Undeveloped/Vacant
- Residential
- Parks/Recreation
- Industrial

### ***Rural / Rural Residential / Agricultural***

The Rural/Rural Residential/Agricultural designation represents areas of the lowest density and intensity of uses in Liberty County. These portions of the County are designed to retain the rural and agricultural character of the County, while allowing limited, low intensity uses designed to serve local residents. Uses allowed in this area include residential development of less than 0.5 dwelling units per acre; agriculture, including surface mining; and commercial use of low intensity (5,000 to 20,000 square feet) in “village” type developments to serve local residents.

### **Development Patterns**

The County will strive to protect the Rural/Rural Residential/Agricultural area with the following principles:

- a) Require large minimum lot sizes to limit development density and protect farmland and rural character.
- b) Enlist significant site features (marshlands, farmland, etc.) as an amenity to help shape the identity and character of development.
- c) Consider site plans, building design, and landscaping that are sensitive to the area's natural features, including topography and views.
- d) Preserve land by setting it aside for natural/environmental educational areas, public parks, trails, or greenbelts.
- e) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Agriculture/Forestry/Undeveloped/Vacant
- Residential
- Parks/Recreation
- Industrial

### **Conservation / Parks / Greenspace**

Conservation / Parks / Greenspace land in Liberty County is made up of 50,213 acres of dedicated dunes and marshlands and 352 acres of public parks. There are significant parcels of land held in conservation, most notably the Melon Bluff Nature & Heritage Reserve.

### **Development Patterns**

The County will strive to protect the Conservation / Parks / Greenspace land with the following principles:

- a) Preserve conservation land and greenspace by setting them aside as natural/environmental educational areas, public parks, trails, or greenbelts.
- b) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- a. Parks/Recreation/Natural/Environmental Education
- b. Agriculture/Forestry/Undeveloped/Vacant
- c. Dunes/Marshlands/Conservation

## **3.3 Issues and Opportunities**

The following analysis of issues and opportunities in Liberty County is an update of those that were first presented in the Community Assessment. These updated issues and opportunities reflect additional input from the public and stakeholders.



## ***Population***

### **Issue:**

As with most counties along the Georgia coast, the population has been steadily increasing and this increase is expected to continue. The growth in population has put a tremendous amount of pressure on local government to accommodate this growth in a sustainable way, as well as provide the necessary services for this increasing population.

### **Opportunities:**

The growth provides the opportunity to coordinate infrastructure planning to serve the residents. The growth will also provide the impetus to promote efficient and sustainable land use through well designed, multimodal, and efficient development patterns.

## ***Economic Development***

### **Issue:**

There is not a large skilled labor force and not enough programs for workforce development. These are necessary to attract new business to the County and to raise the per capita income of residents.

### **Opportunities:**

The County is home to a diverse range of post-secondary educational options, including Liberty Center, which is a partnership between Armstrong Atlantic State University and Waycross College, Brewton-Parker College, and Savannah Technical Institute. These schools offer Bachelors and Associates degrees and also have vocational training programs. These opportunities should be better marketed to youth and targeted towards high school students who plan to remain in the community after graduation. In addition, a post-secondary educational assessment should be developed to determine the existing degree programs available, and what additional programs should be offered.

### **Issue:**

The County needs different types of business. Specifically, there is not enough diversity in retail shops and restaurants for County consumers, and there needs to be more “clean” industry in the County.

### **Opportunities:**

Liberty County has access to I-95, and is directly served by two interchanges, which serve travelers from Florida, coastal Georgia, South Carolina, and others that are “passing through.” There is opportunity to develop service-oriented development around these interchanges to attract consumers in Liberty County and from surrounding areas.

**Issue:**

There are misperceptions regarding Liberty County's quality of life, education, and other elements of the community. This may prevent people from re-locating to Liberty County.

**Opportunities:**

The County has a wide variety of resources and amenities and its location along the Georgia coast is a tremendous asset. There is the opportunity to improve the public image of Liberty County and its municipalities through a variety of resources, including public relations efforts, advertising, and capitalizing on the existing natural, historic and cultural resources.

***Housing***

**Issue:**

There needs to be more quality, high end housing available, which will encourage the professional workforce to reside in Liberty County.

**Opportunities:**

As Liberty County continues to grow in population and expand development, the County can institute more stringent standards for new housing. This may include the inclusion or exclusion of certain building materials and ensuring the overall design is pleasing and fits into the fabric of the existing community.

**Issue:**

There is a need for quality affordable housing, including housing stock targeted at specific demographic groups, such as senior citizens, low income families, and those with special needs.

**Opportunities:**

Several new master planned developments underway in Liberty County include senior living units and these are planned to be built to high standards regarding quality and aesthetics. There are several initiatives underway to replace existing, dilapidated housing with higher quality affordable units. The opportunity exists to expand these initiatives throughout all of the communities.

***Natural Resources***

**Issue:**

The increasing growth and development in Liberty County may threaten the extensive marshlands located along the coast, which are sensitive eco-systems for plant and marine life. Also threatened are many acres of virgin forests and general greenspace areas.

**Opportunities:**

The Coastal Georgia Comprehensive Plan, recently completed, sets forth a number of recommendations to protect the natural resources of coastal Georgia. This plan was initiated due to the extensive anticipated population growth in the region. With the adoption of this plan, sponsored by the Georgia Department of Community Affairs, Liberty County has the opportunity to develop innovative programs to protect the marshlands and other natural resources in the County from encroaching development. Recommendations in the plan include enhanced preservation of marsh hammocks and requirements for more extensive buffers between new developments and marshlands.

***Historic and Cultural Resources***

**Issue:**

There needs to be more research on existing historic sites, greater protection of these areas, and more promotion of historic sites.

**Opportunities:**

The Liberty County Historical Society can be involved in efforts to enhance the historic preservation and promotion efforts in the County. This group has special knowledge of the historic resources of the area and can best advise Liberty County on how to better protect and market these resources for public enjoyment.

**Issue:**

There is a lack of cultural amenities in Liberty County, such as venues for public events.

**Opportunities:**

The opportunity exists for a cooperative, intergovernmental effort to address the lack of a cultural center or public venue. This effort should also include a public education and awareness effort to build community support for such a facility.

***Community Facilities and Services***

**Issue:**

The Liberty Regional Medical Center is in need of expansion for additional services. There is also a need for more healthcare options in Liberty County, including additional facilities and services in the currently underserved areas of the county.

**Opportunities:**

The Three Rings Healthcare Coalition, made up of healthcare officials and other leaders from Liberty, Long, and McIntosh Counties, convened in April 2008 to examine healthcare needs in the three-county area. This group has the opportunity to receive a federal grant to plan healthcare facilities and services for the region.

**Issue:**

Public water and sewer facilities are not available countywide. The unincorporated areas, and some areas within municipalities, receive service from private community systems, or are dependent upon individual wells and septic systems. In addition, the system should be expanded to accommodate population and job growth in the County, especially as new development emerges in the far-reaching areas of the County.

**Opportunities:**

There is the opportunity for intergovernmental coordination to address the needed water and sewer facilities within the county. In addition, the identification of existing community systems should be undertaken in order to fully understand the provision of services throughout the county.

*Land Use and Development*

**Issue:**

There is a need to preserve more greenspace in Liberty County.

**Opportunities:**

The Liberty County Zoning Ordinance requires the provision for a certain amount of open space for different types of development. The County has the opportunity to enhance these requirements by requiring more open space, and to expand the area designating for Cluster Zoning, where more open space is preserved in exchange for increased density of development. Many of the new master planned developments in the County have made significant provisions for greenspace. Furthermore, many of these developments border each other, creating an opportunity to develop a connected network of greenspace area.

**Issue:**

As the County continues to attract new residents, there should be better planning and control of growth and development.

**Opportunities:**

The Liberty Consolidated Planning Commission is taking a proactive role in guiding growth and development in the County. There is currently a Gateway Sector Plan underway that will help guide the development patterns around the interchange of I-95 and US 84. In addition, a US 84 Corridor Study, which is near completion, recommends plans and programs to improve the relationship between transportation and land use along the corridor and maintain traffic flow.

**Issue:**

Some of the development in Liberty County is aesthetically unpleasing and lacks good design.

**Opportunities:**

The County has the opportunity to implement countywide design standards or an overlay district to guide the development in particularly unaesthetic areas. The County may follow the examples of Hinesville, which has adopted a Downtown Overlay District; Midway, which is in the process of establishing design guidelines in accordance with the Gateway Sector Plan; and the US 84 Corridor Study, which has made several recommendations to improve the visual aspects of the corridor. The County also has the opportunity to enforce current zoning codes and subdivision regulations to improve blight, dilapidated structures, and other aesthetically unpleasing characteristics of the community.

*Intergovernmental Coordination*

**Issue:**

The communication and coordination between the local governments, and other agencies, such as the Liberty County Board of Education and the Liberty County Development Authority, could be improved.

**Opportunities:**

For the last 10-15 years, Liberty County has had an annual planning retreat that involves elected and appointed officials, staff, and members of the public. These retreats provide an opportunity for open discussion regarding issues and needs. There is the opportunity to expand these lines of communication through a more informal, second meeting among local governments and officials to assess current conditions and gauge progress in implementing recommendations. There is also the opportunity to establish a Council of Governments designed to deal with many of the critical issues facing Liberty County, such as water and sewer.

**Issue:**

The smaller municipalities have fewer resources, making it difficult to provide planning and services.

**Opportunities:**

Liberty County and its municipalities have the opportunity to explore the advantages and disadvantages of full consolidation or the consolidation of specific services. The planning activities are currently consolidated with the Liberty Consolidated Planning Commission functioning for Liberty County and all of the municipalities. The LCPC can also provide a forum for discussion concerning consolidating other activities for more efficient service delivery.

*Transportation*

**Issue:**

There are few alternative modes of transportation in Liberty County.

**Opportunities:**

The City of Hinesville and the City of Flemington, in coordination with Fort Stewart, are undertaking the implementation of a public transit system. This transit system, providing a seamless service between the municipalities and the military installation, is anticipated to be operational in late 2008. HAMPO also has an opportunity to explore alternative transportation options during its next Long-Range Transportation Plan update, including rail, buses, and other alternate modes. In addition, HAMPO and the LCPC are participating in a cooperative, coordinated regional initiative with the Chatham County-Savannah Metropolitan Planning Commission and the Chatham Urban Transportation Study, which is the designated MPO for the Savannah metropolitan area. This cooperative working relationship provides the opportunity for efficiently addressing regional transportation issues and mobility.

**Issue:**

There is a lack of sufficient funding for transportation projects and programs.

**Opportunities:**

The Liberty Consolidated Planning Commission and HAMPO can coordinate to explore and maximize all available funding sources for transportation. In addition, the opportunity exists to utilize public-private partnerships in funding transportation projects or portions of transportation projects.

**Issue:**

There is a not sufficient understanding and buy-in from the community regarding transportation plans and projects.

**Opportunities:**

As part of the required update of the Long Range Transportation Plan, the committee structure of HAMPO was reviewed and refined. The Citizens Advisory Committee of HAMPO, which was previously not very active or involved, has become much more engaged and involved. In addition, the public participation process was reviewed and refined to incorporate more public input and to provide greater avenues for comment. The LCPC and HAMPO have the opportunity to host additional public education events, such as a planning academy, that will provide public education with regard to the transportation planning process. The LCPC and HAMPO, also have the opportunity in the upcoming Long Range Transportation Plan update to better educate and involve the public.

**3.4 Implementation Program**

*Policies*

Listed below are general policies that are intended to guide Liberty County's implementation program. These were derived from the Issues and Opportunities outlined above and from the various stakeholder and public involvement opportunities.

## ***Economic Development***

### **Guiding Policy:**

Promote Liberty County at every level

### **Strategies:**

- Improve the general perception of what Liberty County is and its quality of life
- Improve and expand information sources about Liberty County through the internet
- Apply for historic designation for eligible properties and promote those once designated
- Establish a “Liberty” magazine and publish on a regular basis
- Obtain services of a PR firm to jumpstart economic development

## ***Housing***

### **Guiding Policy:**

Encourage policies that create housing opportunities so that all citizens can live and work within the community.

### **Strategies:**

- Increase high end housing to encourage high wage earners that work in Liberty County to reside in Liberty County
- Start and continue dialogue with developers both within and outside of the County as to the need for high end housing

## ***Natural Resources***

### **Guiding Policy:**

Preserve marshlands from encroachment by development; preserve quality of air and water through reuse and the promotion of clean industries; preserve and promote public access to water; and obtain land for preservation of public access

### **Strategies:**

- Protect greenspace within the county
  - Define the greenspace that must be protected
  - Include undevelopable land in the greenspace inventory
- Use a greenspace bank for developers to obtain higher densities in suitable locations
- Develop a greenspace master plan

- Develop balances between salt marshes and developed areas
- Work with DNR on marsh buffers

### *Historic and Cultural Resources*

#### **Guiding Policy:**

Seek to enhance, protect and conserve our historic and cultural resources

#### **Strategies:**

- Provide a performing arts center
  - Work with the school board to provide such a facility
- Expand the existing library system, and include library projects in SPLOST
- Promote Liberty County through gateways focused on I-95 interchanges
- Select a designated entity to lead the promotional efforts
- Continue development of historic regulations for the county
- Work with policy makers to address legislative and regulatory constraints on funding, and explore funding opportunities

### *Facilities and Services*

#### **Guiding Policy:**

Provide opportunities for economically providing needed facilities and services, and we will utilize all areas of the water life cycle, including maximizing treatment and reuse of water

#### **Strategies:**

- Address lack of water and sewer services
  - Develop a water and sewer master plan for Liberty County
  - Develop a water re-use plan
  - Include exploration of funding options for service delivery
- Encourage the location of development on appropriate sites and or locations that will promote the use of existing facilities and services
- Encourage health professionals to relocate to the area utilizing innovative incentive packages
- Locate health facilities to adequately serve the population, especially in the east end of the county
- Explore innovative ways to conserve capacity of infrastructure and other facilities



### *Land Use and Development*

#### **Guiding Policy:**

Promote efficient use of land through well-designed, pedestrian friendly development patterns incorporating a mix of uses and an efficient and creative use of the land

#### **Strategies:**

- Coordinate infrastructure planning
  - Integrate plans from various entities to ensure a coordinated program for the provision of infrastructure
- Develop a land use map that reflects the coordinated infrastructure planning and uses agreed upon smart growth principle

### *Intergovernmental Coordination*

#### **Guiding Policy:**

Seek to ensure that all governmental entities in our County are seamless and transparent, and provide the services we need efficiently and economically

#### **Strategies:**

- Develop more uniform and coordinated ordinances
- Establish a bi-annual executive meeting to share, review, comprehensive plans, goals and results
- Explore pros and cons of further consolidation of services
- Establish a formal communication policy between local governments, school boards, and authorities and assign responsibility (LCPC)
- Create a collaborative planning and transparent decision-making process

### *Transportation*

#### **Guiding Policy:**

Create multimodal networks to support efficient land use, minimize congestion and to facilitate countywide mobility

#### **Strategies:**

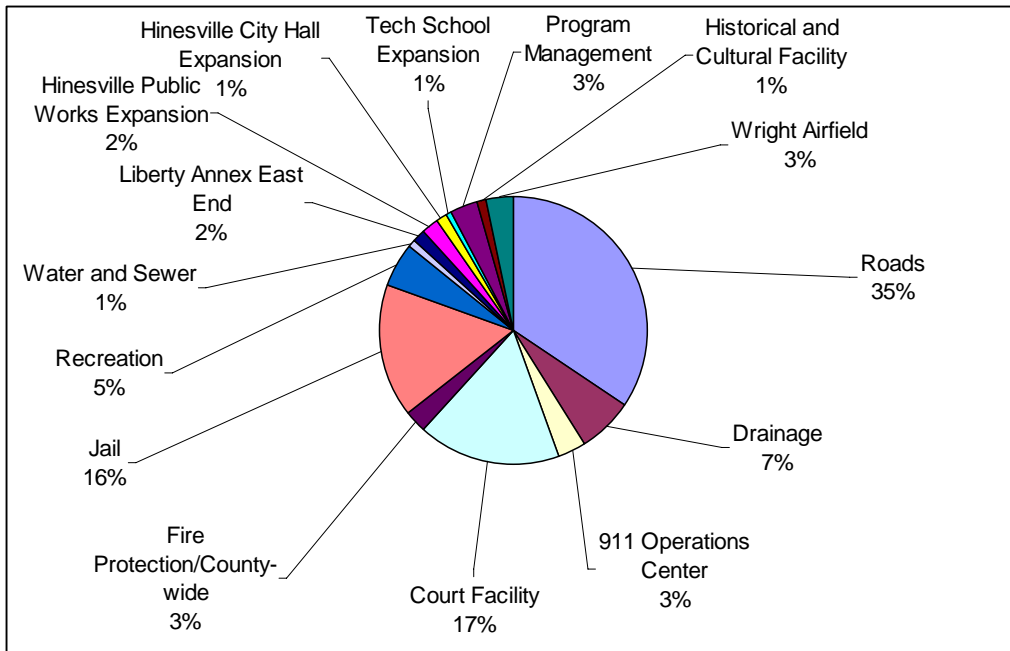
- Implement a countywide urban and rural transit system
  - Define funding capital, operating, and maintenance among participating entities
  - Work together to initiate public transportation service delivery by 2008

**Five Year Short Term Work Program**

The following tables display the Five Year Short Term Work Program for Liberty County, for the years 2008 to 2012. The work activities listed are targeted to ensure attainment of the guiding policies and goals listed above.

Liberty County does have a current Special Purpose Local Option Sales Tax (SPLOST) program that extends through 2009. The following table and figure provides the breakdown of the current SPLOST program.

SPLOST Projects	Proposed Distribution	Percentage
Roads	\$ 10,000,000.00	34.48%
Drainage	\$ 1,900,000.00	6.55%
911 Operations Center	\$ 1,000,000.00	3.45%
Court Facility	\$ 5,000,000.00	17.24%
Fire Protection/County-wide	\$ 800,000.00	2.76%
Jail	\$ 4,700,000.00	16.21%
Recreation	\$ 1,500,000.00	5.17%
Water and Sewer	\$ 250,000.00	0.86%
Liberty Annex East End	\$ 500,000.00	1.72%
Hinesville Public Works Expansion	\$ 531,000.00	1.83%
Hinesville City Hall Expansion	\$ 369,000.00	1.27%
Tech School Expansion	\$ 200,000.00	0.69%
Program Management	\$ 1,000,000.00	3.45%
Historical and Cultural Facility	\$ 250,000.00	0.86%
Wright Airfield	\$ 1,000,000.00	3.45%
<b>TOTAL</b>	<b>\$ 29,000,000.00</b>	<b>100%</b>



**Table 3.1 Five Year Short Term Work Program - Liberty County**

**Economic Development**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Support the Career Academy initiative to provide internships for students	X						Board of Education	N/A	General Budget
Continue to develop career programs requiring specific certification, such as paramedics and in the trades	X						Chamber of Commerce Board of Education LCDA	N/A	General Budget
Hire and support full-time Workforce Development Coordinator	X						LCDA	N/A	General Budget
Cooperative effort with Savannah Tech to train workforce	X						Board of Education LCDA	N/A	General Budget
Conduct survey regarding workforce development and training		X	X				Chamber of Commerce	N/A	General Budget
Publish a Liberty County magazine that appropriately markets the County and its resources			X	X	X	X	LCCVB Chamber of Commerce	N/A	General Budget
Develop programs to work with both large and small employers on workforce development		X	X	X	X	X	LCDA Chamber of Commerce	N/A	General Budget
Create Construction Industry Trade Council to partner with Board of Education, construction industry and higher education (Savannah Tech)			X	X	X	X	LCDA	N/A	General Budget
Consolidate marketing efforts for new development, such as at the I-95 interchange, building on existing initiatives such as the Sector Plan			X	X	X	X	Chamber of Commerce LCDA LCPC	N/A	General Budget

*Note: LCDA – Liberty County Development Authority; LCCVB: Liberty County Convention & Visitors Bureau  
LCPC – Liberty Consolidated Planning Commission*

**Housing**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Continue to work with developers to address shortage of high end housing	X						Co Commission City Councils LCPC	N/A	General Budget
Ensure that existing codes are enforced properly	X						County Staff City Staff LCPC	N/A	General Budget
Develop inventory dilapidated structures			X				Keep Liberty Beautiful	N/A	General Budget
Develop program for redeveloping and or eliminating slums and blighted areas	X						Co Commission City Councils Keep Liberty Beautiful	N/A	General Budget
Encourage mixed use developments where services and facilities are located close to housing	X						LCPC	N/A	General Budget
Research case studies on affordable housing and develop a cost benefit analysis of appropriate actions to address the needs efficiently			X	X			City/County Staff	N/A	General Budget
Encourage green building techniques for housing and new residential developments	X						LCPC	N/A	General Budget
Encourage residential infill development	X						LCPC	N/A	General Budget
Review, and revise as necessary, housing codes to accomodate the needs of seniors and the disabled	X						LCPC	N/A	General Budget

**Natural Resources**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Form an active Greenspace Board under the umbrella of the LCPC			X				Co Commission LCPC	N/A	General Budget
Update existing Greenspace Program (2001)			X				LCPC	\$30,000	General Budget
Promote mechanisms, such as Transfer of Development Rights programs, for increasing greenspace	X						LCPC	N/A	General Budget
Increase required setbacks from marshes and sensitive waterways from 50' to 100' for septic systems			X				LCPC	N/A	General Budget
Identify areas and lands for additional greenspace and work with appropriate agencies to acquire	X						LCPC Recreation Dept.	N/A	General Budget
Continue to enforce the existing tree ordinance and employ best management practices for tree planting/cutting	X						LCPC	N/A	General Budget
Develop inventory of public sites for water recreation				X			Recreation Dept.	N/A	General Budget
Examine costs and benefits of establishing new water access points and boat ramps				X			Recreation Dept.	N/A	General Budget
Develop public education and marketing materials to promote the benefits of greenspace preservation	X						Co Commission LCPC Recreation Dept.	N/A	General Budget

**Historic and Cultural Resources**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Strengthen the land disturbance permitting process	X						Co Commission LCPC	N/A	General Budget
Adopt a county-wide historic preservation ordinance			X				Co Commission	N/A	General Budget
Continue to inventory historic and cultural sites and buildings	X						LCPC	N/A	General Budget
Work with groups such as the Arts Council to promote the arts and participation in the arts	X						Recreation Dept Chamber of Commerce LCVCB	N/A	General Budget
Consolidate efforts in planning and promoting festivals and events	X						Recreation Dept Chamber of Commerce LCVCB	N/A	General Budget
Convene a committee of officials to discuss options for a cultural venue		X					Co Commission City Councils	N/A	General Budget
Develop public relations and education materials regarding the costs and benefits of establishing a cultural venue		X	X				Co Commission City Councils	N/A	General Budget
Use the LCPC website as a vehicle to educate citizens with regard to historic sites and properties			X				LCPC	N/A	General Budget
Update and promote the significant historical and cultural resources in the county as a tourist attraction	X						LCCVB	N/A	General Budget
Update and expand the Liberty Trail markers and other historical markers as funding is available	X						County Staff	\$2,000/marker	General Budget

**Water, Wastewater, Stormwater**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Develop an inventory of existing community systems			X				LCPC	N/A	General Budget/ Grants
Explore the formation of a water and sewer authority		X					Co Commission City Councils	N/A	General Budget
Develop an inventory of individual septic systems					X	X	LCPC	N/A	General Budget
Develop and implement septic system inspection and maintenance program						X	LCPC	N/A	General Budget
Coordinate Certificates of Occupancy among entities	X						County Staff City Staff LCPC	N/A	General Budget
Convene a council to explore opportunities for a water plan and the allocation of resources		X					Co Commission City Councils LCPC	N/A	General Budget
Develop a county-wide water and sewer plan				X			Co Commission City Councils LCPC	N/A	General Budget
Establish a commission, board, council of governments or authority of some type to implement the water and sewer plan				X	X		Co Commission City Councils LCPC	N/A	General Budget
Develop a stormwater utility for subdivisions			X				LCPC	N/A	General Budget
Continue to enforce stormwater management ordinances and policies in order to protect from flooding and from degrading the marsh and wetlands	X						LCPC	N/A	General Budget
Develop ways to reuse stormwater				X		X	LCPC	N/A	General Budget

**Land Use and Development**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Review subdivision regulations for consistency among jurisdictions	X						LCPC	N/A	General Budget
Review and revise building codes and inspections for consistency among jurisdictions	X						LCPC	N/A	General Budget
Revise and strengthen building codes to incorporate "green" or sustainable building requirements	X						LCPC City Staff County Staff	N/A	General Budget
Identify general land use changes that are appropriate along specific types of corridors			X				LCPC City Staff County Staff	N/A	General Budget
Implement Gateway Sector Design Guidelines		X	X	X	X	X	LCPC City Council Co Commission	N/A	General Budget
Implement land use policies in accordance with ongoing initiatives, such as the US 84 Comprehensive Corridor Study and the Gateway Sector Plan	X						LCPC City Council Co Commission	N/A	General Budget
Revise ordinances to encourage/allow more dense development within the designated activity centers		X	X	X	X	X	LCPC	N/A	General Budget
Develop a data management program to integrate permits, inspections and parcel information				X			LCPC City Council	N/A	General Budget
Continue to update and refine GIS layers	X						LCPC City Staff County Staff	N/A	General Budget



**Intergovernmental Coordination**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Emergency Management</b>									
Regularly test disaster plans with all involved agencies	X						Co Commission City Council	N/A	General Budgets
Implement ordinance for highly visible rural address identification			X				Co Commission City Council	N/A	Local
Continue inter-agency coordination and communication	X						Co Commission City Council	N/A	General Budgets
<b>Health Care</b>									
Investigate need for additional emergency and health care facilities in the eastern and western ends of the County		X	X				Co Commission	N/A	General Budget
Support regional Three Ring Health Consortium	X						Co Commission	N/A	Grant Funding
Coordinate and enhance mental health care capabilities, particularly with the military presence	X						Ft. Stewart; Health Agencies	N/A	General Budget
Support implementation of a Drug Court	X						Co Commission	N/A	Grant Funding
<b>Fire Prevention and Education</b>									
Make the Liberty County Fire Coordinator a full-time position with staff assistance		X					Co Commission	N/A	General Budget
Hire full-time, paid staff for each volunteer fire station in the County	X						Liberty Co Fire Dept	N/A	General Budget
Enhance fire prevention education in the County and help public to understand costs and benefits of expanded service			X				Liberty Co Fire Dept	N/A	General Budget

**Intergovernmental Coordination (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Solid Waste</b>									
Undertake public educational program on the benefits of recycling, available services, and associated issues	X						County Staff Keep Liberty Beautiful	N/A	General Budget
Undertake a cost benefit analysis of recycling to determine the full benefits			X				Co Commission	\$35,000	General Budget
Ensure the cleanliness of gateway areas and focus on community clean-up programs	X						Keep Liberty Beautiful	N/A	General Budget
<b>Consolidation of Services</b>									
Explore opportunities for intergovernmental agreements for fuel purchases and large scale equipment purchases to exploit economies of scale	X						Co Commission City Council	N/A	General Budget
Coordinate with agencies and jurisdictions on workforce training and potential work sharing	X						Co Commission City Council	N/A	General Budget
Explore other opportunities for consolidating services to maximize efficiency	X						Co Commission City Council	N/A	General Budget
<b>Recreation and Leisure Services</b>									
Coordinate tourist and leisure events with recreation and parks	X						LCCVB Recreation Dept.	N/A	General Budget
Assess the participation fee structure and revise as necessary			X				Recreation Dept.	N/A	General Budget

**Transportation**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate (In YOE \$)	Funding Source
US 84 Access Management Improvements - East of John Martin to west of Brights Lake					PE		GDOT	\$ 167,672	GDOT Budget
US 84 Access Management Improvements - West of Brights Lake to SR 196					PE		GDOT	\$ 165,087	GDOT Budget
Islands Highway Widening - East of I-95 to east of Old Sunbury Road			PE		ROW		GDOT	\$ 1,474,725	GDOT Budget
US 84 Access Management Improvements - east of Bill Carter Road to west of US 17						PE	GDOT	\$ 793,096	GDOT Budget
US 17 Widening - US 84 to Baggs (Barrington Ferry)						PE	GDOT	\$ 815,073	GDOT Budget
US 84 Access Management Improvements - East of SR 196 (relocated) to east of Bill Carter Road						PE	GDOT	\$ 871,116	GDOT Budget
Eastern By-pass (2-lane) - SR 196 East to SR 119 & Long Co. to US 84				ROW		ROW	GDOT	\$ 14,577,266	GDOT Budget
Signalization and Intersection Improvements			PE, ROW and CST	PE, ROW and CST	PE, ROW and CST	PE, ROW and CST	GDOT	\$ 2,135,063	GDOT Budget

*Notes:*

*YOE: Year of Expenditure*

*PE: Preliminary Engineering*

*ROW: Right of Way*

*CST: Construction*

*GDOT: Georgia Department of Transportation*

**Transportation (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate (In YOY \$)	Funding Source
Connect anticipated local fixed route bus system with rural bus service	X						HAMPO LCPC	N/A	N/A
Improve connectivity between neighborhoods / subdivisions and future fixed route bus system	X						HAMPO LCPC	N/A	N/A
Coordinate Planning Efforts Between HAMPO and the Chatham County-Savannah MPO (CUTS)	X						HAMPO CUTS	N/A	N/A
Construct safe and accessible park and ride lots in several strategic locations across Liberty County	X						Co Commission HAMPO LCPC City Councils	N/A	N/A
Improve multi-modal transportation transportation across Liberty County	X						Co Commission HAMPO LCPC City Councils	N/A	N/A
Develop and maintain a regional transit authority	X						Co Commission HAMPO LCPC City Councils	N/A	N/A
Improve pedestrian crossing along US 84	X						Co Commission HAMPO LCPC City Councils	N/A	N/A
Improve lighting along Airport Road	X						Co Commission LCPC	N/A	N/A
Coordinate local bicycle system with Coastal Georgia Greenway System	X						RDC HAMPO LCPC	N/A	N/A

Notes: *HAMPO: Hinesville Area Metropolitan Planning Organization; RDC: Regional Development Center*

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Liberty County. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 3.2 Long Term and Ongoing Initiatives - Liberty County**

Guiding Policy	Activity
Establish workforce development programs to strengthen the County's base of skilled workers.	Form a task force for local and regional colleges to convene and determine what degree programs are not available in the region, what degree programs should be offered, and how these should be implemented.
Consolidate marketing efforts for quality new development.	Build upon recommendations from planning initiatives, such as the Gateway Sector Plan
Promote the significant historical and cultural resources in the County as tourist attractions.	Update and expand upon historical markers for the Liberty Trail, and develop a media outreach program and materials for advertisement.
Expand the diversity of retail and dining offerings in the County to cater to a wide variety of residents.	Encourage developers to partner with a variety of interesting establishments during development of retail, business, and mixed use centers.
	Begin discussions with desirable businesses to determine the factors that would attract them to Liberty County.
Increase the stock of quality, affordable housing, especially for senior citizens, low-income families, and those with special needs.	Actively recruit developers to build housing developments in the County specifically for senior citizens.
Increase the stock of high-end housing to address shortage, and develop program for redeveloping and or eliminating slums or blighted areas	Work with developers to provide incentives.
Enhance the protection of the marshlands in coastal Liberty County.	Develop innovative programs to protect the marshlands and other natural resources from over-development, modeled after the Coastal Georgia Comprehensive Plan and initiatives of the Georgia Environmental Protection Division.
Expand healthcare service offerings in the County, including an expansion of Liberty Regional Medical Center.	Coordinate with the Three Rings Healthcare Coalition to assess the healthcare needs of the region and develop recommendations for additional services and facilities.

**Table 3.2 Long Term and Ongoing Initiatives - Liberty County (Continued)**

Guiding Policy	Activity
Expand public water and sewer facilities throughout the County.	Coordinate with the individual municipalities to analyze water and sewer needs, and develop a plan for provision of countywide services.
Improve the communication and coordination among local governments and County agencies.	Consider the formation of a Council of Governments within Liberty County for greater coordination.
	Explore opportunities for consolidation of services to maximize efficiency, and also for purchasing of major capital investments to exploit economies of scale.
Expand multimodal transportation opportunities in the County.	Coordinate between County and jurisdictions, as well as with the Chatham County - Savannah MPC to improve intra-county and inter-county travel.
Coordinate land use changes and planned development with existing or planned transportation investments.	Review subdivision regulations between County and jurisdictions to ensure consistency.
	Identify general land use categories that are acceptable along each corridor and enforce to protect corridor mobility.

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **IV. City of Allenhurst**

### **4.1 Vision Statement**

*The Vision of the City of Allenhurst is...*

*“To be a City which prides itself on being a friendly, quiet, and welcoming community while respecting and revering our past, present and future.”*

### **4.2 Future Character Areas**

Two character areas have been defined for Allenhurst. These are:

- 1) Developed Neighborhoods
- 2) Major Corridors (Tier 2)

These character areas are displayed on the Future Development Map shown in Figure 4.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

#### ***Developed Neighborhoods***

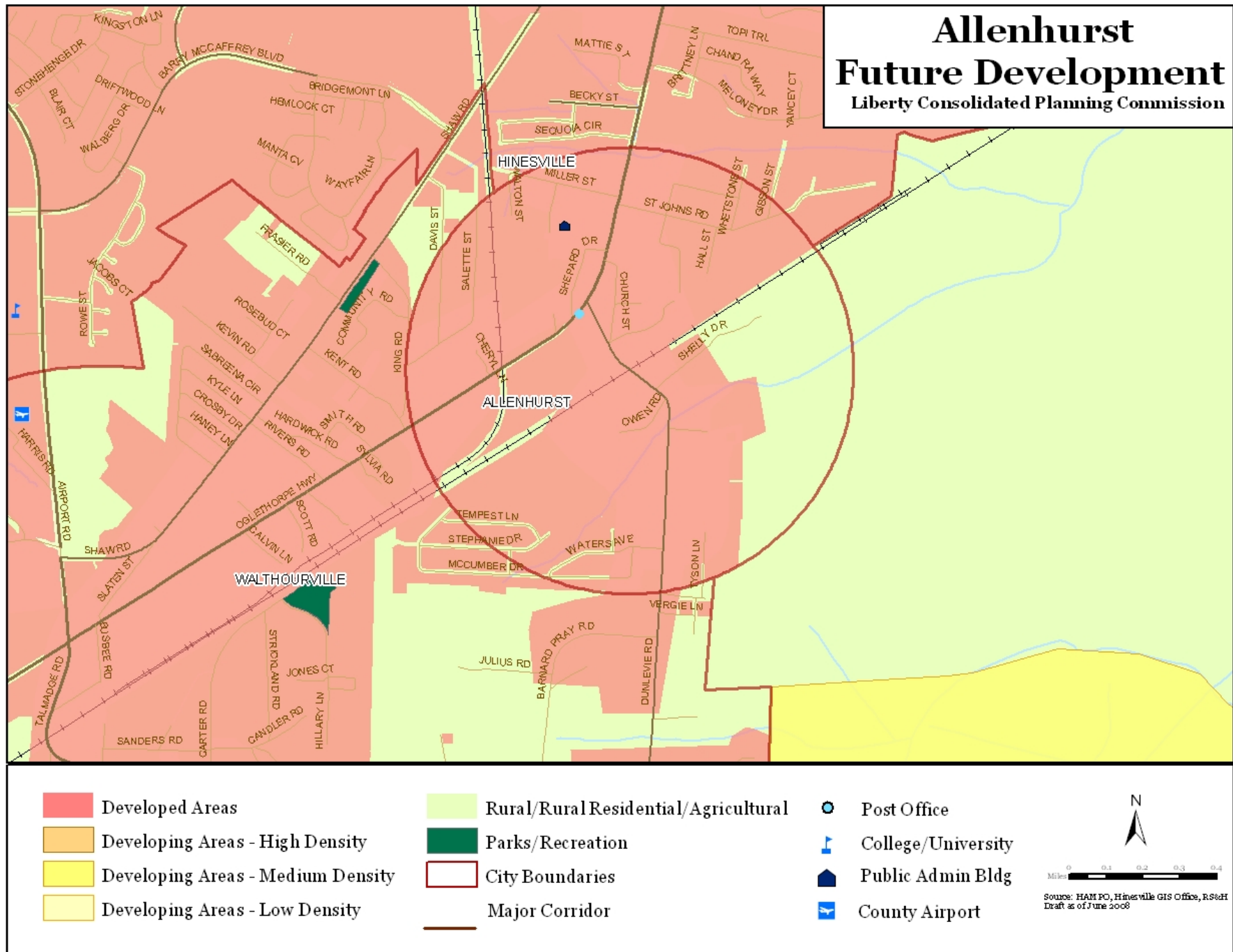
The Developed Neighborhoods area of Allenhurst is primarily residential. The development patterns throughout the City have followed the typical auto-dependent form.

#### **Development Patterns**

The County and City of Allenhurst will strive to improve the appearance and functionality of Developed Neighborhoods with the following principles:

- a) Retrofit existing residential communities to improve pedestrian and bicycle access and connect to nearby commercial areas.
- b) Distribute affordable housing throughout the city.
- c) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- d) Consider brownfield redevelopment, which converts former industrial and commercial sites to mixed-use development.
- e) Consider greyfield redevelopment, which converts vacant or under-utilized commercial strips to mixed use centers.
- f) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- g) Re-use existing vacant or under-utilized structures (e.g., commercial centers, office space, and warehouses) to accommodate new community facilities.
- h) Revitalize existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- i) Residential development should incorporate “corner commercial” sites, such as drycleaning, convenience stores, or similar retail services.

**Figure 4.1: Allenhurst Future Development Map**





### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Transportation/Communication/Utilities

### **Major Corridors (Tier 2)**

Major Corridors are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development.

In Allenhurst, the Major Corridor is US 84, which is a Tier 2 Corridor. As described in Section 3.2.4, a Tier 2 Corridor includes principal arterials for travel regionally, within the County, and locally.

### **Development Patterns (Tier 2 Corridor: US 84)**

The following development patterns apply to US 84, the Tier 2 Corridor in Allenhurst.

- a) Create landscaped medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.
- k) Adopt additional recommendations from the US 84 Corridor Study as appropriate.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Transportation/Communication/Utilities

### 4.3 Issues and Opportunities

In addition to the countywide issues and opportunities presented in Section 3.3 above, the following issues and opportunities have been identified as particular to Allenhurst.

#### *Land Use and Development*

**Issue:**

Allenhurst is physically bounded by two other municipalities and unincorporated Liberty County, thus creating restraints on geographic growth.

**Opportunities:**

The constraints on the City's growth area present opportunities for infill development and the improvement of existing facilities and infrastructure. While expanding locales have focused efforts on new development, Allenhurst has the opportunity to improve upon existing development.

#### *Community Facilities and Services*

**Issue:**

Allenhurst's utilities, such as water and sewer service, come entirely from Hinesville. Because Hinesville controls the water and sewer service, desirable growth opportunities in Allenhurst could be limited; on the same token, Allenhurst may be inadvertently given little say regarding regulation of new development.

**Opportunities:**

Allenhurst may strongly consider providing its own utility services rather than purchasing these services from Hinesville. This will allow the City to have greater control of growth and development in Allenhurst and charge residents what it deems to be a fair rate for these services. Allenhurst may consider requiring impact fees from new developments, or instituting City property taxes or additional fees, in order to provide future services. The City may also consider providing its own police and fire protection services.

**Issue:**

There is no central, identifying feature or place in Allenhurst that provides residents and visitors with a "sense of place."

**Opportunities:**

To establish "sense of place," special city signs may be installed along major roadways in Allenhurst. City officials should also look to existing landmarks to identify the City adopt these landmarks as logos for government buildings and print materials. In the long term, the City may consider purchasing land to build a community center or public gathering spot.

#### **4.4 Implementation Program**

##### ***Policies***

Listed below are general policies that are intended to guide Allenhurst's implementation program. These were derived from the Issues and Opportunities outlined above and are unique to the City.

1. Manage water and sewer services within Allenhurst in an efficient and equitable manner.
2. Create a positive "sense of place" in Allenhurst to distinguish the City and draw residents and visitors.

##### ***Five Year Short Term Work Program***

The table below displays the Five Year Short Term Work Program for Allenhurst, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals.

**Table 4.1 Five Year Short Term Work Program - City of Allenhurst**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Land Use</b>									
Identify general land use changes that are appropriate along specific types of corridors		X	X				LCPC	N/A	General Budget
Implement land use policies in accordance with the US 84 Comprehensive Corridor Study	X						LCPC City Council	N/A	General Budget
Identify areas for infill development and redevelopment	X						LCPC	N/A	General Budget
<b>Community Facilities and Services</b>									
Identify potential revenue sources for the funding and provision of municipal facilities and services				X			LCPC City Council	N/A	General Budget
Undertake cost benefit analysis with regard to the local provision of services vs. continued contracting for services					X	X	LCPC City Council	N/A	General Budget
<b>Sense of Place</b>									
Enhance sense of place and community pride through the development of specific logo and use of the logo in print materials and on municipal buildings	X						LCPC City Council	N/A	General Budget
Identify appropriate area and concept for a town center/public gathering space, potentially using US 84 recommendations as a foundation						X	LCPC City Council	N/A	General Budget
Identify appropriate locations for gateway markers and signage clearly identifying the community			X				LCPC City Council	N/A	General Budget
<b>Transportation</b>									
Provide a connected, multimodal network through the provision of bicycle and pedestrian facilities	X						HAMPO	N/A	GDOT/ Grants
US 84 Access Management Improvements - West of SR 119 (Airport Road) to west of Topi Trail						PE	GDOT	\$ 733,818	GDOT Budget

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Allenhurst. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 4.2. Long Term and Ongoing Initiatives - City of Allenhurst**

Guiding Policy	Activity
Create a positive "sense of place" in Allenhurst to distinguish the City and draw residents and visitors.	Build a community center or public gathering place in Allenhurst.
Implement appropriate land use policies and changes appropriate to each respective corridor within the City.	Implement recommendations of US 84 corridor studies, and all future planning efforts.
Promote mixed-use, multimodal development.	Continue to develop regulations for new developments that require construction of sidewalks and bicycle facilities.

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **V. City of Flemington**

### **5.1 Vision Statement**

*The Vision of the City of Flemington is...*

*“To be a City which promotes a wholesome, progressive environment, reflecting the traditional values of our heritage while embracing a dynamic vision of our future.”*

### **5.2 Future Character Areas**

Two character areas have been defined for Flemington. These are:

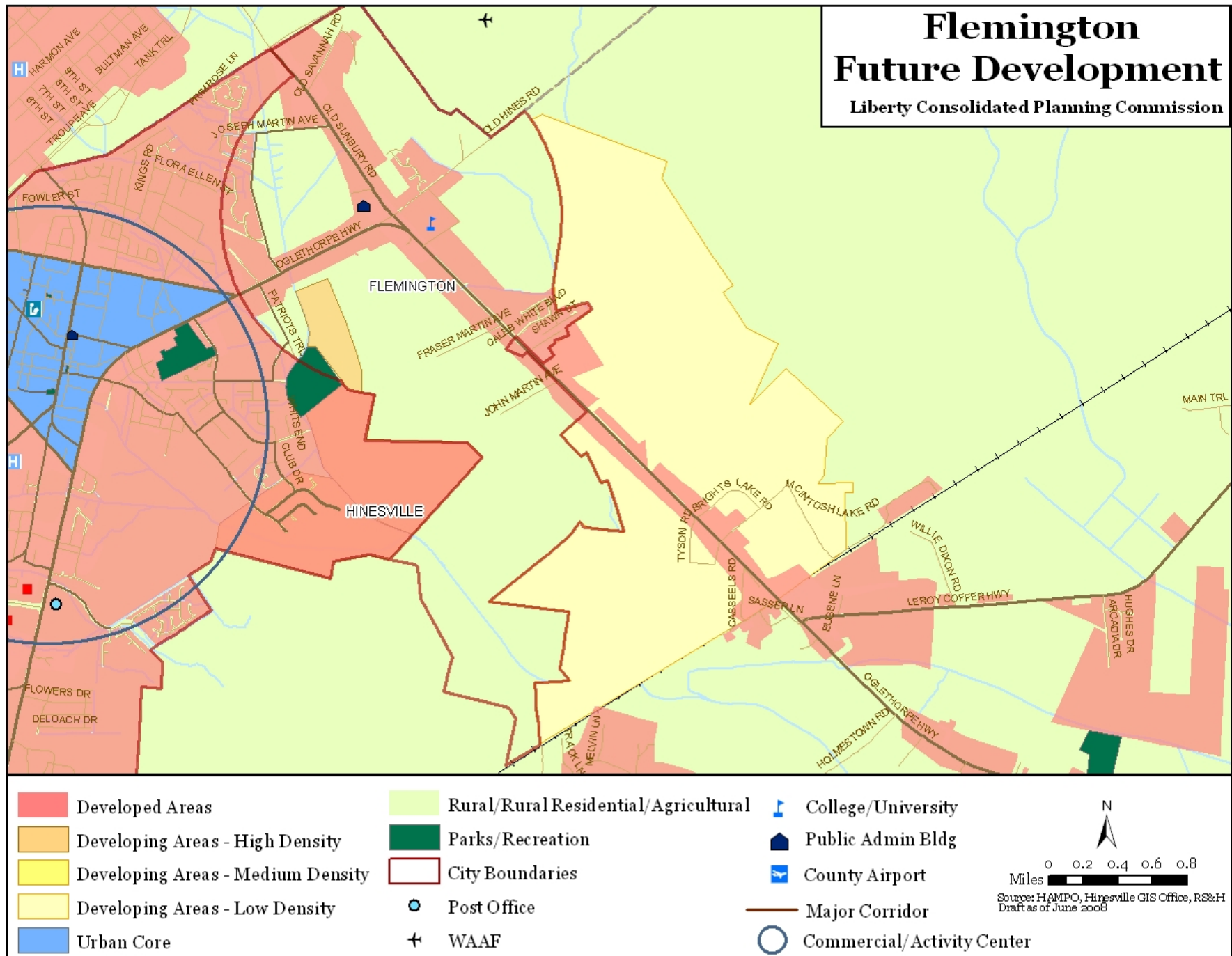
- 1) Developed Neighborhoods
- 2) Developing Neighborhoods
- 3) Major Corridors (Tiers 2 and 3)

These character areas are displayed on the Future Development Map shown in Figure 5.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

#### ***Developed Neighborhoods***

The Developed Neighborhoods area of Flemington is primarily residential. The development patterns throughout this character area have followed the typical auto-dependent form.

**Figure 5.1: Flemington Future Development Map**



## **Development Patterns**

The County and City of Flemington will strive to improve the appearance and functionality of the Developed Neighborhoods with the following principles:

- a) Retrofit existing residential communities to improve pedestrian and bicycle access and connect to nearby commercial areas.
- b) Distribute affordable housing throughout the city.
- c) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- d) Consider brownfield redevelopment, which converts former industrial and commercial sites to mixed-use development.
- e) Consider greyfield redevelopment, which converts vacant or under-utilized commercial strips to mixed use centers.
- f) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- g) Re-use existing vacant or under-utilized structures (e.g., commercial centers, office space, and warehouses) to accommodate new community facilities.
- h) Revitalize existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- i) Residential development should incorporate “corner commercial” sites, such as drycleaning, convenience stores, or similar retail services.

## **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Public/Institutional
- Transportation/Communication/Utilities

## ***Developing Neighborhoods***

There are Developing Neighborhoods in Flemington’s sphere of influence, adjacent to the City, where new development is planned or has been initiated. A common struggle with these areas is the question of who will provide water and sewer services as well as other utilities. While these areas command additional services from the County and City governments, there is great opportunity to apply improved standards to enhance the appearance and functionality of these communities.

As referred to in Section 3.2.3, Developing Areas in Liberty County, the Developing Neighborhoods area in Flemington falls into the Low Density/Intensity designation. Developing Neighborhoods of low density/intensity are characterized by residential developments with densities of 1.5 or fewer dwelling units per acre. These areas allow limited office and commercial developments of 50,000 square feet or less.



### **Development Patterns (Low Density/Intensity)**

The County and City of Flemington will strive to apply the following principles in Developing Neighborhoods of Low Density/Intensity:

- a) For new developments, include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Consider rear parking for developments to make the development more attractive and pedestrian-friendly.
- c) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- d) Employ well-designed development that blends into existing neighborhoods.
- e) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- f) Consolidate driveways and provide interparcel connections between parking lots.
- g) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.
- h) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- i) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- j) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- k) Design new residential development to reflect traditional neighborhood development principles, such as orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- l) Preserve open space within the development site.
- m) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- n) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped Vacant

### ***Major Corridors (Tiers 2 and 3)***

Major Corridors are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development.

In Flemington, there are two Major Corridors. US 84 is a Tier 2 Corridor. As described in Section 3.2.4, a Tier 2 Corridor includes principal arterials for travel regionally, within the County, and locally. Old Sunbury Road is a Tier 3 Corridor. As described in Section 3.2.4, a Tier 3 Corridor is typically of a lower functional classification serves both local and regional traffic.

**Development Patterns (Tier 2 Corridor: US 84)**

The following development patterns apply to US 84, the Tier 2 Corridor in Flemington.

- a) Create landscaped medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.
- k) Adopt additional recommendations from the US 84 Corridor Study as appropriate.

**Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Transportation/Communication/Utilities

**Development Patterns (Tier 3 Corridor: Old Sunbury Road)**

The following development patterns apply to Old Sunbury Road, the Tier 3 Corridor in Flemington.

- a) Where appropriate, install medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.

- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Transportation/Communication/Utilities

### **5.3 Issues and Opportunities**

In addition to the countywide issues and opportunities presented in Section 3.3 above, the following issues and opportunities have been identified as particular to Flemington.

#### ***Community Facilities and Services***

##### **Issue:**

There is no central, identifying feature or place in Flemington that provides residents and visitors with a “sense of place.” The development of the Fraser plan may create a new center near the city limits rather than adjacent to the current City Hall.

##### **Opportunities:**

The recommendations from the US 84 Corridor Study, including a recommended roundabout, will provide a “sense of place” for travelers as they approach Flemington. There is also an opportunity to create a gathering place, such as a cultural center or welcome center in the center of the City. The LCPC and Flemington should negotiate with developers of the Fraser plan to either not build a central gathering spot in the proposed location, or build such a center closer to the center of the city. To establish additional “sense of place,” special city signs may be installed along major roadways in Flemington. The historic church located in the City may also serve as an identifying feature of the community.

##### **Issue:**

The main corridors through Flemington are in need of beautification to enhance aesthetic appeal to travelers. Flemington citizens would like to take pride in how the City looks.

**Opportunities:**

The City can install landscaping, including flowers and trees, around the welcome signage for Flemington. Trees such as Crepe Myrtles, Dogwood Trees, and Magnolia Trees are low maintenance but can dramatically enhance the visual appeal of the roadways.

**Issue:**

Flemington is dependent upon Hinesville for utilities and some street maintenance activities. Because Hinesville controls the water and sewer service, desirable growth opportunities in Flemington could be limited; on the same token, Flemington may be inadvertently given little say regarding regulation of new development. Furthermore, the water and sewer service rates in Flemington are typically higher than the rates charged for Hinesville residents.

**Opportunities:**

Flemington may strongly consider providing its own utility services rather than purchasing these services from Hinesville. This will allow the City to have greater control of growth and development in Flemington and charge residents what it deems to be a fair rate for these services. Flemington may consider requiring impact fees from new developments, or instituting city property taxes or additional fees, in order to provide future services. The City may also consider providing its own police and fire protection services.

***Economic Development***

**Issue:**

Flemington would like to become an independent City, capable of providing its own services such as fire protection and trash pickup. The City, however, does not have sufficient funding to do so.

**Opportunities:**

Property owners in Flemington are not currently required to pay taxes to the City. This source of funding could be utilized to pay for needed City services and infrastructure improvements. The City of Flemington expects to levy property taxes to supplement City funding at some point in the future.

**5.4 Implementation Program**

***Policies***

Listed below are general policies that are intended to guide Flemington's implementation program. These were derived from the Issues and Opportunities outlined above and are unique to the City.

1. Manage water and sewer services within Flemington in an efficient and equitable manner.

2. Create a positive “sense of place” in Flemington to distinguish the City and draw residents and visitors.

***Five Year Short Term Work Program***

Table 5.1, found on the following page, displays the Five Year Short Term Work Program for Flemington, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals

**Table 5.1 Five Year Short Term Work Program - City of Flemington**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Land Use and Development</b>									
Identify general land use changes that are appropriate along specific types of corridors		X	X				LCPC City	N/A	General Budget
Implement land use policies in accordance with the US 84 Comprehensive Corridor Study	X						LCPC City	N/A	General Budget
Identify areas for infill development and redevelopment to help create town center and sense of place	X						LCPC City	N/A	General Budget
Create and enforce land use and development guidelines to enhance the existing town center, preserve historic and cultural resources, and to minimize negative impacts on the community	X						LCPC City	N/A	General Budget
<b>Community Facilities and Services</b>									
Undertake cost benefit analysis with regard to the local provision of services vs. continued contracting for services; Hinesville controlling water and sewer taps may limit future growth.			X				LCPC City	N/A	General Budget
Identify potential revenue sources for the funding and provision of municipal facilities and services; water and sewer rates in Flemington 1.5 times that of Hinesville				X			LCPC City	N/A	General Budget
Limit the use of septic tanks with future growth				X			LCPC City	N/A	General Budget
<b>Sense of Place</b>									
Enhance sense of place and community pride through the implementation of the US 84 recommendations including the construction of a roundabout						X	HAMPO City	N/A	General Budget
Open a welcome center or cultural center						X	City County	N/A	General Budget
Identify appropriate locations for gateway markers, landscaping and wayfinding signage clearly identifying the community			X				HAMPO City	N/A	General Budget

**Table 5.1 Five Year Short Term Work Program - City of Flemington (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Economic Development</b>									
Create a welcome center or cultural center					X		Chamber of Commerce City	N/A	General Budget
Consider levying new taxes or fees to supplement existing funding sources			X				Chamber of Commerce City	N/A	General Budgets
Utilize tourist dollars to hire a landscaping company for enhancements			X				Chamber of Commerce City	N/A	General Budget
<b>Transportation</b>									
Regional Airport Access (part of Flemington Loop) - Mid Coast Regional Airport to US 84		PE	ROW	CST			GDOT	\$ 6,533,398	GDOT Budget
US 84 Access Management Improvements - East of General Stewart Way to West of Old Hines Road		PE					GDOT	\$ 141,105	GDOT Budget
US 84 Access Management Improvements - West of Old Hines Road to Near Spires Road		PE					GDOT	\$ 206,250	GDOT Budget
US 84 Access Management Improvements - East of Spires to east of John Martin					PE		GDOT	\$ 186,733	GDOT Budget
US 84 Access Management Improvements - East of John Martin to west of Brights Lake					PE		GDOT	\$ 167,672	GDOT Budget
Flemington Loop - Military Road 47 to Airport Access Road (Old Hines Road)						PE	Local Government	\$ 499,125	SPLOST
Research and develop a funding mechanism to help pay for maintenance of roads and sidewalks, since SPLOST only covers capital improvements	X						HAMPO City	N/A	General Budget
Provide a connected, multimodal network through the provision of bicycle and pedestrian facilities	X						HAMPO City	N/A	General Budgets
Utilize a hotel tax to help pay for transit system		X					HAMPO City	N/A	General Budgets

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Flemington. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 5.2. Long Term and Ongoing Initiatives - City of Flemington**

Guiding Policy	Activity
Create a positive "sense of place" in Flemington to distinguish the City and draw residents and visitors.	Implement land use policies from the US 84 Comprehensive Corridor Study.
	Identify areas for infill development and redevelopment to establish a town center as a central gathering place.
	Enhance and enforce land use development guidelines to enhance the town center, preserve historic and cultural resources, and minimize negative impacts on the community.
Enhance facilities and services in Flemington for the benefit of residents and visitors.	Identify a service delivery area to limit the use of septic tanks for future growth.
	Research and develop funding mechanisms for ongoing maintenance of roads and sidewalks.
	Develop bicycle and pedestrian facilities throughout the City.

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.



## **VI. City of Gum Branch**

### **6.1 Vision Statement**

*The Vision of the City of Gum Branch is...*

*“To remain a rural community, preserving and protecting our unique cultural heritage and life style, while encouraging quality growth that will enhance and maintain our sense of community.*

### **6.2 Future Character Areas**

One character area has been defined for Gum Branch:

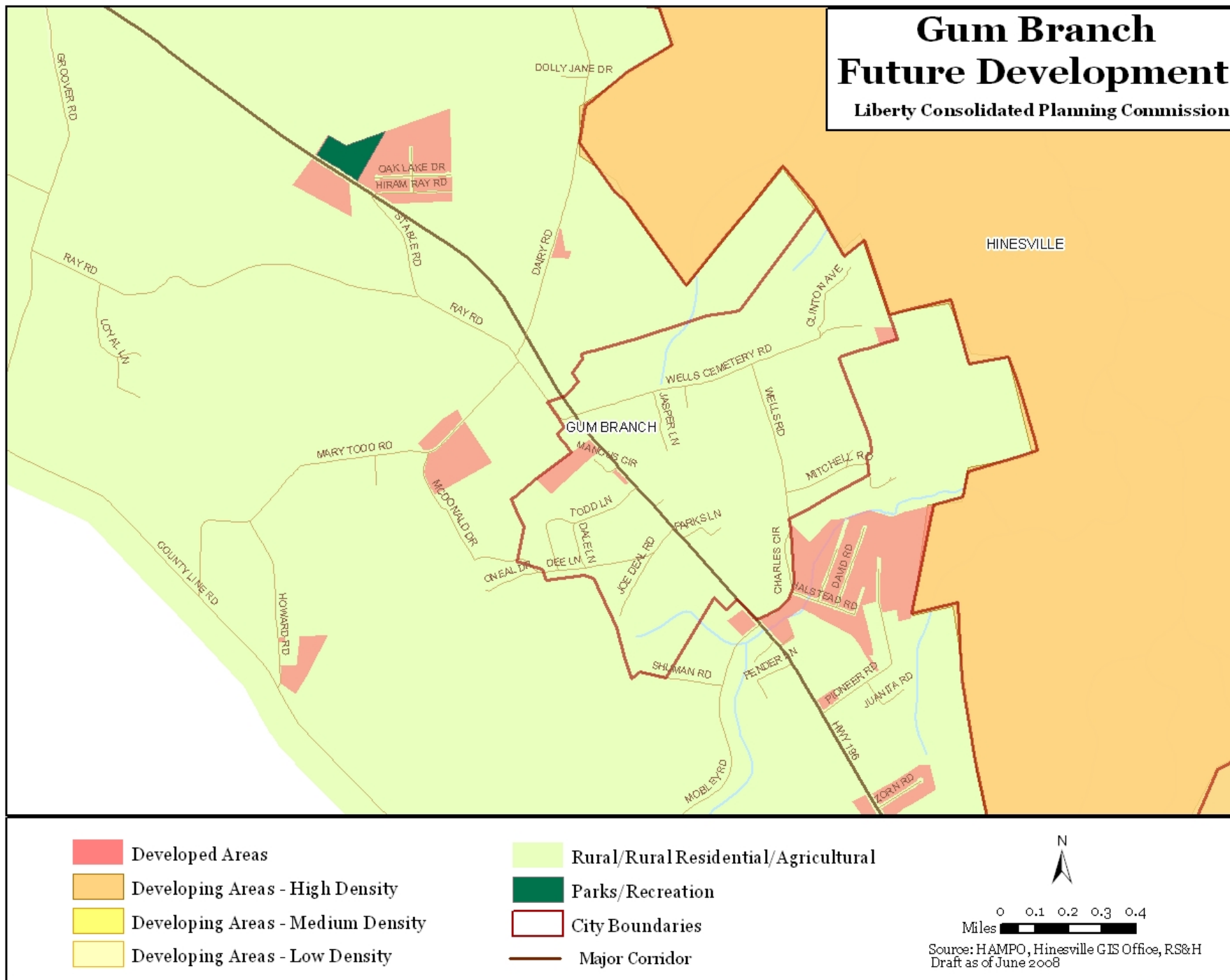
- 1) Rural/Rural Residential/Agricultural

The character area is displayed on the Future Development Map shown in Figure 6.1. For the character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. The Quality Community Objectives are found in the Appendix.

#### ***Rural / Rural Residential / Agricultural***

The Rural/Rural Residential/Agricultural designation represents areas of the lowest density and intensity of uses in Liberty County. These portions of the County are designed to retain the rural and agricultural character of the County, while allowing limited, low intensity uses designed to serve local residents. Uses allowed in this area include residential development of less than 0.5 dwelling units per acre; agriculture, including surface mining; and commercial use of low intensity (5,000 to 20,000 square feet) in “village” type developments to serve local residents.

**Figure 6.1: Gum Branch Future Development Map**



### **Development Patterns**

The County and City of Gum Branch will strive to protect the Rural/Rural Residential /Agricultural area with the following principles:

- a) Require large minimum lot sizes to limit development density and protect farmland and rural character.
- b) Enlist significant site features (marshlands, farmland, etc.) as an amenity to help shape the identity and character of development.
- c) Consider site plans, building design, and landscaping that are sensitive to the area's natural features, including topography and views.
- d) Preserve land by setting it aside for natural/environmental educational areas, public parks, trails, or greenbelts.
- e) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Agriculture/Forestry/Undeveloped/Vacant
- Residential
- Commercial

## **6.3 Issues and Opportunities**

In addition to the countywide issues and opportunities presented in Section 3.3 above, the following issues and opportunities have been identified as particular to Gum Branch.

### ***Economic Development***

#### **Issue:**

There are not enough business opportunities in the City, which stymies opportunities for economic growth.

#### **Opportunities:**

The City has the opportunity to pursue the development of a small rural business center in Gum Branch. This will stimulate economic growth by providing job opportunities and services to local residents. To further benefit from the new business, the City may choose to collect sales taxes from the new businesses.

#### **Issue:**

Much of the agricultural industry in Gum Branch has shifted to areas outside of the town.

#### **Opportunities:**

To retain agriculture in the community, Gum Branch may consider developing smaller "minifarms" to compete with larger farms outside the City.

### *Historic and Cultural Resources*

**Issue:**

There are not enough events and activities to draw visitors into Gum Branch.

**Opportunities:**

The City has the opportunity to assess its special features and draw on these to hold festivals or other events. This will attract visitors to Gum Branch.

### *Community Facilities and Services*

**Issue:**

The City would like to preserve its rural lifestyle; however, it would like to give residents the option of obtaining water and sewer services if they desire.

**Opportunities:**

The City may explore opportunities to obtain water and sewer services from Hinesville at the request of Gum Branch residents.

**Issue:**

Gum Branch lacks a central gathering place for the public and for local events such as festivals.

**Opportunities:**

The City has the opportunity to establish a civic center in the City to serve as a community gathering place for residents and visitors. The City, with the residents support, should establish and promote local events and festivals within Gum Branch.

### *Land Use and Development*

**Issue:**

The rapid growth in Liberty County threatens the historic pattern of low density development in Gum Branch. The development spawned along Dairy Road and other locations as a result of Independence and the City of Hinesville threatens the rural character of the area.

**Opportunities:**

The LCPC may consider the creation of overlay districts along SR 196 in Gum Branch, to preserve the historic low density development pattern. In order to truly address the needs of the community, the LCPC may hold design charettes with local citizens to receive input regarding the overlay districts and design standards.

### ***Intergovernmental Coordination***

**Issue:**

Gum Branch is concerned that its proximity to Hinesville, which is a rapidly growing area, will threaten the rural landscape and lifestyle of Gum Branch.

**Opportunities:**

Gum Branch has the opportunity to carefully pursue the annexation of the areas north and west of the City (including Dairy Road) and south toward Rye Patch Road. Alternatively, the City, in conjunction with LCPC, may develop and adopt a joint master land use development plan with Liberty County. In addition, Gum Branch should locally approve a designated service delivery area for water and sewer service from Hinesville.

**Issue:**

The rapid growth in Liberty County threatens the historic pattern of low density development in Gum Branch. The development spawned along Dairy Road and other locations as a result of Independence and the City of Hinesville threatens the rural character of the area.

**Opportunities:**

The LCPC may consider the creation of overlay districts along SR 196 in Gum Branch, to preserve the historic low density development pattern. In order to truly address the needs of the community, the LCPC may hold design charettes with local citizens to receive input regarding the overlay districts and design standards.

### ***6.4 Implementation Program***

#### ***Policies***

Listed below is the overriding policy identified to guide the implementation program for Gum Branch. This policy was derived from the Issues and Opportunities outlined above and is unique to the City.

1. Manage growth to preserve our sense of place, our rural scenic beauty, and our cultural heritage.

#### ***Five Year Short Term Work Program***

The table below displays the Five Year Short Term Work Program for Flemington, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals.

**Table 6.1 Five Year Short Term Work Program - City of Gum Branch**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Land Use</b>									
Maintain the rural character and lifestyle of the area by encouraging new development to maintain the rural look and feel of the existing development	X						LCPC City Council	N/A	General Budget
Develop a Master Plan or sector plan for the Gum Branch area to identify areas for development and areas for preservation				X			LCPC City Council	N/A	General Budget
Develop a rural village center that includes small commercial and retail needed to meet the needs of residents	X						LCPC City Council	N/A	General Budget
Explore the opportunities, costs and benefits of annexation in order to preserve the rural character surrounding the existing city limits			X				LCPC City Council	N/A	General Budget
Implement a SR 196 overlay district to ensure new development is compatible with the rural character				X			LCPC City Council	N/A	General Budget
<b>Community Facilities and Services</b>									
Identify potential revenue sources for the funding and provision of municipal facilities and services			X				LCPC City Council	N/A	General Budget
Coordinate with the County on the expansion of recreational programs and the identification of potential sites for additional facilities in the Gum Branch area	X						Recreation Dept.	N/A	General Budget
Coordinate with the City of Hinesville on the provision of water and sewer to those residents who desire the service	X				X	X	LCPC City Council	N/A	General Budget
Identify appropriate locations for gateway markers and signage clearly identifying the community			X				LCPC City Council	N/A	General Budget
<b>Historic and Cultural Resources</b>									
Identify historic and cultural resources and protect these resources through ordinance from adverse impacts of any new development	X						Liberty County Historic Committee LCPC	N/A	General Budget
Protect and preserve the rural culture through the identification of areas, sites, and resources that describe and portray the agricultural heritage of the area	X						Liberty County Historic Committee LCPC	N/A	General Budgets

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Gum Branch. The guiding policies listed have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 6.2 Long Term and Ongoing Initiatives - City of Gum Branch**

Guiding Policy	Activity
Preserve the rural landscape and lifestyle of Gum Branch.	Encourage new development to maintain the character of existing development.
	Develop a rural village center that includes small-scale commercial and retail uses to meet the needs of residents.
	Identify areas, sites, and resources that portray the agricultural heritage of the area, and protect and preserve these resources.
	Identify cultural and historic resources and protect these from adverse impacts from development.

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **VII. City of Hinesville**

### **7.1 Vision Statement**

*The Vision of the City of Hinesville is...*

*“To be the “southern living” community of choice in Coastal Georgia for a day or a lifetime.”*

### **7.2 Future Character Areas**

Six character areas have been defined for Hinesville. These are:

- 1) Developed Neighborhoods
- 2) Developing Neighborhoods (High Density/Intensity)
- 3) Commercial/Activity Centers
- 4) Urban Core
- 5) Major Corridors (Tiers 2 and 3)
- 6) Parks and Recreation

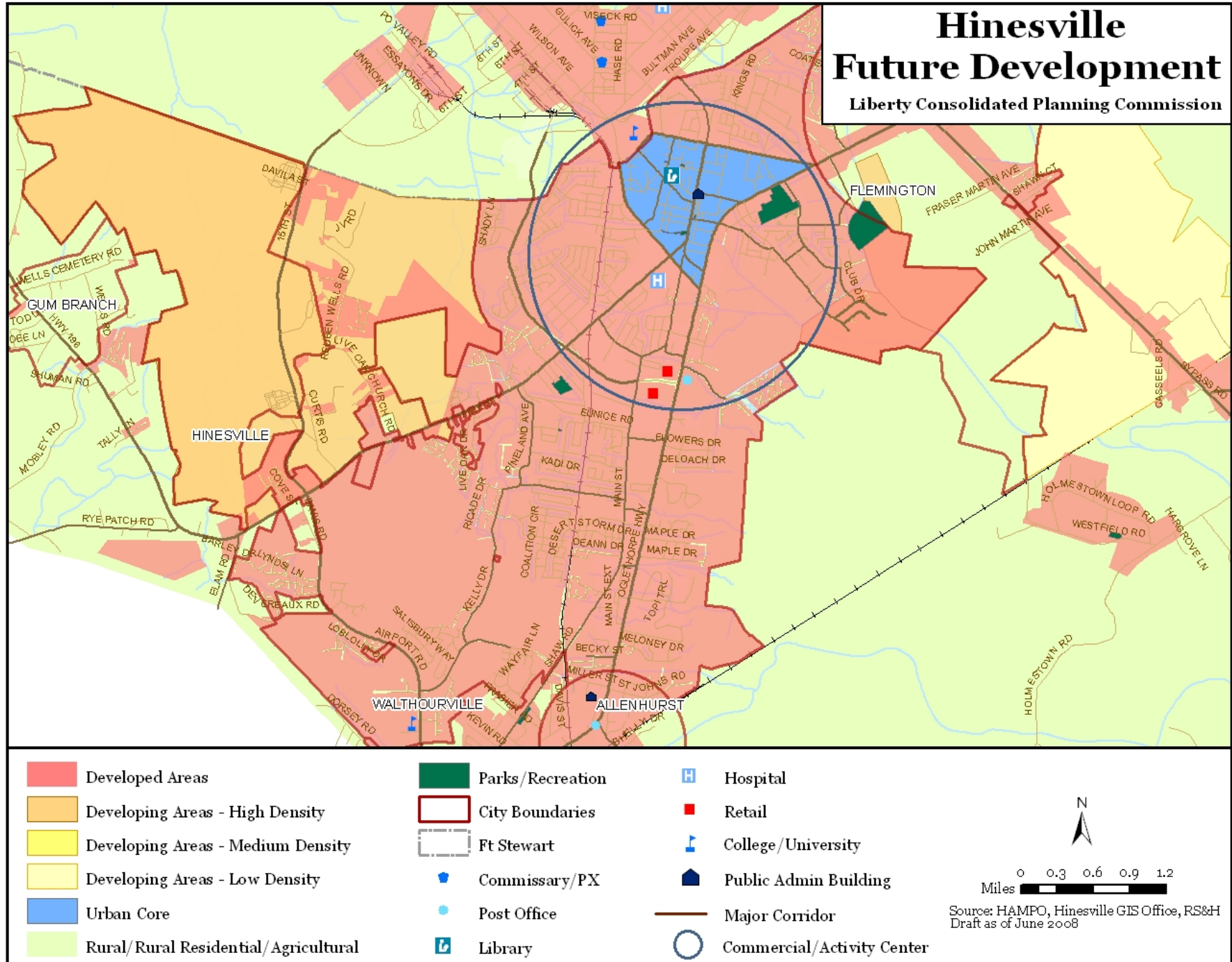
These character areas are displayed on the Future Development Map shown in Figure 7.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

#### ***Developed Neighborhoods***

Developed Neighborhoods in Hinesville are primarily residential and commercial. The development patterns throughout this character area have followed the typical auto-dependent form.



**Figure 7.1: Hinesville Future Development Map**



## **Development Patterns**

The County and City of Hinesville will strive to improve the appearance and functionality of the Developed Neighborhoods with the following principles:

- a) Retrofit existing residential communities to improve pedestrian and bicycle access and connect to nearby commercial areas.
- b) Distribute affordable housing throughout the City.
- c) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- d) Consider brownfield redevelopment, which converts former industrial and commercial sites to mixed-use development.
- e) Consider greyfield redevelopment, which converts vacant or under-utilized commercial strips to mixed use centers.
- f) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- g) Re-use existing vacant or under-utilized structures (e.g., commercial centers, office space, and warehouses) to accommodate new community facilities.
- h) Revitalize existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- i) Residential development should incorporate “corner commercial” sites, such as drycleaning, convenience stores, or similar retail services.

## **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Parks/Recreation
- Transportation/Communication/Utilities

## ***Developing Neighborhoods***

There are Developing Neighborhoods in Hinesville’s sphere of influence, adjacent to the City, where new development is planned or has been initiated. A common struggle with these areas is the question of who will provide water and sewer services as well as other utilities. While these areas command additional services from the County and City governments, there is great opportunity to apply improved standards to enhance the appearance and functionality of these communities.

As referred to in Section 3.2.3, Developing Areas in Liberty County, the Developing Neighborhoods area in Hinesville falls into the High Density/Intensity category. Residential development is equal to or greater than 2.5 dwelling units per acre. In addition, significant office and commercial development of 100,000 square feet or greater is allowed.

### **Development Patterns (High Density/Intensity)**

The County and City of Hinesville will strive to apply the following principles in Developing Neighborhoods of High Density/Intensity:

- a) Group new developments of homes, shops, businesses, and institutions into attractive mixed-use areas to serve the community. Include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Accommodate “big box” retail in a way that complements surrounding uses, such as breaking up the façade to appear as a collection of smaller stores.
- c) Locate commercial structures near the street front with parking in the rear of the building to make the development more attractive and pedestrian-friendly.
- d) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- e) Employ well-designed development that blends into existing neighborhoods.
- f) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- g) Consolidate driveways and provide interparcel connections between parking lots.
- h) Design developments with mid-block alleys.
- i) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.
- j) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- k) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- l) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- m) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- n) Design new residential development to reflect traditional neighborhood development principles, such as smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- o) Cluster development to preserve open space within the development site.
- p) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- q) Integrate appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation.
- r) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Agriculture/Forestry/Undeveloped/Vacant

### **Commercial/Activity Centers**

At the City level, Commercial and Activity Centers are the hubs of activity in the community. They consist of uses such as neighborhood commercial centers, hospitals, post offices, libraries, and colleges. Much of the current development in Hinesville's Commercial and Activity Centers follows the typical auto-dependent development pattern.

### **Development Patterns**

The County and City of Hinesville will strive to improve the appearance and functionality of the Commercial/Activity Centers with the following principles:

- a) Build additional neighborhood commercial centers on appropriate infill sites to serve the surrounding neighborhood.
- b) Buildings within a development should be architecturally integrated with the site and developed at an appropriate scale in terms of size, height, and bulk to provide positive image identification for the development and the community.
- c) Locate higher-density housing close to the Commercial/Activity Centers.
- d) In downtown areas, maintain traditional downtowns as the focal point of the community. These Commercial/Activity Centers should be attractive, mixed-use, pedestrian-friendly places where citizens gather for shopping, dining, socializing, and entertainment.
- e) Accommodate "big box" retail in a way that complements surrounding uses, such as breaking up the façade to appear as a collection of smaller stores.
- f) Where possible, locate commercial structures near the street front with parking in the rear of the building to make the development more attractive and pedestrian-friendly.
- g) Redevelop older strip commercial centers in lieu of new construction further down the roadway.
- h) Reduce parking requirements for commercial and residential developments, particularly where nearby parking alternatives or public transit is available.
- i) Consider shared parking arrangements to reduce overall parking needs.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Parks/Recreation
- Agriculture/Forestry/Undeveloped/Vacant

### **Urban Core**

The Urban Core in Liberty County is the City of Hinesville. This is Liberty County's largest City in regards to both land area and population. It is the most densely and

intensely developed area of the County. Downtown Hinesville is undergoing a resurgence and re-developing in the fashion of traditional downtowns, with local dining and retail shops, pedestrian pathways, public gathering spaces, and architecture reminiscent of the original downtown.

### **Development Patterns**

The County and City of Hinesville will strive to apply the following principles in the Urban Core:

- a) In downtown areas, maintain traditional downtowns as the focal point of the community. These Commercial/Activity Centers should be attractive, mixed-use, pedestrian-friendly places where citizens gather for shopping, dining, socializing, and entertainment.
- b) Accommodate “big box” retail in a way that complements surrounding land uses, such as breaking up the façade to appear as a collection of smaller stores.
- c) Build additional neighborhood commercial centers on appropriate infill sites to serve the surrounding neighborhood.
- d) Where possible, locate commercial structures near the street front with parking in the rear of the building to make the development more attractive and pedestrian-friendly.
- e) Redevelop older strip commercial centers in lieu of new construction further down the roadway.
- f) New development should match the typical densities of the older center of the community.
- g) Locate new industry or other major employers close to the Urban Core, making jobs accessible to all residents by transit, walking, or biking.
- h) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- i) Employ well-designed development that blends into existing neighborhoods.
- j) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- k) Install facilities for bicycle, including bikeways or bike lanes, frequently placed storage racks, and so forth.
- l) Construct landscaped medians between the roadway and pedestrian walkways.
- m) Cluster high-density development at along Major Corridors, separated by areas of open space or attractive residential development.
- n) Consider the consolidation of driveways and interparcel connections between parking lots.
- o) Build new developments to be within easy access of nearby transit, shopping, schools, and other areas where residents travel daily.
- p) Build new developments with mid-block alleys.
- q) Where appropriate, install raised and/or landscaped medians along roadways.
- r) Restrict the number and size of signs and billboards.
- s) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- t) Locate new homes near the street, with large front porches that encourage interaction with neighbors.

- u) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- v) Design new residential development to reflect traditional neighborhood development principles, such as smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- w) Cluster development to preserve open space within the development site.
- x) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- y) Integrate appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Recreation

### ***Major Corridors (Tiers 2 and 3)***

Major Corridors are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development.

In Hinesville, there are five Major Corridors. US 84 is a Tier 2 Corridor. As described in Section 3.2.4, a Tier 2 Corridor includes principal arterials for travel regionally, within the County, and locally. Airport Road/15<sup>th</sup> Street, Frank Cochran Drive, General Stewart Way, and General Screven Way are Tier 3 Corridors. As described in Section 3.2.4, a Tier 3 Corridor is typically of a lower functional classification serves both local and regional traffic.

### **Development Patterns (Tier 2 Corridor: US 84)**

The following development patterns apply to US 84, the Tier 2 Corridor in Hinesville.

- a) Create landscaped medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.

- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.
- k) Adopt additional recommendations from the US 84 Corridor Study as appropriate.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities

### **Development Patterns (Tier 3 Corridors: Airport Road/15<sup>th</sup> Street, Frank Cochran Drive, General Stewart Way, and General Screven Way)**

The following development patterns apply to Tier 3 Corridors in Hinesville, which include Airport Road/15<sup>th</sup> Street, Frank Cochran Drive, General Stewart Way, and General Screven Way.

- a) Where appropriate, install medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial



- Public/Institutional
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped/Vacant

### **Conservation / Parks / Greenspace**

In Hinesville, Conservation/Parks/Greenspace land is composed of 89.8 acres of public parks. These parks provide recreational opportunities for residents and preserve greenspace within the City.

### **Development Patterns**

The County and City of Hinesville will strive to protect the Conservation/Parks/Greenspace land with the following principles:

- a) Preserve conservation land and greenspace by setting them aside as public parks, trails, or greenbelts.
- b) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Parks/Recreation
- Agriculture/Forestry/Undeveloped/Vacant

### **7.3 Issues and Opportunities**

In addition to the countywide issues and opportunities presented in Section 3.3 above, the following issues and opportunities have been identified as particular to Hinesville.

### **Community Facilities and Services**

#### **Issue:**

Hinesville is the most populous municipality in Liberty County, but it does not have many public parks for residents.

#### **Opportunities:**

The City may set aside additional funds to purchase land within City limits for additional parks. If funds are not available, the City should consider establishing a Special Purpose Local Option Sales Tax (SPLOST) to fund public parks and enhance amenities at existing parks.

#### **Issue:**

Hinesville has recently seen a rise in gang activity, which threatens the safety of residents the community's quality of life.



**Opportunities:**

Local law enforcement should work closely with school officials to enforce and enhance stringent, anti-gang rules. These parties should also be proactive and sponsor programs at the school to discourage gang activity. The schools should establish after-school programs that allow at-risk youth to engage in alternate productive activities, such as sports, the fine arts, educational training, or job placement opportunities.

*Economic Development*

**Issue:**

Hinesville does not have diversity in the types of retail and dining opportunities offered.

**Opportunities:**

The City would benefit by supporting more upscale establishments to cater to residents who are interested in these services. This would attract additional visitors and permanent residents to the area, increasing the City's tax base.

*Intergovernmental Coordination*

**Issue:**

As Liberty County continues to grow in population, a significant amount of growth is centered in Hinesville. The rapid growth threatens the ability of the City to provide utilities and other services to City residents.

**Opportunities:**

The City may form a task force with officials from Liberty County and the other municipalities to determine the most efficient way to provide these services throughout the County. Many of the other municipalities in the County find it difficult to provide these services, and all of the jurisdictions would likely benefit from a coordinated program to provide utilities and services throughout Liberty County.

**7.4 Implementation Program**

*Policies*

Listed below are general policies that are intended to guide Hinesville's implementation program. These were derived from the Issues and Opportunities outlined above and are unique to the City.

1. Actively recruit dining and retail establishments to create a mixed use town center in downtown Hinesville.
2. Promote redevelopment and beautification in the downtown area.
3. Encourage the preservation of greenspace and environmentally responsible development.

4. Encourage a diverse housing inventory that meets housing demands for all socio-economic groups.
5. Promote full access to healthcare services for all residents.
6. Facilitate infill development in the City by allowing flexibility in development types while maintaining the character of the neighborhood.
7. Promote Hinesville as a destination city.
8. Expand the existing base of retail goods and services to the broadest practical extent.
9. Promote a cleaner, safer community.

***Five Year Short Term Work Program***

The table below displays the Five Year Short Term Work Program for Hinesville, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals.

**Table 7.1. Five Year Short Term Work Program - City of Hinesville**

**Land Use and Development Standards**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Adopt and fully incorporate the State of Georgia's "Smart Growth Guidelines" into the City's current development standards and regulations		X					City Council LCPC	N/A	General Budget
Adopt and fully incorporate the State of Georgia's "Coastal Comprehensive Plan" into the City's current development standards and regulations		X					City Council LCPC	N/A	General Budget
Research and consider creating a City of Hinesville Development Authority in addition to the DDA.			X				City Council/Staff	N/A	General Budget
Promote redevelopment and beautification within the downtown area by creating multi-media marketing tools, involving downtown stakeholders, and development of a financial incentives educational program to the real estate and development communities		X					Downtown Development Authority	N/A	General Budget
Promote greenspace and environmentally responsible development through the implementation of a greenspace plan and green space standards and requirements for developers			X	X			LCPC	N/A	General Budget
Coordinate land use with development to ensure that adequate facilities are in place, and to promote a mix of uses and transportation modes.		X					LCPC City Council	N/A	General Budget
Promote and regulate infill development through targeting areas with deficient infrastructure and development of standards that preserves existing community character			X				LCPC City Council	N/A	General Budget
Develop a Community Character Review Council			X				City Council/Staff	N/A	General Budget

**Economic Development**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Utilize the services a professional public relations firm to promote the City of Hinesville		X	X	X	X	X	City Council/Staff	\$ 20,000	General Budgets
Create a new City Public Information Director Position			X				City Council/Staff	\$ 45,000	General Budgets
Expand the existing base of retail goods and services to the highest extent possible	X						Chamber of Commerce City Staff Downtown Development Authority	N/A	General Budgets
Create an Economic Development member organization of downtown stakeholders			X				Downtown Development Authority	N/A	General Budgets
Research and consider creating a City of Hinesville Development Authority in addition to the DDA			X				City Staff	N/A	General Budgets

**Health and Human Services**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Actively support the Liberty County health Planning Board	X						City Council	N/A	General Budgets
Support the development of a county wide health care plan including the range of services and identified locations			X				City Council/City Health	N/A	General Budgets
Coordinate transportation choices for the transportation disadvantaged		X					HAMPO	N/A	General Budgets

**Historic and Cultural Resources**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Utilize the Cultural and Historic Resource GIS map in the review and analysis of development proposals		X	X				City Staff LCPC	N/A	General Budget
Continue the work of the Cultural and Historic Resources Committee, but expand their responsibilities in the development review process	X						LCPC	N/A	General Budget
Explore funding opportunities and strategies for historic resources		X	X	X	X	X	City Staff LCPC	N/A	General Budget

**Housing**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Enact a moratorium on rezoning of property below an R-2, unless developer will guarantee (through covenants or specific conditions) that homes will be larger than the minimum required by the R-2 standard		X					City Council/Staff	N/A	General Budget
Create a City of Hinesville non-profit for housing			X				Housing Authority	N/A	General Budget
Create a housing down payment assistance revolving loan program			X				City Council/Staff	N/A	General Budget
Create walkable, safe neighborhoods by requiring the construction of sidewalks in all new subdivisions		X					City Council/Staff	N/A	General Budget
Identify, renovate and/or eliminate substandard housing within the City		X					City Council/Staff	N/A	General Budget
Increase the number of high end homes in Hinesville				X	X	X	City Council/Staff	N/A	General Budget

**Natural Resources**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Update existing Greenspace Plan (2001) to assist with preservation of greenspace and promoting environmentally responsible development			X				LCPC	\$30,000	General Budget
Promote mechanisms, such as Transfer of Development Rights programs, for increasing greenspace	X						LCPC	N/A	General Budget
Develop and implement a green space bank for developers to obtain higher densities in suitable areas				X			City Council/Staff LCPC	N/A	General Budget
Continue to enforce the existing tree ordinance and employ best management practices for tree planting/cutting	X						LCPC	N/A	General Budget

**Public Safety**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Develop a plan for the expansion of police, fire and emergency services to serve the expanding population							Fire Dept. Police Dept. City Council/Staff	N/A	General Budget
Encourage a neighborhood based policing strategy such as a "Community Watch" program							Police Dept.	N/A	General Budget
Enhance visual presence of police throughout the City							Police Dept.	N/A	General Budget
Involve the business community in supporting and participating in community safeguards.							Fire Dept. Police Dept.	N/A	General Budget
Employ additional code enforcement officers							City Staff	\$ 60,000	General Budget



**Transportation**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Implement Citywide Transit System		X	X	X	X	X	City Council/Staff LCPC Ft. Stewart	\$578,000	FTA Grant  Local Match
Seek opportunities to expand transit system into other jurisdictions			X	X	X	X	City Councils/Staff Co Commission HAMPO	N/A	General Budget
Create gateway standards to beautify key entry corridors into the City of Hinesville		X					City Council/Staff	N/A	General Budget
Complete Downtown Circulator Parking Study		X	X				City Council/Staff	\$ 25,000	General Budget
Support the enhancement of the bicycle and pedestrian transportation network within the City, including construction of sidewalks, bicycle lanes and multi-purpose paths.		X					City Council/Staff  HAMPO	N/A	General Budget
Frank Cochran Widening - SR 196 (E.G. Miles to Hero Road on Fort Stewart)				ROW		CST	Local Government	\$ 317,306	SPLOST
							GDOT	\$ 11,052,051	GDOT Budget
US 84 Access Management Improvements - Frasier / M.L. King to West (south) of General Screven		PE		CST			GDOT	\$ 1,377,117	GDOT Budget

**Transportation (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
US 84 Access Management Improvements - Frasier / M.L. King to east (north) of General Stewart Way		PE		CST			GDOT	\$ 1,511,587	GDOT Budget
US 84 Access Management Improvements - East of Flowers Drive to West of General Screven		PE			CST		GDOT	\$ 1,407,244	GDOT Budget
US 84 Access Management Improvements - West of Baker Lane to west of Topi Trail					PE		GDOT	\$ 233,401	GDOT Budget
South Main Widening (3L) - Dean to Darsey						PE	Local Government	\$ 635,093	SPLOST
US 84 Access Management Improvements - West of Topi Trail to East of Flowers						PE	GDOT	\$ 501,785	GDOT Budget
Central Connector - Gen. Screven @ SR 38 Conn to 15th Street						PE	GDOT	\$ 1,251,500	GDOT Budget
SR 196 (E.G. Miles) 5-lane - Ashmore to Frank Cochran						PE	Local Government	\$ 254,480	SPLOST
Airport Road - US 84 to SR 196 (E.G. Miles)				ROW			GDOT	\$ 8,405,000	GDOT Budget
15th Street Widening - SR 196 (E.G. Miles) to Gate 7 at Fort Stewart				CST			GDOT	\$ 781,060	GDOT Budget
US 84 Access Management Improvements - West of SR 119 (Airport Road) to west of Topi Trail						PE	GDOT	\$ 733,818	GDOT Budget
US 84 Access Management Improvements - East of General Stewart Way to West of Old Hines Road		PE					GDOT	\$ 141,105	GDOT Budget

**Water**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Explore the formation of a water and sewer authority		X	X				City Council Co Commission	N/A	General Budget
Coordinate Certificates of Occupancy among entities	X						City Staff County Staff LCPC	N/A	General Budget
Convene a council to explore opportunities for a water plan and the allocation of resources		X					City Council Co Commission LCPC	N/A	General Budget
Develop a county-wide water and sewer plan				X			City Council Co Commission LCPC	N/A	General Budget
Establish a commission, board, council of governments or authority of some type to implement the water and sewer plan				X	X		City Council Co Commission LCPC	N/A	General Budget
Develop ways to reuse storm water				X		X	City Council LCPC	N/A	General Budget
Maximize treatment and reuse of water through all areas of water life cycle			X				City Council LCPC	N/A	General Budget

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Hinesville. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 7.2. Long Term and Ongoing Initiatives - City of Hinesville**

Guiding Policy	Activity
Expand the existing base of retail goods and services to the broadest practical extent.	Explore grant opportunities for water and sewer expansion.
Encourage a diverse housing inventory which meets housing demands for all socio-economic groups.	Use the housing authority or create our own non profit and run it through the DCA maze.
	Develop a revolving loan program for down payment assistance.
Promote a cleaner, safer community.	Develop a plan for the expansion of the police force, fire department, and emergency medical services.
	Involve and engage the corporate business community to create a safer, cleaner community.
Promote Hinesville as a destination city.	Explore grant opportunities for water and sewer expansion.
Provide multimodal transportation choices for the transportation disadvantaged.	Construct sidewalks, bicycle lanes and multi-use paths/greenways.
	Initiate a fixed route transit system to supplement the existing rural on-demand transit system.
Promote redevelopment, infill and beautification downtown.	Research and consider creation of City of Hinesville Development Authority
	Create a "Downtown Business Round Table" to promote downtown retail and dining business development
Increase number of high end homes and identify, renovate and/or eliminate substandard housing within the City of Hinesville.	Work with developers to provide incentives.

***Report of Accomplishments***

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **VIII. City of Midway**

### **8.1 Vision Statement**

*The Vision of the City of Midway is...*

*“To be a city that honors its rich history with an eye toward the future by conserving natural and historic resources; fostering mixed use, pedestrian-friendly communities with character; and becoming a local and regional destination for live, work, and play.”*

### **8.2 Future Character Areas**

Four character areas have been defined for Midway. These are:

- 1) Developed Neighborhoods
- 2) Developing Neighborhoods
- 3) Major Corridors (Tier 3)
- 4) Preservation Corridors
- 5) Conservation / Parks / Greenspace

These character areas are displayed on the Future Development Map shown in Figure 8.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

#### ***Developed Neighborhoods***

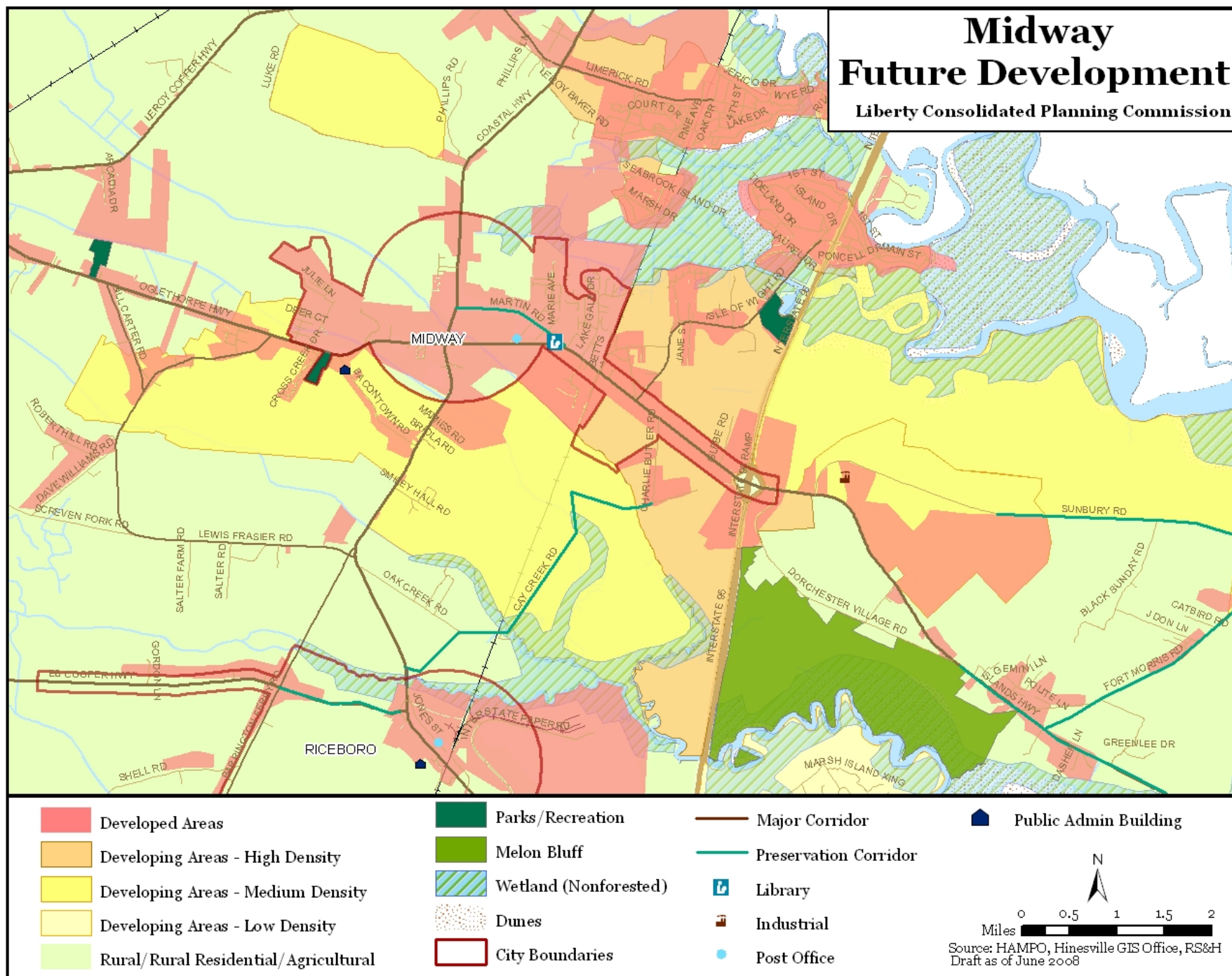
The Developed Neighborhoods area of Midway is primarily residential. The development patterns throughout this character area have followed the typical auto-dependent form.

#### **Development Patterns**

The County and City of Midway will strive to improve the appearance and functionality of Developed Neighborhoods with the following principles:

- a) Retrofit existing residential communities to improve pedestrian and bicycle access and connect to nearby commercial areas.
- b) Distribute affordable housing throughout the City.
- c) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- d) Consider brownfield redevelopment, which converts former industrial and commercial sites to mixed-use development.
- e) Consider greyfield redevelopment, which converts vacant or under-utilized commercial strips to mixed use centers.
- f) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.

**Figure 8.1: Midway Future Development Map**





- g) Re-use existing vacant or under-utilized structures (e.g., commercial centers, office space, and warehouses) to accommodate new community facilities.
- h) Revitalize existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- i) Residential development should incorporate “corner commercial” sites, such as drycleaning, convenience stores, or similar retail services.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Parks/Recreation
- Transportation/Communication/Utilities

### ***Developing Neighborhoods***

There are Developing Neighborhoods in Midway’s sphere of influence, adjacent to the City, where new development is planned or has been initiated.. A common struggle with these areas is the question of who will provide water and sewer services as well as other utilities. While these areas command additional services from the County and City governments, there is great opportunity to apply improved standards to enhance the appearance and functionality of these communities.

As referred to in Section 3.2.3, Developing Areas in Liberty County, the Developing Neighborhoods area in Midway falls into the Medium Density/Intensity designation. Developing Areas of medium density/intensity are characterized by residential developments with densities of 1.5 to 2.5 dwelling units per acre. These areas allow office and commercial developments of 50,000 to 100,000 square feet.

### **Development Patterns (Medium Density/Intensity)**

The County and City of Midway will strive to apply the following principles in Developing Areas of Medium Density/Intensity:

- a) Group new developments of homes, shops, businesses, and institutions into attractive mixed-use areas to serve the community. Include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Consider rear parking for developments to make the development more attractive and pedestrian-friendly.
- c) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- d) Employ well-designed development that blends into existing neighborhoods.
- e) Street layouts should match those in older parts of the community and connect to the existing street network at many points.



- f) Consolidate driveways and provide interparcel connections between parking lots.
- g) Design developments with mid-block alleys.
- h) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.
- i) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- j) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- k) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- l) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- m) Design new residential development to reflect traditional neighborhood development principles, such as smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- n) Cluster development to preserve open space within the development site.
- o) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- p) Integrate appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation.
- q) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Parks/Recreation
- Public/Institutional
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped Vacant

### ***Major Corridors (Tiers 2 and 3)***

Major Corridors are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development.

In Midway, there are two Major Corridors. US 84 is a Tier 2 Corridor. As described in Section 3.2.4, a Tier 2 Corridor includes principal arterials for travel regionally, within the County, and locally. US 17 is a Tier 3 Corridor. As described in Section 3.2.4, a Tier 3 Corridor is typically of a lower functional classification serves both local and regional traffic.

**Development Patterns (Tier 2 Corridor: US 84)**

The following development patterns apply to US 84, which is a Tier 2 Corridor in Midway.

- a) Create landscaped medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.
- k) Adopt additional recommendations from the US 84 Corridor Study as appropriate.

**Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Public/Institutional
- Transportation/Communication/Utilities

**Development Patterns (Tier 3 Corridor: US 17)**

The following development patterns apply to US 17, which is a Tier 3 Corridor in Midway.

- a) Where appropriate, install medians to separate traffic lanes.
- b) Cluster high-density development at Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.

- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped/Vacant

### ***Preservation Corridors***

Preservation Corridors are those that are recommended for protection from development and/or roadway improvements due to scenic and/or historic resources. Midway has one Preservation Corridor, Martin Road.

### **Development Patterns**

The County and City of Midway will strive to protect and improve the functionality of its Preservation Corridor, Martin Road, with the following principles:

- a) Employ traffic calming measures on local corridors with lower functional classification, such as raised pedestrian crossings and the planting of streetside vegetation.
- b) Work with the Georgia Department of Transportation and local governments to adopt special designation for Preservation Corridors, in order to protect the roadways from heritage-altering improvements.
- c) Adopt overlay districts to control the type of development allowed along Preservation Corridors.
- d) Consider applying for State or National designation of Preservation Corridors to, such as with the National Scenic Byway Program or the Gullah Geechee National Heritage Corridor, to protect the historic and scenic features of the roads.
- e) Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- f) Where development is allowed, require very large minimum lot size requirements to limit development density and total housing units, and protect the rural character of the area.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Agriculture/Forestry/Undeveloped/Vacant
- Parks/Recreation

- Transportation/Communication/Utilities

### ***Conservation / Parks / Greenspace***

In Midway, Conservation/Parks/Greenspace land is composed of 25.8 acres of public parks. These parks provide recreational opportunities for residents and preserve greenspace within the City.

### **Development Patterns**

The County and City of Midway will strive to protect the Conservation / Parks / Greenspace land with the following principles:

- a) Preserve conservation land and greenspace by setting them aside as public parks, trails, or greenbelts.
- b) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Parks/Recreation
- Agriculture/Forestry/Undeveloped/Vacant

## **8.3 Issues and Opportunities**

### ***Community Facilities and Services***

#### **Issue:**

There is currently not enough water and sewer service capacity to serve all residents of Midway.

#### **Opportunities:**

Proceed with plans to build a new wastewater treatment plant in Midway. Continue negotiations among Midway, developers, and Hinesville to provide service in a manner that is most efficient and equitable for users.

#### **Issue:**

There are not enough recreational opportunities for youth in Midway.

#### **Opportunities:**

Improve and expand recreational opportunities for Midway youth, such as a community center, sports fields, movie theater, and other activities aimed towards young residents.

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

#### **Issue:**

With the impending growth in Midway, there is an increasing need to preserve the close-knit nature of the community and the area's historic heritage.

#### **Opportunities:**

The Historic Midway Master Plan has made a number of recommendations to preserve the heritage of the community and draw residents together in civic settings. These include a town center, mixed use centers, and a special district (Historic Midway Village) to preserve the community's historic structures.

### **8.4 Implementation Program**

#### ***Policies***

Listed below are general policies that are intended to guide Midway's implementation program. These were derived from the Issues and Opportunities outlined above and are unique to the City.

1. Preserve and enhance the historic heritage of Midway and the close-knit nature of the community.
2. Provide water and sewer services for the residents of Midway in an efficient and equitable manner.
3. Create a positive, fun atmosphere for the youth of the City.
4. Improve existing infrastructure in the City.

#### ***Five Year Short Term Work Program***

The table below displays the Five Year Short Term Work Program for Midway, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals.

**Table 8.1. Five Year Short Term Work Program - City of Midway**

**Land Use and Area Planning**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Adopt and enforce new land use plan	X						LCPC City Staff City Council	N/A	General Budgets
Initiate the creation of the Midway Town Center		X	X				LCPC City Staff City Council	N/A	General Budgets
Initiate the creation of the Historic Midway Village	X						LCPC City Staff City Council	N/A	General Budgets
Initiate the creation of Bacontown Village				X	X		LCPC City Staff City Council	N/A	General Budgets
Adopt design standards for Mixed Use centers	X						LCPC City Staff City Council	N/A	General Budgets
Initiate the development of the Gateway Corridor based upon the recommendations of the Gateway Sector Plan study			X				LCPC City Staff City Council	N/A	General Budgets
Adopt new Neighborhood Development Standards	X						LCPC City Staff City Council	N/A	General Budgets
Continue development of Industrial Parks	X						LCPC City Staff City Council	N/A	General Budgets
Implement land use policies in accordance with the US 84 Comprehensive Corridor Study	X						LCPC City Staff City Council	N/A	General Budgets

**Transportation**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Provide a connected, multimodal network through the provision of bicycle and pedestrian facilities	X						HAMPO LCPC City Staff	N/A	General Budgets
Arterial Roads: design and initiate improvements	X						HAMPO LCPC City Staff	N/A	General Budgets
Collector Roads: redesign existing, design new and initiate improvements		X	X				HAMPO LCPC City Staff	N/A	General Budgets
Local roads: adopt new standards and initiate improvements to existing	X						HAMPO LCPC City Staff	N/A	General Budgets
Adopt new standards for alleys and parking	X						LCPC City Staff	N/A	General Budgets
Evaluate feasibility of expanding soon to be initiated Hinesville/Flemington transit service into the City of Midway				X			HAMPO City Staff City Council	N/A	General Budgets
Coordinate planning with the Chatham County-Savannah MPO (CUTS) in regards to the rail connection from Liberty County to the Savannah area					X		HAMPO City Staff City Council	N/A	General Budgets

**Natural and Historic Resources/Parks, Greenways and Pedestrian Improvements**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Protect historic resources and context through special districts	X						LCPC City Staff City Council	N/A	General Budgets
Encourage adaptive reuse of builds and promote heritage tourism	X						LCPC City Staff City Council Non-Profit Preservation Groups	N/A	General Budgets
Protect natural resources by adopting new development standards	X						LCPC City Staff City Council	N/A	General Budgets
Treat resources as value added assets	X						Chamber of Commerce LCPC City Staff City Council	N/A	General Budgets
Enhance Midway's existing parks	X						LCPC City Staff City Council	N/A	General Budgets
Develop new parks for Midway		X	X				City Staff City Council	N/A	General Budgets
Develop sidewalks, pathways, bike lanes and greenways				X	X		City Staff City Council	N/A	General Budgets



**Marketing, Management and Public Policy**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Initiate marketing position, business development and create entities				X	X		New Economic Development Entities	N/A	General Budgets
Adopt new zoning and development codes to implement Midway Master Plan	X						LCPC City Staff City Council	N/A	General Budgets
Revise and coordinate utility and annexation policies for greater control	X						City Staff City Council	N/A	General Budgets
Pursue a range of funding sources and financial incentives	X						LCPC City Staff City Council Private Sector	N/A	General Budgets

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Midway. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 8.2. Long Term and Ongoing Initiatives - City of Midway**

Guiding Policy	Activity
Improve existing infrastructure in the City.	Target infrastructure in need of repair or improvement, such as unpaved roads and unlit streets
Enhance a sense of place within Midway	Initiate the creation of a Midway Town Center, Historic Midway Village and Bacontown Village, as well as implementation of the Gateway Sector Plan recommendations
Explore multimodal regional connections	Evaluate the feasibility of commuter rail service along former railroad right-of-way connecting the City of Savannah
Enhance multimodal transportation options	Develop sidewalks, pathways, bicycle lanes and greenways

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **IX. City of Riceboro**

### **9.1 Vision Statement**

*The Vision for the City of Riceboro is...*

*“To be a vibrant “City of Pride” that preserves, enhances and protects and provides a gateway to our rich and diverse cultural and historical backgrounds, while encouraging, but managing, quality growth that conveys a “sense of community” for all people that work, visit or reside with us.”*

### **9.2 Future Character Areas**

Three character areas have been defined for Riceboro. These are:

- 1) Major Corridors (Tier 3)
- 2) Preservation Corridors
- 3) Conservation / Parks / Greenspace

These character areas are displayed on the Future Development Map shown in Figure 9.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

#### ***Major Corridors (Tier 3)***

Major Corridors are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development.

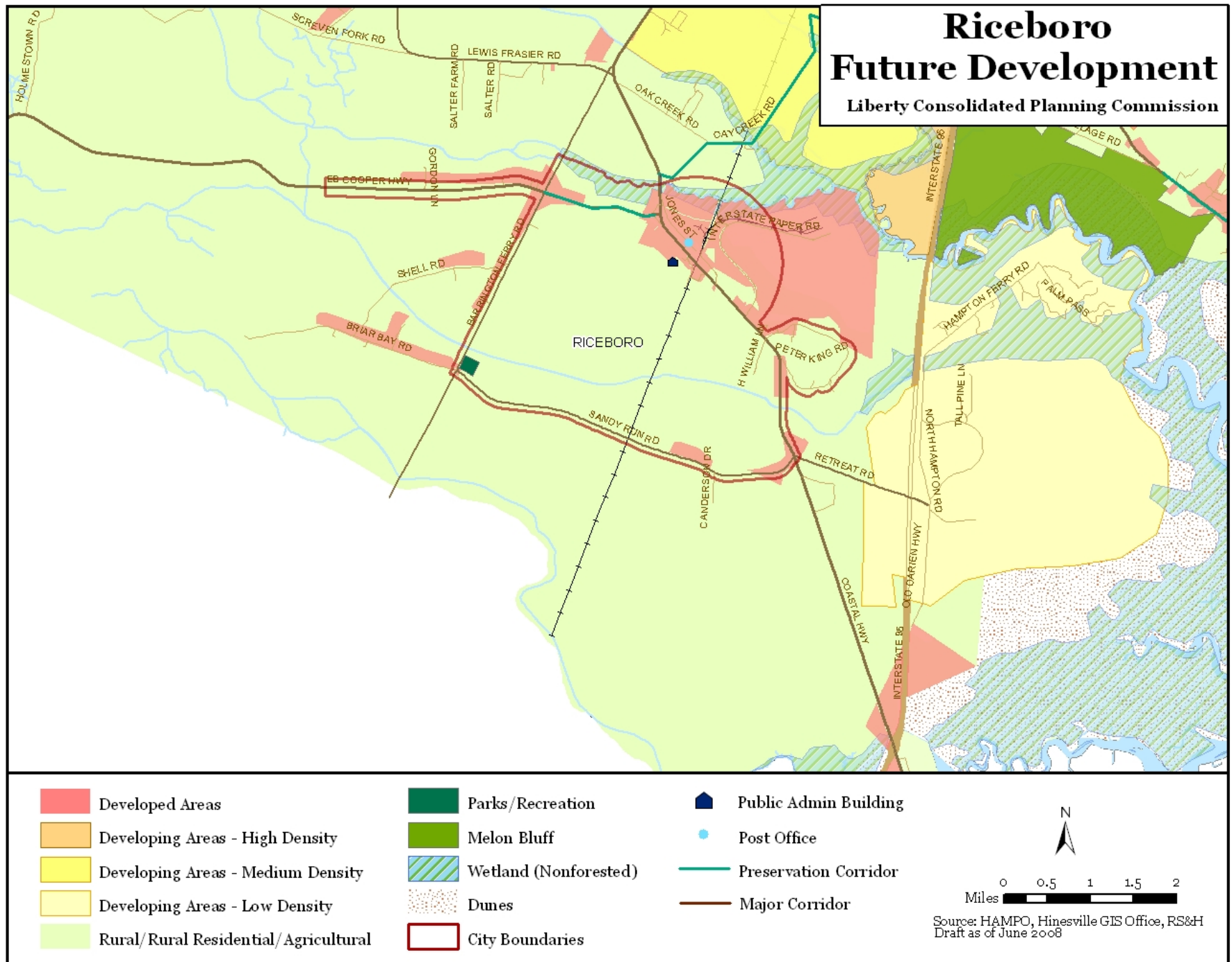
In Riceboro, there is one Major Corridor; US 17 is a Tier 3 Corridor. As described in Section 3.2.4, a Tier 3 Corridor is typically of a lower functional classification serves both local and regional traffic.

#### **Development Patterns (Tier 3 Corridor: US 17)**

The following development patterns apply to US 17, the Tier 3 Corridor in Riceboro.

- a) Where appropriate, install medians to separate traffic lanes.
- b) Cluster high-density development at Commercial/Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.
- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.

**Figure 9.1: Riceboro Future Development Map**



- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Industrial
- Residential
- Commercial
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped/Vacant

### ***Preservation Corridors***

Preservation Corridors are those that are recommended for protection from development and/or roadway improvements due to scenic and/or historic resources. There is one Preservation Corridor in Riceboro, EB Cooper Highway (SR 119).

### **Development Patterns**

The County and City of Riceboro will strive to protect and improve the functionality its Preservation Corridor, EB Cooper Highway (SR 119), with the following principles:

- a) Employ traffic calming measures on local corridors with lower functional classification, such as raised pedestrian crossings and the planting of streetside vegetation.
- b) Work with the Georgia Department of Transportation and local governments to adopt special designation for Preservation Corridors, in order to protect the roadways from heritage-altering improvements.
- c) Adopt overlay districts to control the type of development allowed along Preservation Corridors.
- d) Consider applying for State or National designation of Preservation Corridors to, such as with the National Scenic Byway Program or the Gullah Geechee National Heritage Corridor, to protect the historic and scenic features of the roads.
- e) Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- f) Where development is allowed, require very large minimum lot size requirements to limit development density and total housing units, and protect the rural character of the area.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Agriculture/Forestry/Undeveloped/Vacant
- Residential
- Commercial

### ***Conservation / Parks / Greenspace***

In Riceboro, Conservation/Parks/Greenspace land is composed of 20.8 acres of public parks. These parks provide recreational opportunities for residents and preserve greenspace within the City.

### **Development Patterns**

The County and City of Riceboro will strive to protect the Conservation / Parks / Greenspace land with the following principles:

- a) Preserve conservation land and green space by setting them aside as public parks, trails, or greenbelts.
- b) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Parks/Recreation
- Agriculture/Forestry/Undeveloped/Vacant

## ***9.3 Issues and Opportunities***

In addition to the countywide issues and opportunities presented in Section 3.3 above, the following issues and opportunities have been identified as particular to Riceboro.

### ***Land Use and Development***

#### **Issue:**

A significant amount of the land in Riceboro is owned by one particular landowner. This landowner has not always been supportive of the community's vision, and there are fears that he/she may have too much control over the future pattern of development in the City.

#### **Opportunities:**

Discussions should be held between the City of Riceboro, LCPC, and the landowner to determine the future of the land holding in Riceboro. At the outcome of these discussions, LCPC should establish special zoning or design standards to protect the future of the land, so that develops in such a way that is in line with the community's vision and agreeable to the landowner.

### *Economic Development / Natural and Cultural Resources*

**Issue:**

The Chemtall plant is considering expansion of operations in Riceboro. This may threaten the air quality of the area and the health of the residents.

**Opportunities:**

The Georgia Environmental Protection Division, Chemtall representatives, LCPC officials, and Riceboro officials should work closely together to determine the threat level posed by the expansion of the Chemtall plant, and what, if any, modifications need to be made to protect air quality and local health. In the long term, Riceboro should consider ways to attract cleaner industries, such as white-collar jobs, to the community.

**Issue:**

Riceboro has little revenue stream compared to other municipalities in Liberty County. Local services and amenities, such as grocery stores and retail shops, are far away from many residents.

**Opportunities:**

Riceboro has significant amount of undeveloped, vacant land in the City. In addition, the area is rich in history, heritage, and scenic landscapes. The City should capitalize upon these opportunities to establish Riceboro as a tourist destination. The City should promote the nearby marshlands as well as proximity to Gullah Geechee sites, LeConte Woodmanston, and amenities closer to the coast. This will bring in visitors and increase the demand for local goods and services, such as neighborhood dining, small shops, and lodging. In developing these plans, the LCPC should support these efforts by establishing design guidelines and overlay districts as appropriate.

### *Housing*

**Issue:**

While traveling through Riceboro, some dilapidated housing is readily evident.

**Opportunities:**

The City should enforce any housing regulations and adopt additional regulations as necessary.

### *Community Facilities and Services*

**Issue:**

Some areas of Riceboro lack water and sewer services.

**Opportunities:**

The City should explore grant opportunities to fund the water and sewer infrastructure expansion. The City should aim to provide water and sewer service to all residents of Riceboro and expand services to the north, east, and south to serve contiguous areas such as Hampton Island, areas along I-95, and the South Newport interchange area. This should be done carefully, with great consideration for environmental implications.

**9.4 Implementation Program**

*Policies*

Listed below are general policies that are intended to guide Riceboro’s implementation program. These were derived from the Issues and Opportunities outlined above and are unique to the City.

1. Restore a vibrant town center that provides opportunities for workers, visitors, and residents to obtain goods and services.
2. Provide city water and sewer services to all residents of the City of Riceboro, and carefully expand services to the north, east, and south to serve those contiguous areas such as Hampton Island and the areas along I-95, as well as the south Newport interchange area.
3. Re-establish the relationship of the town to its natural resource based economy and its rich history as a cultural center for the community and a gateway for the Geechee region.
4. Encourage lower density development in keeping with the historic patterns of small village type development and rural communities.
5. Provide quality government services to all citizens of Riceboro.

*Five Year Short Term Work Program*

The table below displays the Five Year Short Term Work Program for Riceboro, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals.



**Table 9.1. Five Year Short Term Work Program - City of Riceboro**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Town Center</b>									
Restore the town center as a place providing opportunities for workers, residents and visitors to obtain goods and services	X						LCPC City Council	N/A	General Budgets
Create a public private partnership with industries in the city to encourage and foster development within the town center	X						City Council	N/A	General Budget
<b>Infrastructure</b>									
Identify potential revenue sources for the funding and provision of municipal facilities and services	X						LCPC City Council	N/A	General Budgets
Provide water and sewer services to all residents and expand service areas to include adjacent developments, such as Hampton Island and the interchange at I-95						X	CC	N/A	General Budget

**Table 9.1 Five Year Short Term Work Program – City of Riceboro (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Government Services</b>									
Pursue annexation of the area of I-95 and US 17		X					City Council Board of Commissioners	N/A	General Budgets
Hold periodic town hall meetings to provide citizens with a "state of the city" report and to obtain input	X						LCPC City Council	N/A	General Budgets
Coordinate with the Board of Education to re-establish an elementary school in the area	X						City Council	N/A	General Budgets
Coordinate with Interstate and Chemtall on the provision of services to employees outside of the industries	X						City Council	N/A	General Budgets

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Riceboro. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 9.2. Long Term and Ongoing Initiatives - City of Riceboro**

Guiding Policy	Activity
Provide city water and sewer services to all residents of the City of Riceboro, and carefully expand services to the north, east, and south to serve those contiguous areas such as Hampton Island and the areas along I-95, as well as the south Newport interchange area	Explore grant opportunities for water and sewer expansion.
Provide quality government services to all citizens of Riceboro	Pursue annexation of the area of US 17 and I 95 Re-establish an elementary school in the area Coordinate with Interstate and Chemtall companies to provide services to employees and residents outside the boundaries of the two industries
Preserve and protect the rich cultural heritage of Riceboro	Support and promote the LeConte Woodsman Plantation Promote Riceboro as the gateway to the Geechee culture
Preserve the small town, rural character of Riceboro	Create overlay district(s) within the City

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **X. City of Walthourville**

### **10.1 Vision Statement**

*The Vision for the City of Walthourville is...*

*“To be an open, diverse and respected community honoring its deeply rooted values while transitioning into a choice destination in Liberty County, Georgia.”*

### **10.2 Future Character Areas**

Three character areas have been defined for Walthourville. These are:

- 1) Developed Neighborhoods
- 2) Developing Neighborhoods
- 3) Major Corridors (Tier 3)
- 4) Conservation / Parks / Greenspace

These character areas are displayed on the Future Development Map shown in Figure 10.1. For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives. These Quality Community Objectives are found in the Appendix.

#### ***Developed Neighborhoods***

The Developed Neighborhoods area of Walthourville is primarily residential. The development patterns throughout this character area have followed the typical auto-dependent form.

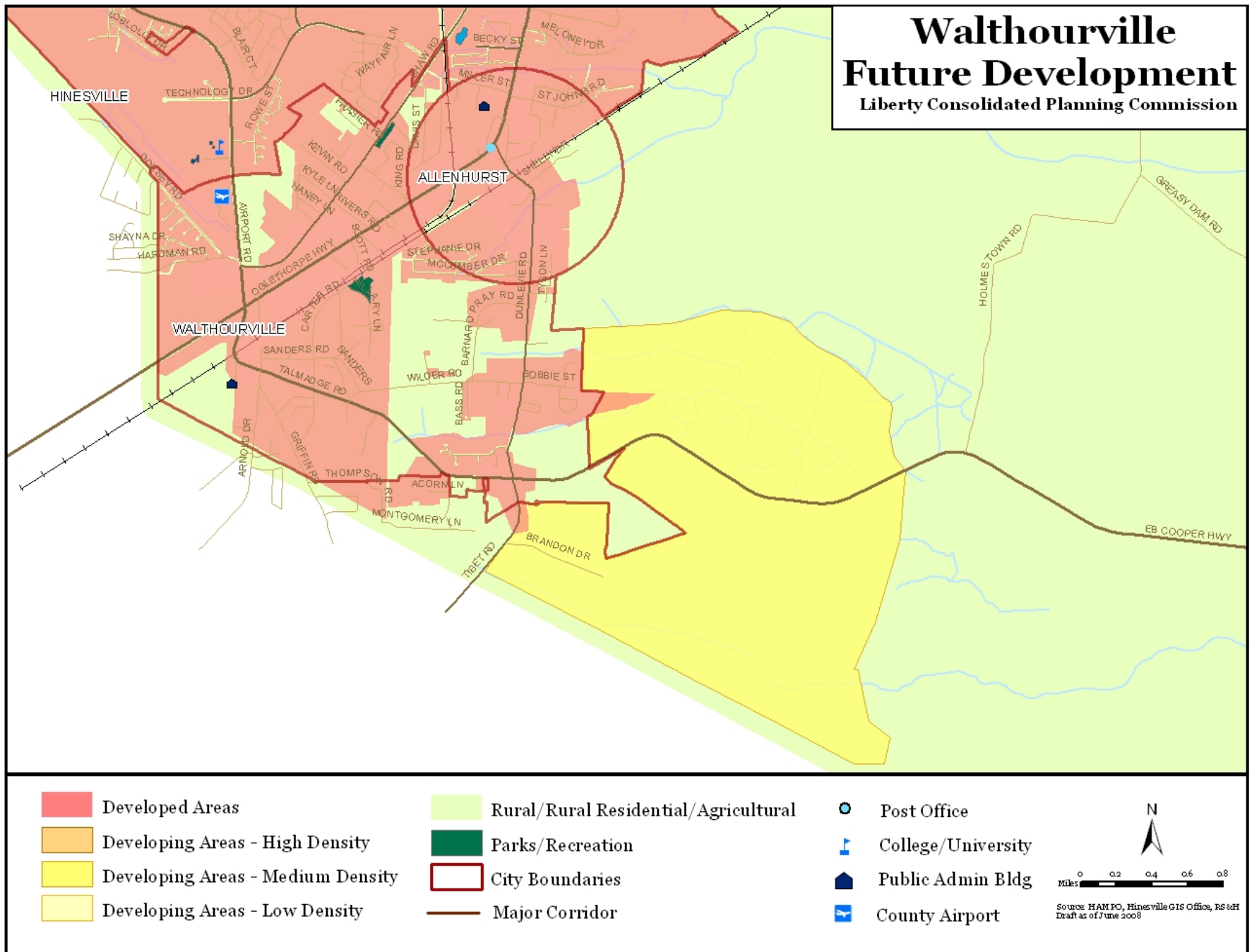
#### **Development Patterns**

The County and City of Walthourville will strive to improve the appearance and functionality of the Developed Neighborhoods with the following principles:

- a) Retrofit existing residential communities to improve pedestrian and bicycle access and connect to nearby commercial areas.
- b) Distribute affordable housing throughout the County.
- c) Consider infill development on vacant sites closer to the center of the community and with infrastructure already in place.
- d) Consider brownfield redevelopment, which converts former industrial and commercial sites to mixed-use development.
- e) Consider greyfield redevelopment, which converts vacant or under-utilized commercial strips to mixed use centers.
- f) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- g) Re-use existing vacant or under-utilized structures (e.g., commercial centers, office space, and warehouses) to accommodate new community facilities.

- h) Revitalize existing neighborhood commercial centers to capture more market activity and serve as community focal points.

**Figure 10.1: Walthourville Future Development Map**



- i) Residential development should incorporate “corner commercial” sites, such as drycleaning, convenience stores, or similar retail services.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Public/Institutional
- Parks/Recreation

### ***Developing Neighborhoods***

There are Developing Neighborhoods in Walthourville’s sphere of influence, adjacent to the City, where new development is planned or has been initiated. A common struggle with these areas is the question of who will provide water and sewer services as well as other utilities. While these areas command additional services from the County and City governments, there is great opportunity to apply improved standards to enhance the appearance and functionality of these communities.

As referred to in Section 3.2.3, Developing Areas in Liberty County, the Developing Neighborhoods area in Walthourville falls into the Medium Density/Intensity designation. Developing Areas of medium density/intensity are characterized by residential developments with densities of 1.5 to 2.5 dwelling units per acre. These areas allow office and commercial developments of 50,000 to 100,000 square feet.

### **Development Patterns (Medium Density/Intensity)**

The County and City of Walthourville will strive to apply the following principles in Developing Areas of Medium Density/Intensity:

- a) Group new developments of homes, shops, businesses, and institutions into attractive mixed-use areas to serve the community. Include pedestrian infrastructure, such as sidewalks and path lighting. Include pleasant community gathering spaces.
- b) Consider rear parking for developments to make the development more attractive and pedestrian-friendly.
- c) Locate new industry or other major employers close to Developed Areas, making jobs accessible to all residents by transit, walking, or biking.
- d) Employ well-designed development that blends into existing neighborhoods.
- e) Street layouts should match those in older parts of the community and connect to the existing street network at many points.
- f) Consolidate driveways and provide interparcel connections between parking lots.
- g) Design developments with mid-block alleys.
- h) Where appropriate, employ traffic calming measures, such as narrower street widths, raised pedestrian crossings, and rough pavement materials.

- i) Create new housing opportunities out of former, underused commercial, warehouse, or industrial spaces.
- j) For new development, consider locating garages to the rear of the property, or utilize on-street parking.
- k) Locate new homes near the street, with large front porches that encourage interaction with neighbors.
- l) Build new residential developments to match the mix of housing types and styles of older, close-in neighborhoods.
- m) Design new residential development to reflect traditional neighborhood development principles, such as smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- n) Cluster development to preserve open space within the development site.
- o) Build community schools at a smaller scale and within neighborhoods where students can walk to class.
- p) Integrate appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation.
- q) Use common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be served by septic tanks.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Agriculture/Forestry/Undeveloped Vacant
- Residential
- Transportation/Communication/Utilities

### *Major Corridors (Tier 2)*

Major Corridors are the State and US highways that serve as the primary routes of travel for most residents. Near the Cities, these corridors are lined with commercial, office, and institutional establishments that serve Liberty County. In the unincorporated areas of the County, the Major Corridors remain primarily rural or low-density in development.

In Walthourville, there is one Major Corridor; SR 119 (Airport Road / Talmadge Road / EB Cooper Highway) is a Tier 3 Corridor. As described in Section 3.2.4, a Tier 3 Corridor is typically of a lower functional classification serves both local and regional traffic.

### **Development Patterns (Tier 3 Corridor: SR 119)**

The following development patterns apply to SR 119 (Airport Road / Talmadge Road / EB Cooper Highway), the Tier 3 Corridor in Walthourville.

- a) Where appropriate, install medians to separate traffic lanes.
- b) Cluster high-density development at Commercial/Activity Centers along the Major Corridors, separated by areas of open space or attractive residential development.



- c) Create overlay ordinances where appropriate to preserve community character.
- d) Consider consolidation of driveways and interparcel connections between parking lots.
- e) Site developments with easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- f) Adopt regulations to restrict the number, scale, and design of signs and billboards.
- g) Locate new structures near the street front, with parking in the rear of buildings, to make the corridor more attractive and pedestrian-friendly.
- h) Construct sidewalks or multi-use paths along Major Corridors.
- i) Create landscaped buffers between the roadway and pedestrian walkways.
- j) Install facilities for bicycles, including bikeways or bike lanes, storage racks along the corridors, and so forth.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Residential
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Agriculture/Forestry/Undeveloped/Vacant

### ***Conservation / Parks / Greenspace***

In Walthourville, Conservation/Parks/Greenspace land is composed of 8.2 acres of public parks. These parks provide recreational opportunities for residents and preserve greenspace within the City.

### **Development Patterns**

The County and City of Walthourville will strive to protect the Conservation / Parks / Greenspace land with the following principles:

- a) Preserve conservation land and green space by setting them aside as public parks, trails, or greenbelts.
- b) Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources.

### **Primary Land Uses**

Within this Character Area, the following are primary land uses that predominantly characterize this area:

- Parks/Recreation

### **10.3 Issues and Opportunities**

In addition to the countywide issues and opportunities presented in Section 3.3 above, the following issues and opportunities have been identified as particular to Walthourville.

### ***Land Use and Development***

**Issue:**

The geographic location of Walthourville gives rise to issues regarding annexation and the delivery of services, including those not already offered.

**Opportunities:**

The leadership of Walthourville has the opportunity to improve the standard of living for current residents as well as newcomers to the community. As officials commit to improving the standard of living, and “going above and beyond” to achieve this goal, the City will attract and retain the productive citizens.

### ***Community Facilities and Services / Housing***

**Issue:**

There is no central, identifying feature or place in Walthourville that provides residents and visitors with a “sense of place.”

**Opportunities:**

To establish “sense of place,” special city signs may be installed along major roadways in Walthourville. City officials should also look to existing landmarks to identify the City adopt these landmarks as logos for government buildings and print materials. In the long term, the City may consider purchasing land to build a community center or public gathering spot.

**Issue:**

Ft. Stewart is slated to receive 4,000 new troops by 2011 as part of a new infantry brigade combat team. Approximately 75% of these troops will require off-base housing, and Walthourville is expecting to receive some of these new residents. The City’s water and sewage systems, however, are in need of updating as well as extension to underserved areas of Walthourville.

**Opportunities:**

The City can initiate a concerted program to update its infrastructure. City officials have already entered into an agreement with Hinesville to treat Walthourville’s wastewater. In addition, Walthourville has a large grant and loan from the US Department of Agriculture’s Rural Development Program to extend the sewer lines within the City. In addition, substandard housing needs to be upgraded in preparation for the new troops. Also, the City has received a \$300,000 grant Community HOME Investment grant from the US Department of Housing and Urban Development to rehabilitate substandard housing.

## **10.4 Implementation Program**

### ***Policies***

Listed below are general policies that are intended to guide Walthourville's implementation program. These were derived from the Issues and Opportunities outlined above and are unique to the City.

1. Prepare for the influx of troops from Ft. Stewart by updating the City's infrastructure.
2. Create a positive "sense of place" in Walthourville to distinguish the City and draw residents and visitors.

### ***Five Year Short Term Work Program***

The table below displays the Five Year Short Term Work Program for Walthourville, for the years 2008 to 2012. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals.

**Table 10.1. Five Year Short Term Work Program - City of Walthourville**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Land Use and Development</b>									
Enhance existing ordinances that allow neo-traditional development "by right" to expedite development process		X					LCPC City Staff	N/A	General Budgets
Enhance the existing tree ordinance to provide for shade providing trees, where feasible		X					LCPC City Council	N/A	General Budgets
Promote mixed use, multi-modal developments to allow for walking and non-vehicular options for travel			X				LCPC City Staff City Council	N/A	General Budgets
Development regulations for development aesthetics, and develop guidebook for desired types and scale of development within the City			X				LCPC City Staff City Council	N/A	General Budgets
Improve siting of middle and high schools to neighborhoods rather than along arterial roads				X			LCPC City Staff City Council	N/A	General Budgets
Use future land use map to protect farmland and rural areas within Walthourville to retain character and agricultural economic benefits			X				LCPC City Staff City Council	N/A	General Budgets
<b>Community Facilities and Services</b>									
Undertake cost benefit analysis with regard to the local provision of services vs. continued contracting for services			X				LCPC City Staff	N/A	General Budgets
Identify potential revenue sources for the funding and provision of municipal facilities and services				X			LCPC City Staff	N/A	General Budgets
Apply for federal and state grants to rehabilitate dilapidated housing in the City		X					LCPC City Staff	N/A	General Budgets

**Table 10.1. Five Year Short Term Work Program - City of Walthourville (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Sense of Place</b>									
Identify appropriate area and concept for a town center/public gathering space, which serves as community focal point and provides for mixed-use, pedestrian friendly development and redevelopment		X					LCPC City Staff City Council	N/A	General Budgets
Enhance sense of place and community pride through the development of specific logo and use of the logo in print materials and on municipal buildings			X				LCPC City Staff City Council	N/A	General Budgets
Identify appropriate locations for gateway markers and signage clearly identifying the community				X			LCPC City Staff City Council	N/A	General Budgets
Work with the Historic Preservation Committee to identify historic resources within the City and use to define and promote the community		X					LCPC City Staff City Council	N/A	General Budgets

**Table 10.1 Five Year Short Term Work Program – City of Walthourville (Continued)**

Work Activity	Ongoing	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Transportation</b>									
Evaluate feasibility of expanding soon to be initiated Hinesville/Flemington transit service into Walthourville				X			HAMPO City Staff City Council	N/A	General Budgets
Continue development of regulations for new developments to connect with existing or constructed inter-connected street network	X						HAMPO City Staff City Council	N/A	General Budgets
Continue development of regulations for new developments that enhance pedestrian and bicycle mobility (sidewalks and bike lanes/routes)			X				HAMPO City Staff City Council	N/A	General Budgets
Continue to support shared parking opportunities and minimize paved parking lots to allow "green" parking areas			X				HAMPO City Staff City Council	N/A	General Budgets
<b>Economic Development</b>									
Actively recruit new outside business and strive to maintain successful existing businesses by exploring new ways of aiding businesses (low interest loans, assistance programs etc)					X		Chamber of Commerce City Staff City Council	N/A	General Budgets
Work with Liberty County to diversify employment base in case Fort Stewart operations are reduced in the future			X				Chamber of Commerce City Staff City Council	N/A	General Budgets

**Long Term and Ongoing Initiatives**

The table below displays the Long Term and Ongoing Initiatives for Walthourville. The guiding policies listed above have been paired with specific action items that are designed to achieve the policy goals on a long-term basis.

**Table 10.2. Long Term and Ongoing Initiatives - City of Walthourville**

Guiding Policy	Activity
Create a positive "sense of place" in Walthourville to distinguish the City and draw residents and visitors	Build a community center or public gathering place in Walthourville
Promote mixed-use, multimodal development	Evaluate feasibility of expanding to be initiated Hinesville/Flemington transit service
	Develop guidebook and regulations for desired types and scale of development throughout Walthourville
	Continue to develop regulations for new developments that require construction of sidewalks and bicycle facilities
Preserve and protect farmland and rural areas of Walthourville	Use future land use map to enforce and control development

**Report of Accomplishments**

According to state planning regulations, a report of accomplishments on the work program from the previous comprehensive plan is required. Typically, this Report of Accomplishments is found in a section prior to the updated work program. However, the work programs for each of the jurisdictions contained in the previous comprehensive plan had little relevance to the conditions, development patterns, or functions and responsibilities of the specific jurisdictions. Because of the nature of the previous work plan, the required Report of Accomplishments provides little insight into the activities since the previous plan update and can be found in the Appendix.

## **XI. Supplemental Plans and Coordination**

### **11.1 US 84 Comprehensive Corridor Study**

The US 84 Comprehensive Corridor Study, recently completed, was a multi-jurisdictional effort and included a portion of Long County, Liberty County, and five local governments. While the study grew out of the key transportation issues of safety, access management, and congestion management, this corridor study was unusual, in that it was a comprehensive, integrated study looking at more than transportation issues.

Recognizing the inherent relationships between transportation and almost every other community element, the LCPC determined that a comprehensive approach to planning transportation improvements within the corridor was necessary. As part of this study, both existing and future land use and development were analyzed, and redevelopment opportunities identified and strategies formulated.

The corridor provides key access to many of the cultural and historical resources in the county and these resources, including environmental resources, must be preserved and access enhanced. The aesthetic qualities of the corridor are another primary concern and context sensitive designs that preserve the identity of the communities along the corridor are an important element.

Final products of the study include a prioritized list of integrated projects that maximize the limited resources and return on investment. These prioritized projects were based on identified existing and future deficiencies and addressed a full range of issues, including traffic operations, access management and safety, multimodal access, future development, aesthetics and preservation of, and access to, historical and cultural assets. These prioritized projects are included in the HAMPO Long Range Transportation Plan and Transportation Improvement Program.

### **11.2 Gateway Sector Plan**

The interchange area of I-95 and US 84 in Liberty County, and in the City of Midway, is one of the last undeveloped interchanges along I-95 in Georgia. The area east of I-95 is rich in historical and cultural resources and is also a sensitive coastal environment. The area west of the interchange is currently a relatively undeveloped area with a rural character.

This project is a proactive approach to managing the expected growth and includes the development of an interconnected, multimodal transportation network that will serve future development and an assessment of existing and future land use. Coordination with the major property owners who formed a resource group, coordination with a steering committee that provided guidance throughout the process, and obtaining input from the general public is an integral part of the process. In addition, the establishment of overlay districts with design guidelines, in order to maintain the coastal look and feel of the sector area is included as part of the project, along with the accompanying ordinances.



### **11.3 Transit Implementation Plan**

This effort, building on a previous transit feasibility study, focused on the implementation of a transit system for the Hinesville urban area. The implementation of this system is a coordinated effort between the local governments and the US Army installation of Ft. Stewart, located in Hinesville.

The study included a detailed analysis of routes, schedules, stop locations, and ridership. A transit grant application was prepared to obtain federal transit funding and a request for proposals to obtain the services of a transit operator/management company. The study involved working closely with a transit steering committee comprised of the mayors and garrison commander and an overall resource committee that included various staff and other stakeholders.

### **11.4 Midway Master Plan**

The Midway Master Plan, recently completed for the City of Midway, was based on an intensive involvement effort charrettes where members of the public and Midway officials brainstormed about the future of their community. The Master Plan identifies the various land uses, the appropriate design principles for the specific land uses, and also includes a concept for the transportation infrastructure needed to serve the future development and identified land uses.

### **11.5 Comprehensive Planning Resources**

There are a number of resources found on the Georgia Department of Community Affairs website that provide background information and planning requirements for local governments. The LCPC also maintains a website where the various planning documents and links to resources can be found.

#### **Liberty Consolidated Planning Commission**

[www.thelcpc.org](http://www.thelcpc.org)

#### **Georgia Department of Community Affairs**

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/>

## Appendix

### Liberty County Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

#### Commercial / Activity Centers

##### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

##### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

##### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include all of Liberty County.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development within the County (development compacted near intersections rather than spread along major roads).
  - 4) Retain the County's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **Strategies**

- 1) Liberty County lacks certain identifiable characteristics that set the community apart from others. Identify and promote the special features that make the County unique and attractive.
  - 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the County. These can be used to define and promote the community.
  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include other municipalities throughout the County.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas of the community, in order to retain the character and economic benefit of the land.
- d) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin

service by late 2008. Consider expanding the service throughout the County.

- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.
- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and solidify the County’s identity within coastal Georgia.

f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

### **Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the County.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.

- 3) In Hinesville and Midway, maintain the requirement for new development to complement existing historic development. Consider expanding these regulations to other areas of the County with historic architecture.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; the County should focus on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County.
  - 2) Expand the base of skilled, white-collar employment in the County, as well as professional and managerial jobs. Create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the County, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.

- 4) Continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the County if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with the Liberty County municipalities, other municipalities, and other counties in the region to share and provide services such as libraries, tourism, special education, parks, recreation, emergency response, and security.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as the LCPC provision of staff and planning commission representation for all municipalities of Liberty County.
- 2) Update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

### **Other General Strategies**

In order to implement the desired development pattern outlined in the section above, the following additional strategies are recommended for Commercial/Activity Centers.

- 1) Evaluate existing as well as newly forming business and industry in the community. Analyze the rates of growth and/or decline of these businesses and industries, and determine the major causes of these.
- 2) Using knowledge about local assets and capabilities, as well as the desires of the community, identify the types of business that best suit the community, and actively recruit these to fill identified Commercial/Activity Centers.

## **Developed Area**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### **Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
- 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
- 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.

- 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development*: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

### **Strategies**

- 1) Liberty County lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the County unique and attractive.
  - 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the County. These can be used to define and promote the community.
  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include other municipalities throughout the County.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas of the community, in order to retain the character and economic benefit of the land.
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **Strategies**

- 1) Liberty County lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the County unique and attractive.
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- 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include other municipalities throughout the County.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas of the community, in order to retain the character and economic benefit of the land.
- d) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service throughout the County.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the County's identity within coastal Georgia.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the County.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Hinesville and Midway, maintain the requirement for new development to complement existing historic development. Consider expanding these regulations to other areas of the County with historic architecture.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County's single largest employer; the County should focus on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County.

- 2) Expand the base of skilled, white-collar employment in the County, as well as professional and managerial jobs. Create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
  - 2) Continue to provide affordable housing in the County, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
- 2) Expand and enhance higher education opportunities, including community and regional colleges.
- 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the County if they choose.

- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with the Liberty County municipalities, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
- 2) Update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

**Other General Strategies**

In order to implement the desired development pattern outlined in the section above, the following additional strategies are recommended for the Developed Area.

- 1) Develop a housing assessment and inventory to track housing data in the County. This should include an in-depth study of existing housing availability and the condition and vacancy status of housing units, as well as an overall assessment of the health of the housing market, the County's housing needs, and strategies to meet these needs.
- 2) Encourage the rehabilitation of multifamily and mixed-income developments with the goal of increasing the overall supply of housing. Preserve and protect buildings of historic and cultural significance.

- 3) Retrofit conventional suburban subdivisions to make them more livable and sustainable. Provide more auto and pedestrian connectivity, bicycle and pedestrian accessibility, open space, and amenities for residents.
- 4) Establish an urban redevelopment area. Utilize Georgia's Urban Redevelopment Act to rehabilitate, conserve or redevelop any area locally designated as a "slum area." Such an area may be characterized by deteriorated structures, defective or inadequate street layout, faulty lot layout, unsanitary or unsafe conditions, and so forth. The Urban Redevelopment Act gives cities and counties the ability to undertake redevelopment efforts financed by tax exempt bonds that do not count towards the local government's general indebtedness cap.

## Developing Areas

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

### Quality Community Objectives

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development "by right" so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Sense of Place:* Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**Strategies**

- 1) Liberty County lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the County unique and attractive.
- 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the County. These can be used to define and promote the community.
- 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include other municipalities throughout the County.
- 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
- 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
- 6) Use the future land use map to protect farmland in the rural areas of the community, in order to retain the character and economic benefit of the land.

- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service throughout the County.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.
- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the County's identity within coastal Georgia.
- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the County should update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Continue to maintain 20-year population projections to refer to when making infrastructure decisions. Continue to share this information with local governments, school boards, and other important entities, so that these agencies may also plan accordingly.
  - 2) Continue to educate elected officials about the land development process.
  - 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

### **Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County's single largest employer; the County should focus on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

### **Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County.
  - 2) Expand the base of skilled, white-collar employment in the County, as well as professional and managerial jobs. Create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also



live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
  - 2) Continue to provide affordable housing in the County, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the County if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

- 2) Work with the Liberty County municipalities, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
- 2) Update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

### **Other General Strategies**

In order to implement the desired development pattern outlined in the section above, the following additional strategies are recommended for Developing Areas.

- 1) Create a community housing partnership with the local public housing agency, non-profits and neighborhood organizations, to create safe and affordable housing for people.
- 2) Combine workforce development efforts with a housing master plan to provide affordable housing for the County's workforce. This will help to encourage business growth and community diversity.
- 3) Adopt inclusive land use regulations requiring developers to include a certain percent of affordable homes in a market-rate home development.
- 4) Monitor the architectural compatibility of manufactured homes with adjacent single-family residences according to applicable federal and manufacturing requirements.
- 5) Adopt residential infill development regulations to ensure that new residential infill development is compatible with the neighborhood.
- 6) Regulate and monitor the development patterns of subdivision plats and other developments. These development patterns establish the geography and geometry of the community and in turn influence the entire character of the County.

## Major Corridors

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

### Quality Community Objectives

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include all of Liberty County.
- 2) Actively work to promote brownfield and greyfield development within the community.
- 3) Using the future land use map, continue to plan for nodal development within the County (development compacted near intersections rather than spread along major roads).
- 4) Retain the County’s allowance for small lot development for some uses (5,000 square feet or less).

- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service throughout the County.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.
- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the County’s identity within coastal Georgia.

- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the County should update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Continue to maintain 20-year population projections to refer to when making infrastructure decisions. Continue to share this information with local governments, school boards, and other important entities, so that these agencies may also plan accordingly.
  - 2) Continue to educate elected officials about the land development process.
  - 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in

the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
- 2) Continue to recruit firms that provide or create sustainable products.
- 3) Fort Stewart is the County’s single largest employer; the County should focus on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

*h) Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County.
- 2) Expand the base of skilled, white-collar employment in the County, as well as professional and managerial jobs. Create workforce development programs to accomplish this.

*i) Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the County, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.

- 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the County if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with the Liberty County municipalities, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
- 2) Update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.

- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

### **Other General Strategies**

In order to implement the desired development pattern outlined in the section above, the following additional strategies are recommended for Major Corridors.

- 1) Develop specific plans for improvements along strip commercial corridors. Involve key stakeholders (property owners, businesses, neighborhood leaders, and service providers) to achieve consensus on improvements to be made along the corridors.
- 2) Ensure reasonable access to developments while preserving the safe flow of traffic along Major Corridors. Employ access management techniques such as managing where and how approaches or signals are allowed, the installation of medians, creation of turn lanes, and supportive local ordinances. In addition, make movements easier and safer for pedestrians and bicyclists.
- 3) Employ traffic calming measures and physical improvements to the roadway to decrease traffic speed and increase the pedestrian-friendliness on Major Corridors. Examples of traffic calming improvements include bump-outs, pedestrian refuges, landscaped medians, raised crosswalks, narrower traffic lanes, and on-street parking.
- 4) For a large proposed development along a Major Corridors, conduct a traffic impact study to determine the transportation demands of the proposed development. This may be used to reduce adverse traffic impacts on the transportation system, either through developer or County-sponsored improvements.

### **Preservation Corridors**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

### **Quality Community Objectives**

- b) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service throughout the County.



- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- c) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the County’s identity within coastal Georgia.
- d) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the County should update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.

- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities.
- e) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with the Liberty County municipalities, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- f) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
  - 2) Update and enhance the Service Delivery Strategy as necessary.
  - 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
  - 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

### **Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the County.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville and Midway, maintain the requirement for new development to complement existing historic development. Consider expanding these regulations to other areas of the County with historic architecture.

g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

### **Strategies**

- 1) Complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

### **Other General Strategies**

In order to implement the desired development pattern outlined in the section above, the following additional strategies are recommended for Preservation Corridors.

- 1) Apply special protection measures to the Preservation Corridors. These measures may include litter control, sign regulations, design guidelines, land use controls or similar measures to maintain the attractiveness and rural character of the roadway. Develop a Corridor Management Plan regarding these protection measures, to be adopted by the Georgia Department of Transportation.
- 2) Protect scenic views by requiring land uses to complement rather than detract from scenic experience.

- 3) Nominate particular segments of the Preservation Corridors for state or national scenic highway designation. Develop a Corridor Management Plan for these scenic highways.

### ***Rural / Rural Residential / Agricultural***

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

#### **Quality Community Objectives**

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

#### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service throughout the County.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

#### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the County's identity within coastal Georgia.
- c) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the County.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Hinesville and Midway, maintain the requirement for new development to complement existing historic development. Consider expanding these regulations to other areas of the County with historic architecture.
- d) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the County should update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities.
- e) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for

maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
  - 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
  - 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
  - 4) Enhance the existing storm water management procedures to reflect best practices for new development.
  - 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.
- f) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 4) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 5) Continue to recruit firms that provide or create sustainable products.
  - 6) Fort Stewart is the County’s single largest employer; the County should focus on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- g) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

- 2) Work with the Liberty County municipalities, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- h) Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
- 2) Update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## **Conservation / Parks / Greenspace**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

### **Quality Community Objectives**

- a) Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into other areas of the County.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where

possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the County.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The County should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the County’s identity within coastal Georgia.

c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the County should update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.



- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities.

d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with the Liberty County municipalities, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

e) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
- 2) Update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the County.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Hinesville and Midway, maintain the requirement for new development to complement existing historic development. Consider expanding these regulations to other areas of the County with historic architecture.
- g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

## City of Allenhurst Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Developed Neighborhoods

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Allenhurst.
- 2) Actively work to promote brownfield and greyfield development within the community.

- 3) Using the future land use map, continue to plan for nodal development in and around Allenhurst (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**Strategies**

- 1) Allenhurst lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make Allenhurst unique and attractive.
  - 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Allenhurst should consider adopting similar regulations.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Allenhurst, in order to retain the character and economic benefit of the land.
- d) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Allenhurst in the future.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where

possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

- e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.

- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

### **Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville and Midway, there are requirements for new development to complement existing historic development. Consider expanding these regulations to Allenhurst as appropriate.

- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job

skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Allenhurst. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; Allenhurst should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Allenhurst, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.

- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.

- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## Major Corridors (Tier 2)

### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Allenhurst.



- 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Allenhurst (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Allenhurst in the future.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow "green" parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the

community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Allenhurst should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Allenhurst), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.
- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
- 4) Maintain the Capital Improvement Program to support current and future growth.

- 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Allenhurst. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; Allenhurst should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Allenhurst, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
- 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.

j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
- 2) Expand and enhance higher education opportunities, including community and regional colleges.
- 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.

k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.

- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## City of Flemington Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Developed Neighborhoods

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Flemington.
- 2) Actively work to promote brownfield and greyfield development within the community.

- 3) Using the future land use map, continue to plan for nodal development in and around Flemington (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **Strategies**

- 1) Flemington lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the Flemington unique and attractive.
  - 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Flemington should consider adopting similar regulations.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Flemington, in order to retain the character and economic benefit of the land.
- d) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Hinesville and Midway, there are requirements for new development to complement existing historic development. Consider expanding these regulations to Flemington as appropriate.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in



the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Flemington. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
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- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

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## Developing Neighborhoods

### Quality Community Objectives

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### Strategies

- 1) Flemington lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the Flemington unique and attractive.

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  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Flemington should consider adopting similar regulations.
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**Strategies**

- 4) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Flemington. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
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- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Flemington, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a

mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
  - 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- 1) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## **Major Corridors (Tiers 2 and 3)**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### **Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
- 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
- 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
- 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for



people who need to run errands and safely allow children to walk or bike to school.

- 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.

- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

**Strategies**

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Flemington.
- 2) Actively work to promote brownfield and greyfield development within the community.
- 3) Using the future land use map, continue to plan for nodal development in and around Flemington (development compacted near intersections rather than spread along major roads).
- 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).

- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow "green" parking areas as appropriate.

- d) *Regional Identity:* Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture,

common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agriculture. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Flemington should work with the County in the development of this ordinance.

f) *Growth Preparedness:* Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as

desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Flemington), school boards, and other important entities, so that these agencies may also plan accordingly.
  - 2) Continue to educate elected officials about the land development process.
  - 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Flemington. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County's single largest employer; Flemington should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Flemington, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices*: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
  - 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities*: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
- 2) Expand and enhance higher education opportunities, including community and regional colleges.
- 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.

- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

**Tier 3 Corridor: Old Sunbury Road**

**Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development*: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

**Strategies**

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Flemington.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Flemington (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City’s allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential

communities. Flemington should work with the County in the development of this ordinance.

- f) *Growth Preparedness*: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Flemington), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.
- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
- 4) Maintain the Capital Improvement Program to support current and future growth.
- 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
- 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
- 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.

- g) *Appropriate Businesses*: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Flemington. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
- 2) Continue to recruit firms that provide or create sustainable products.



- 3) Fort Stewart is the County's single largest employer; Flemington should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

*h) Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
- 2) Expand the base of skilled, white-collar employment in Flemington, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.

*i) Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and "neo-traditional" housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
- 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.

*j) Educational Opportunities:* Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## City of Gum Branch Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Rural / Rural Residential / Agricultural

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

#### Strategies

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Gum Branch in the future.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

#### Strategies

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new

businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

c) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

#### **Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville and Midway, maintain the requirement for new development to complement existing historic development. Consider expanding these regulations to Gum Branch as appropriate.

d) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

#### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 5) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Gum Branch should work with the County in the development of this ordinance.

- e) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

- f) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Gum Branch. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
- 2) Continue to recruit firms that provide or create sustainable products.
- 3) Fort Stewart is the County’s single largest employer; Gum Branch should work with the County should focus on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

- g) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

*h) Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the municipalities for comprehensive planning purposes, such as how the LCPC provides staff and planning commission representation for all municipalities of Liberty County.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## City of Hinesville Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Developed Neighborhoods

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the City of Hinesville, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
- 2) Actively work to promote brownfield and greyfield development within the community.

- 3) Using the future land use map, continue to plan for nodal development in and around Hinesville (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **Strategies**

- 1) Hinesville lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the Hinesville unique and attractive.
  - 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 3) The City of Hinesville should enhance regulations regarding the aesthetics of developments that are highly visible to the public and along roadsides.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Hinesville, in order to retain the character and economic benefit of the land.
- d) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.



- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Hinesville, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in

the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Hinesville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; Hinesville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Hinesville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.

- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.

- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.

## Developing Neighborhoods

### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Sense of Place:* Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

#### Strategies

- 1) Hinesville lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make Hinesville unique and attractive.

- 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 3) The City of Hinesville should enhance regulations regarding the aesthetics of developments that are highly visible to the public and along roadsides.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Hinesville, in order to retain the character and economic benefit of the land.
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new

businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Hinesville should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

### **Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Hinesville), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.

- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Hinesville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County's single largest employer; Hinesville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Hinesville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a

mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
  - 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).



- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- 1) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## **Commercial/Activity Centers**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### **Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
- 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
- 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
- 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.

- 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development*: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

**Strategies**

- 1) In the City of Hinesville, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Hinesville (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**Strategies**

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- d) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

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**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
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- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.

g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

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**Strategies**

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- 2) Expand the base of skilled, white-collar employment in Hinesville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.

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**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.

- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
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**Strategies**

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**Strategies**

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- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.

**Urban Core**

**Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
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**Strategies**

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#### **Strategies**

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  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

### **Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.



- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Hinesville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; Hinesville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Hinesville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.

- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.

- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.

### Major Corridors (Tiers 2 and 3)

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
- 2) Actively work to promote brownfield and greyfield development within the community.

- 3) Using the future land use map, continue to plan for nodal development in and around Hinesville (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow "green" parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Hinesville should work with the County in the development of this ordinance.

- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Hinesville), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.
- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
- 4) Maintain the Capital Improvement Program to support current and future growth.
- 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
- 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow

all interested parties to learn about development processes in the community.

- 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.

g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Hinesville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
- 2) Continue to recruit firms that provide or create sustainable products.
- 3) Fort Stewart is the County’s single largest employer; Hinesville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 3) Continue to sponsor a support program for entrepreneurs in the County and Cities.
- 4) Expand the base of skilled, white-collar employment in Hinesville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.

i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.

- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.
- 5)

### **Tier 3 Corridors: Airport Road/15<sup>th</sup> Street, Frank Cochran Drive, General Stewart Way, and General Screven Way**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### **Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.



**Strategies**

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Hinesville (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow "green" parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new

businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
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### **Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Hinesville), school boards, and other important entities, so that these agencies may also plan accordingly.
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**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Hinesville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
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- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Hinesville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
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mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
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- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

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- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

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### **Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## **Conservation / Parks / Greenspace**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
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- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Hinesville should work with the County in the development of this ordinance.

- d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with the Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- e) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
  - 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
  - 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
  - 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.

- 3) In Hinesville, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.
- g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Work with Liberty County to complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.



## City of Midway Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Developed Neighborhoods

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the City of Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
- 2) Actively work to promote brownfield and greyfield development within the community.

- 3) Using the future land use map, continue to plan for nodal development in and around Midway (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Sense of Place*: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **Strategies**

- 1) Midway lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make Midway unique and attractive.
  - 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include the City of Midway.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Midway, in order to retain the character and economic benefit of the land.
- d) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Midway in the future.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- e) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Midway, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in

the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Midway. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; Midway should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Midway, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.

- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.

- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.

## Developing Neighborhoods

### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Sense of Place:* Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### Strategies

- 1) Midway lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make Midway unique and attractive.
- 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.

- 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include the City of Midway.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Midway, in order to retain the character and economic benefit of the land.
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Midway in the future.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Midway should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

### **Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Midway), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.
- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.



- 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Midway. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County’s single largest employer; Midway should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Midway, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
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- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
- 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.

- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
- 2) Expand and enhance higher education opportunities, including community and regional colleges.
- 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.

- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.

- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

**Major Corridors (Tiers 2 and 3)**

**Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
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- 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.

- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

**Strategies**

- 1) In the City of Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Midway (development compacted near intersections rather than spread along major roads).
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**Strategies**

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  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
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- d) *Regional Identity:* Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage the make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
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### **Strategies**

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### **Strategies**

- 8) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Midway), school boards, and other important entities, so that these agencies may also plan accordingly.
  - 9) Continue to educate elected officials about the land development process.
  - 10) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
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### **Strategies**

- 4) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Midway. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 5) Continue to recruit firms that provide or create sustainable products.
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- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

### **Strategies**

- 3) Continue to sponsor a support program for entrepreneurs in the County and Cities.

- 4) Expand the base of skilled, white-collar employment in Midway, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

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  - 9) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 10) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 11) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 12) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
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- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 4) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
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- 6) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.

- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 4) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 5) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
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**Strategies**

- 5) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 6) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 7) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 8) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

**Tier 3 Corridor: US 17**

**Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Strategies**



- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
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  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development*: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

**Strategies**

- 1) In the City of Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. The City should work with the County to keep this inventory up to date.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Midway (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City’s allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives*: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding this service into Midway in the future.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where

possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agriculture. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.

e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.

- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Midway should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Midway), school boards, and other important entities, so that these agencies may also plan accordingly.
  - 2) Continue to educate elected officials about the land development process.
  - 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Midway. Consider the types of businesses already

in the community and update a plan to recruit compatible and desirable businesses and industries.

- 2) Continue to recruit firms that provide or create sustainable products.
- 3) Fort Stewart is the County's single largest employer; Midway should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

*h) Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
- 2) Expand the base of skilled, white-collar employment in Midway, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.

*i) Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and "neo-traditional" housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
- 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.

*j) Educational Opportunities:* Educational and training opportunities should be readily available in each community to permit community residents to improve

their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
- 2) Expand and enhance higher education opportunities, including community and regional colleges.
- 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.

- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## Preservation Corridors

### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### Strategies

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding this service into Midway in the future.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### Strategies

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as

the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

- c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Midway should work with the County in the development of this ordinance.

- d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with the Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

- e) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
  - 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
  - 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
  - 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.
- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Midway, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.
- g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Work with Liberty County to complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the "Part V" environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.



- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

## Conservation / Parks / Greenspace

### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### Strategies

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Midway in the future.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### Strategies

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.

- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
- c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
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- d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
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  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
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particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
  - 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
  - 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
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**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
  - 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
  - 3) In Midway, there are requirements for new development to complement existing historic development. The City should enhance these regulations as necessary.
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**Strategies**

- 1) Work with Liberty County to complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
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- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

## City of Riceboro Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Major Corridors (Tier 3)

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Riceboro.
- 2) Actively work to promote brownfield and greyfield development within the community.

- 3) Using the future land use map, continue to plan for nodal development in and around Riceboro (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City's allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

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**Strategies**

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**Strategies**

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**Strategies**

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  - 2) Continue to recruit firms that provide or create sustainable products.
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- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

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**Strategies**

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for low-income families as well as for high-income families, to draw new residents.

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## **Preservation Corridors**

### **Quality Community Objectives**

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- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
- c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

#### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Riceboro should work with the County in the development of this ordinance.
- d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

#### **Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

e) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville and Midway, there are requirements for new development to complement existing historic development. Riceboro should consider adopting similar regulations as appropriate.

g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Work with Liberty County to complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

### **Conservation / Parks / Greenspace**

#### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

#### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Riceboro.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
- c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Riceboro should work with the County in the development of this ordinance.
- d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

- 2) Work with the Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

e) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville and Midway, there are requirements for new development to complement existing historic development. Riceboro should consider adopting similar regulations as appropriate.

g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Work with Liberty County to complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.
- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.



## City of Walthourville Quality Community Objectives

For each character area, there is a discussion of development patterns, primary land uses, and strategies that conform to the Quality Community Objectives.

### Developed Neighborhoods

#### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Sense of Place:* Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

#### Strategies

- 1) Walthourville lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make the Walthourville unique and attractive.

- 2) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 3) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include the City of Walthourville.
  - 4) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 5) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 6) Use the future land use map to protect farmland in the rural areas around Walthourville, in order to retain the character and economic benefit of the land.
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

#### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding this service into Walthourville.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

#### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new

businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.
- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Walthourville should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

### **Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Walthourville), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.

- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Walthourville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
  - 2) Continue to recruit firms that provide or create sustainable products.
  - 3) Fort Stewart is the County's single largest employer; Walthourville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.
- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
  - 2) Expand the base of skilled, white-collar employment in Walthourville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.
- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a

mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
  - 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
  - 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
  - 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.
  - 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).

- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- 1) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

### **Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## **Developing Neighborhoods**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

### **Strategies**

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
- 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
- 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
- 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for

people who need to run errands and safely allow children to walk or bike to school.

- 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Sense of Place:* Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **Strategies**

- 7) Walthourville lacks certain identifiable characteristics that set the community apart from others. Identify and promote the identifying features that make Walthourville unique and attractive.
  - 8) Work with the Historic Preservation Committee to identify historic and heritage resources in the City. These can be used to define and promote the community.
  - 9) The City of Hinesville regulates the aesthetics of developments that are highly visible to the public and along roadsides. Expand these regulations to include the City of Walthourville.
  - 10) Continue to regulate the scale and type of signage in the community while keeping identifying and wayfinding directions clear for visitors.
  - 11) Create a development guidebook that illustrates the type of development desirable in the community. Combine these with more stringent development regulations as appropriate.
  - 12) Use the future land use map to protect farmland in the rural areas around Walthourville, in order to retain the character and economic benefit of the land.
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Walthourville in the future.
- 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where

possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.

- 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
- 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.

d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.

e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.



- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Walthourville should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Walthourville), school boards, and other important entities, so that these agencies may also plan accordingly.
  - 2) Continue to educate elected officials about the land development process.
  - 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
  - 4) Maintain the Capital Improvement Program to support current and future growth.
  - 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
  - 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
  - 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.
- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority's business development strategy, considering the strengths, needs, and assets of the community, including Walthourville. Consider the types of businesses

already in the community and update a plan to recruit compatible and desirable businesses and industries.

- 2) Continue to recruit firms that provide or create sustainable products.
- 3) Fort Stewart is the County's single largest employer; Walthourville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

*h) Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
- 2) Expand the base of skilled, white-collar employment in Walthourville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.

*i) Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and "neo-traditional" housing choices in the downtown areas.
- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
- 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
- 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.

*j) Educational Opportunities:* Educational and training opportunities should be readily available in each community – to permit community residents to improve

their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
- 2) Expand and enhance higher education opportunities, including community and regional colleges.
- 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.

- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## Major Corridors (Tier 2)

### Quality Community Objectives

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Traditional Neighborhood Development:* Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### Strategies

- 1) Enhance existing ordinances that allow neo-traditional development “by right” so that developers do not have to go through a long development process.
  - 2) Enhance the existing street-tree ordinance that requires new development to plant shade-bearing trees appropriate to the climate of the location.
  - 3) Continue programs for tree-planting and neighborhood clean-up to maintain a clean, safe, and pleasant community atmosphere.
  - 4) Continue to maintain sidewalks and vegetation efficiently so that walking is a pleasant alternative to auto travel. This will promote walking for people who need to run errands and safely allow children to walk or bike to school.
  - 5) Elementary schools tend to be located within neighborhoods, but middle and high schools are primarily located on the arterial roads. In the future, site or re-locate more schools within neighborhoods.
- b) *Infill Development:* Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### Strategies

- 1) In the Cities of Hinesville and Midway, the community has an inventory of vacant sites to indicate availability for redevelopment and/or infill development. Expand this inventory to include the City of Walthourville.
  - 2) Actively work to promote brownfield and greyfield development within the community.
  - 3) Using the future land use map, continue to plan for nodal development in and around Walthourville (development compacted near intersections rather than spread along major roads).
  - 4) Retain the City’s allowance for small lot development for some uses (5,000 square feet or less).
- c) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made

available in each community. Greater use of alternate transportation should be encouraged.

**Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Walthourville in the future.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- d) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
  - 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.
  - 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
  - 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County’s identity within coastal Georgia.
- e) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

**Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
  - 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
  - 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
  - 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Walthourville should work with the County in the development of this ordinance.
- f) *Growth Preparedness:* Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (road, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

### **Strategies**

- 1) Work with Liberty County to maintain 20-year population projections to refer to when making infrastructure decisions. Encourage the County to continue to share this information with local governments (including Walthourville), school boards, and other important entities, so that these agencies may also plan accordingly.
- 2) Continue to educate elected officials about the land development process.
- 3) Continually review development regulations and zoning ordinance to achieve the community's goals regarding Quality Community Objectives.
- 4) Maintain the Capital Improvement Program to support current and future growth.
- 5) Regularly review designated areas of the community where growth is desirable, as well as natural resource areas where growth should be limited or prohibited.
- 6) Maintain guidelines for new developments that are clearly understandable. Work with Liberty County to begin a citizen-education campaign to allow all interested parties to learn about development processes in the community.
- 7) Work with the County to maintain and enhance public awareness activities, such as public meetings and hearings, in the comprehensive planning process.

- g) *Appropriate Businesses:* The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Strategies**

- 1) Update the Liberty County Development Authority’s business development strategy, considering the strengths, needs, and assets of the community, including Walthourville. Consider the types of businesses already in the community and update a plan to recruit compatible and desirable businesses and industries.
- 2) Continue to recruit firms that provide or create sustainable products.
- 3) Fort Stewart is the County’s single largest employer; Walthourville should work with the County on diversifying its job base so that if, in the future, the base is closed, the local economy will not be crippled.

- h) *Employment Options:* A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Strategies**

- 1) Continue to sponsor a support program for entrepreneurs in the County and Cities.
- 2) Expand the base of skilled, white-collar employment in Walthourville, as well as professional and managerial jobs. Work with the County to create workforce development programs to accomplish this.

- i) *Housing Choices:* A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**Strategies**

- 1) Continue to allow accessory units such as garages or mother-in-law units in certain districts.
- 2) Continue to provide affordable housing in the City, so that people who work in the community can also afford to live here. Expand housing stock for low-income families as well as for high-income families, to draw new residents.
- 3) Continue to encourage new residential developments to follow the patterns of the original town structure, including existing street designs and small setbacks.
- 4) Where applicable, continue to provide options for loft living, downtown living, and “neo-traditional” housing choices in the downtown areas.

- 5) Continue to provide multifamily housing options, and use the future land use map to dedicate certain areas to higher density, multifamily housing.
  - 6) Continue to support community development corporations that provide housing for lower income households and focus on households with special needs.
  - 7) Continue to allow small houses on small lots (less than 5,000 square feet) in certain areas as appropriate.
- j) *Educational Opportunities:* Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Strategies**

- 1) Expand and enhance workforce training options for citizens to provide job skills for the types of employment available in the community.
  - 2) Expand and enhance higher education opportunities, including community and regional colleges.
  - 3) Continue to expand the types of jobs available for college graduates, so that young adults in the community can reasonably work and live in the City if they choose.
- k) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

**Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
  - 2) Work with Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
  - 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.
- l) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.



- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

## **Conservation / Parks / Greenspace**

### **Quality Community Objectives**

The following Quality Community Objectives, established by Georgia DCA, will be pursued in the development of this Character Area.

- a) *Transportation Alternatives:* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **Strategies**

- 1) Apply public transit services to areas that are in need. The Cities of Hinesville and Flemington are implementing a transit system to begin service by late 2008. Consider expanding the service into Walthourville.
  - 2) Continue regulations that require new developments to connect to existing development through a street network. Also, all new developments are required to install sidewalks that connect to existing sidewalks where possible. Expand the sidewalk ordinance to extend the sidewalks to existing roadways in the City.
  - 3) Expand designated bicycle routes in the community to promote alternative transportation for residents.
  - 4) Continue to allow commercial and retail developments to share parking areas where possible. Minimize paved parking lots and allow “green” parking areas as appropriate.
- b) *Regional Identity:* Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

### **Strategies**

- 1) Maintain the architectural styles and heritage that make the community characteristic of the coastal Georgia region.
- 2) The community is loosely connected to the surrounding coastal Georgia region for economic livelihood through business, industry, and agricultural. The City should encourage businesses, and attract new

businesses, to create products that use regionally available raw materials and are of benefit to citizens across the region.

- 3) Continue to participate in the Georgia Department of Economic Development regional tourism partnership.
- 4) Continue and expand opportunities to contribute to the region as a source of local culture, commerce, entertainment, and education within the community. Continue to participate in regional planning efforts such as the Coastal Georgia Comprehensive Plan. These activities will attract visitors and cement the City and County's identity within coastal Georgia.

c) *Open Space Preservation:* New development should be designed to minimize the amount of land consumed, and open space be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

### **Strategies**

- 1) Liberty County has a greenspace plan, but has not been formally adopted, and it needs to be updated; the City should work with the County to update and adopt a greenspace plan based on the existing needs and present land uses of the community.
- 2) Continue to actively preserve greenspace, either through direct purchase or by encouraging set-asides in new development. These preservation efforts should be addressed in the updated greenspace plan.
- 3) Continue to support local land conservation programs and work with state and national land conservation programs to preserve areas that are environmentally important to the community.
- 4) The County is in the process of developing a conservation subdivision ordinance for residential development. This will protect nature and provide separate areas for development and greenspace within residential communities. Walthourville should work with the County in the development of this ordinance.

d) *Regional Solutions:* Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

### **Strategies**

- 1) Continue to participate in regional economic development organizations as well as environmental organizations and initiatives (particularly regarding water quality and quantity issues).
- 2) Work with the Liberty County, other municipalities, and other counties to share and provide services such as public transit, libraries, tourism, special education, parks, recreation, emergency response, security, and so forth.
- 3) Continue to participate in regional programs and initiatives regarding land use, transportation and housing, and other aspects of the community, such as the activities that were part of the Coastal Georgia Comprehensive Plan.

- e) *Regional Cooperation:* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

**Strategies**

- 1) Continue to work jointly with the County and other municipalities for comprehensive planning purposes.
- 2) Work with Liberty County to update and enhance the Service Delivery Strategy as necessary.
- 3) Continue to initiate working relationships with other agencies in the region, such as the Growth Management Strategy that is being developed with the Department of Defense and neighboring counties.
- 4) Maintain working relationships with neighboring jurisdictions to discuss regional issues, such as with the Chatham Area Transportation Study, the Coastal Georgia Comprehensive Plan, and other regional forums.

- f) *Heritage Preservation:* The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Strategies**

- 1) Maintain the designated historic districts within the community and consider creating additional historic districts in the area.
- 2) Support the Liberty County Historic Preservation Committee in its efforts to preserve the historical heritage of the community.
- 3) In Hinesville and Midway, there are requirements for new development to complement existing historic development. The City of Walthourville should consider adopting similar regulations as appropriate.

- g) *Environmental Protection:* Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Strategies**

- 1) Work with Liberty County to complete a comprehensive natural resources inventory in order to determine the location of various resources, steer development away from environmentally sensitive areas, and protect natural resources. Wetlands, marshlands, and floodplains/floodways have already been mapped in Geographic Information Systems; this inventory should be updated and enhanced to include additional natural resources.

- 2) Continue to abide by and enforce the regulations associated with the “Part V” environmental ordinances.
- 3) Enforce and enhance the existing tree preservation and tree re-planting ordinances.
- 4) Enhance the existing storm water management procedures to reflect best practices for new development.
- 5) Continue to enforce and enhance land use measures to protect natural resources in the community, such as floodplain regulations and marsh protection.

## Report of Accomplishments

### Liberty County

COMMUNITY FACILITIES		
Activity	Status	Comments/Responsible Party
Develop and maintain countywide transportation plan.	Completed	HAMPO
Continue efforts to develop and promote Historic Liberty Trail.	Ongoing	Liberty County Convention and Visitors Bureau (LCCVB)
Work with state officials and City of Hinesville to continue improvements to Highway 196 and Highway 38.	Ongoing	HAMPO
Construct Frank Cochran Drive Extension and begin planning and design of Hinesville By-Pass	Completed	
Design and implement intersection improvements at Airport Rd/Technology Rd/Barry McCaffrey Blvd. and widening of Technology Rd.	Completed	
Establish a joint airfield facility (WAAF) with Ft. Stewart.	Completed	
Continue to pave and maintain roads throughout county	Ongoing	
Support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Ongoing	Liberty County Sheriff
Support outreach between Sheriff's Dept. and communities in the County	Ongoing	Liberty County Sheriff
Review fire districts to determine efficiency.	Completed	
Upgrade fire-fighting equipment at each station to lower ISO rating.	Ongoing	Liberty County Fire Coordinator
Encourage training and development of fire fighters.	Ongoing	Liberty County Fire Coordinator
Continually recruit and train new fire fighters volunteers.	Ongoing	Liberty County Fire Coordinator
Construct new County Court House complex	Underway	Construction pending
Renovate a portion of the old jail to house 911 operations.	Completed	
Develop and implement plan for expansion of current jail facility to add 120 beds and a work release barracks	Underway	Anticipate completion 2009
Update and implement recreation plan, including capital improvements.	Completed/ Ongoing	Liberty County Recreation Department (LCRD)
East Liberty Annex: Conversion of Midway School into Community Services building, with health, recreation, library and government services	Completed	Currently serves as Midway City Hall and Civic Center and Sheriff substation
Review and update Solid Waste Management Plan STWP.	Completed	
Work with current suppliers of water and sewer to supply services to existing areas outside of municipal boundaries.	Ongoing	
Explore the feasibility of establishing "community well" systems, paid for with a revolving loan type program	Under study	
Promote community involvement in development of local education activities.	Ongoing	Board of Education
Cultural Arts: Develop a center or support existing centers to showcase cultural arts and history of different areas e.g., Dorchester, Midway Museum, etc.	Ongoing	Discussions underway with county and city officials regarding cultural center; ongoing support for existing resources through creation of Arts Council

Continue to explore expansion of computerization to achieve efficiency and provide public access to governmental information.	Ongoing	
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc. 1) Enhance Midway/Riceboro branch library 2) Continue planning process toward establishment of a joint library facility with Ft. Stewart.	Not Applicable	Library is regional facility
Continue to support improved public health services.	Ongoing	
Continue process of countywide planning for capital investments.	Ongoing	

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Not Applicable	Chamber
Construct speculative buildings in the industrial park.	Underway	Liberty County Development Authority (LCDA)
Continue recruitment for industrial park.	Ongoing	LCDA
Investigate creation of "business incubator" site.	Ongoing	LCDA / Chamber
Identify and acquire additional property for industrial park.	Completed	LCDA
Support the establishment of a local development corporation, which would focus on improving the marketability of existing and potential business by improving the appearance of major corridors into County.	Not Applicable	Other avenues for promotion developed
Work with local industries to improve skills and training of labor force.	Ongoing	LCDA
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Ongoing	Board of Education
Encourage expansion of vocational-technical schools.	Ongoing	Board of Education / LCDA / Chamber
Develop Employers / Industry Council to coordinate labor force training and monitor hiring needs.	Ongoing	LCDA
Encourage historic preservation activities to further area's tourism potential.	Ongoing	Through the LCPC
Support and promote special events and festivals.	Ongoing	
Develop corridor study/improvement plan for interchange at I-95 & US 84	Completed	HAMPO
Develop map of area attractions and restaurants for use as a marketing tool	Ongoing	LCCVB
Promote small business development.	Ongoing	Chamber of Commerce
Promote bed and breakfast facilities.	Completed	
Promote County as affordable and enjoyable retirement center.	Ongoing	
Ensure that prospective business interests receive information on economic development incentives.	Ongoing	LCDA / Chamber

Support small, economically disadvantaged businesses; Develop bid policy that recognizes diversity of County; develop registry of small businesses; and implement outreach program to solicit membership.	Ongoing	
Pursue the development of the East End parks	Ongoing	Acquired property for new community water access - 2008
Development of an economic park in association with the Wright Army Air Field (WAAF) Joint-Use Airport.	Ongoing	LCDA
Develop / implement Leadership Program	Completed	
Continue to support the Forward Liberty program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	LCPC established

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Ongoing	
Continue to construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Not Applicable	Municipal
Conduct countywide housing assessment.	Completed	
Encourage housing maintenance and rehabilitation to curb the dilapidation process through concentrated effort of public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs	Ongoing	
Review and upgrade subdivision regulations for the unincorporated areas of the county.	Completed	LCPC
Promote affordable housing options for low to moderate income and elderly persons.	Ongoing	

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Hire professional planning staff to develop countywide planning program; Examine the feasibility of consolidation of City of Hinesville and Liberty County Planning Departments.	Completed	Liberty Consolidated Planning Commission is the joint planning agency for all governments within Liberty County
Maintain aerial photos of the county.	Completed	LCPC
Develop and maintain a countywide Geographical Information System (GIS).	Completed	LCPC
Promote future cluster residential, commercial, and industrial uses in the unincorporated areas to avoid the scattered break up of large agricultural lands and timber and provide more efficient services to the developing areas.	Not Applicable	LCPC
Review and amend zoning ordinances for better land use control.	Not Applicable	LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC

Continue to monitor development standards to avoid negative impacts.	Not Applicable	LCPC
Prepare update to current transportation plan through Hinesville MPO.	Not Applicable	HAMPO
Promote use of alternative modes of transportation as county develops.	Not Applicable	HAMPO
Develop regulations to require adequate buffers between incompatible land uses and residential areas.	Not Applicable	LCPC
Encourage re-development in identified blighted areas in incorporated and unincorporated areas.	Not Applicable	LCPC; county can only coordinate within incorporated areas
Promote development of neighborhood parks throughout the County.	Ongoing	Liberty County Recreation Department and LCPC
Encourage the long-term development of parks and open space.	Ongoing	Liberty County Recreation Department and LCPC
Promote infill commercial development or re-development in areas suitable to commercial use.	Not Applicable	LCPC
Participate in Joint Land Use Study (JLUS) with Fort Stewart and other affected jurisdictions.	Completed	

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Continue to enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Continue to promote countywide awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Continue to coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government's wetland permitting program with the federal Environmental Protection Agency (EPA) and US Army Corps of Engineers (USACoE) "Section 404" program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Enforce regulations for development in the 100-year flood plain.	Not Applicable	LCPC
Review flood prevention ordinance to maintain compliance with Flood Insurance Rate Maps.	Not Applicable	LCPC
Continue to promote effective land use measures necessary to protect scenic views and sites.	Not Applicable	LCPC
Work with DNR to develop conservation park east of I-95.	Completed	Public private partnership
Continue to work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Continue to promote use of conservation easements throughout the County to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Coordinate with DNR review of proposed land use activities on all development east of I-95.	Not Applicable	LCPC
Continue to participate in Coastal Zone Management Program.	Ongoing	



Develop non-point source pollution control program.	Not Applicable	LCPC and Hinesville
Implement non-point source pollution control program.	Not Applicable	LCPC and Hinesville
Continue to coordinate with municipalities to minimize drainage impacts from new development.	Not Applicable	LCPC
Implement stormwater management plan per EPD requirements	Not Applicable	LCPC
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance or similar instrument to protect historic structures	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC
Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Not Applicable	Municipal
Create design review guidelines for historic districts.	Not Applicable	Municipal
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Ongoing	Chamber / LCCVB
Maintain relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Ongoing	

<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Ongoing	Board of Education
Establish ‘linkages’ with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Ongoing	LCDA
Coordinate with local employers to utilize workforce skills development program.	Ongoing	LCDA / Board of Education / Chamber

**City of Allenhurst**

<b>COMMUNITY FACILITIES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Participate in the development of a countywide transportation plan.	Completed	HAMPO
Continue efforts to develop and promote Historic Liberty Trail.	Not Applicable	LCCVB
Support county road paving, repaving and drainage program as it may impact areas within city.	Ongoing	
Support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Not Applicable	Liberty County Sheriff
Expand "Neighborhood Watch."	Not Applicable	Liberty County Sheriff
Increase outreach between Sheriff's Dept. and communities in the County.	Not Applicable	Not Allenhurst responsibility to coordinate sheriff and other communities
Support countywide rapid response firefighting and emergency medical service stations.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Review efficiency of fire districts.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continue to provide police protection to residents	Not Applicable	Liberty County Sheriff
Continue to provide animal control services to residents	Not Applicable	Liberty County Animal Control
Continue to provide fire protection to residents	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Update and implement recreation plan: Review recreation facilities and programs provided by the city to meet community standards. Expand and improve municipal and county recreation facilities.	Not Applicable	LCRD
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Continue to provide solid waste services to residents	Not Applicable	Liberty County
Continue to provide water-sewer services to residents	Not Applicable	City of Hinesville/Walthourville
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Encourage businesses to support local school programs and develop mentoring and apprentice programs.	Not Applicable	Chamber / Board of Education
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc.	Not Applicable	Library facilities are regional
Continue to support improved public health services.	Not Applicable	Liberty County Health Department

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Not Applicable	Chamber
Expand working relationship with existing industries.	Not Applicable	LCDA
Work with local industries to improve skills and training of labor force.	Not Applicable	LCDA
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education

Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education / LCDA
Encourage historic preservation activities to further area's tourism potential	Not Applicable	LCCVB
Support and promote special events and festivals.	Not Applicable	Chamber / LCCVB
Promote small business development.	Not Applicable	Chamber
Ensure that prospective business interests receive information on economic development incentives.	Not Applicable	Chamber / LCDA
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in establishment of the LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Not Applicable	Liberty County
Participate in establishing a countywide housing task force to address housing trends.	Not Applicable	Liberty County/Hinesville
Construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Not Applicable	Liberty County
Coordinate with local, regional and state housing authorities to identify and to achieve improved public and private housing choices.	Not Applicable	Liberty County
Encourage housing maintenance and rehabilitation and curb the dilapidation process through concentrated effort of public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs	Not Applicable	Liberty County
Promote clean up programs for property owners.	Not Applicable	Liberty County
Support affordable housing options for low to moderate income and elderly persons.	Not Applicable	Liberty County

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Evaluate feasibility of unifying Hinesville Planning and Zoning Commission with Liberty County Joint Planning Commission.	Not Applicable	Established LCPC
Hire professional planning staff to develop countywide planning program.	Completed	Participated in establishment of LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC
Continue to monitor development standards to avoid negative impacts.	Not Applicable	LCPC
Promote use of alternative modes of transportation as city develops.	Not Applicable	HAMPO

Encourage re-development in identified blighted areas in incorporated and unincorporated areas.	Not Applicable	LCPC
Promote development of neighborhood parks throughout the City.	Not Applicable	LCRD
Encourage the long-term development of parks and open space.	Not Applicable	LCRD
Participate in Joint Land Use Study (JLUS) with Fort Stewart and other affected jurisdictions.	Completed	

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Continue to enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Continue to promote countywide awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Continue to coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government's wetland permitting program with the federal Environmental Protection Agency (EPA) and US Army Corps of Engineers (USACoE) "Section 404" program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Promote effective land use measures necessary to protect scenic views and sites.	Not Applicable	LCPC
Work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Promote use of conservation easements throughout the City to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Initiate "Urban Reforestation Program".	Not Applicable	Program not needed in Allenhurst
Participate in Coastal Zone Management Program.	Not Applicable	LCPC; Not in coastal management zone
Develop non-point source pollution control program.	Not Applicable	LCPC; Hinesville
Coordinate with county to minimize drainage impacts from new development.	Not Applicable	LCPC; Hinesville
Implement non-point source pollution control program.	Not Applicable	LCPC; Hinesville
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance.	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC
Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Not Applicable	LCPC

Create design review guidelines for historic districts.	Not Applicable	LCPC
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Not Applicable	LCCVB / Chamber
Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Not Applicable	LCCVB / LCPC

<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Not Applicable	Board of Education
Establish ‘linkages’ with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	LCDA / Chamber
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	Board of Education / LCDA / Chamber

**City of Flemington**

<b>COMMUNITY FACILITIES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Participate in the development of a countywide transportation plan.	Completed	
Continue efforts to develop and promote Historic Liberty Trail.	Ongoing	Coordination with LCPC
Support county road paving, repaving and drainage program as it may impact areas within city.	Ongoing	Coordination with Liberty County
Support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Ongoing	Coordination with Liberty County Sheriff
Expand "Neighborhood Watch."	Ongoing	Coordination with Liberty County Sheriff
Support countywide rapid response firefighting and emergency medical service stations.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Encourage training and development of fire fighters for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continually recruit and train new fire fighters volunteers for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continue to provide animal control services to residents	Not Applicable	Liberty County Animal Control
Continue to provide fire protection to residents	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Update and implement recreation plan: Review recreation facilities and programs provided by the city to meet community standards. Expand and improve municipal and county recreation facilities.	Not Applicable	LCRD
Seek grant funds to extend water services.	Not Applicable	City of Hinesville
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Continue to provide solid waste services to residents	Ongoing	
Work to expand water and sewer services to existing areas outside of municipal boundaries	Not Applicable	City of Hinesville
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Encourage businesses to support local school programs and develop mentoring and apprentice programs.	Not Applicable	Board of Education / Chamber
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc.	Not Applicable	Library facilities are regional
Continue to support improved public health services.	Not Applicable	Liberty County

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Not Applicable	Chamber
Continue to support IDA / Chamber efforts to expand working relationship with existing industries	Not Applicable	Support for countywide efforts; no existing industries within city limits

Work with local industries to improve skills and training of labor force.	Not Applicable	No existing industries
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education
Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education / Chamber / LCDA
Encourage historic preservation activities to further area's tourism potential	Not Applicable	LCCVB
Support and promote special events and festivals.	Ongoing	
Promote small business development with incentives such as a low cost business license fee and no property or equipment tax.	Not Applicable	Chamber
Ensure that prospective business interests receive information on economic development incentives.	Not Applicable	Chamber
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; Support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in the establishment of the LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Not Applicable	Current housing stock is not adaptable for low/moderate income units
Participate in establishing a countywide housing task force to address housing trends.	Not Applicable	Liberty County
Encourage construction cost reduction through innovative designs such as quadplexes, 'zero lot lines' and other alternative	Not Applicable	LCPC function and not compatible with identified city development goals
Construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Not Applicable	Liberty County
Coordinate with local, regional and state housing authorities to identify and to achieve improved public and private housing choices.	Not Applicable	Liberty County
Submit grant applications for funds to rehabilitate and improve housing stock.	Not Applicable	Liberty County
Encourage housing maintenance and rehabilitation and curb the dilapidation process through concentrated effort of public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs	Not Applicable	Liberty County
Initiate `owner assistance program` to encourage replacement of dilapidated mobile homes with `industrialized` (factory fabricated) homes.	Not Applicable	Liberty County
Promote development of cluster dwellings to accommodate the trend of decreasing numbers in household occupation.	Not Applicable	LCPC function and not compatible with identified city development goals
Promote clean up programs for property owners.	Ongoing	
Support affordable housing options for low to moderate income and elderly persons.	Not Applicable	Liberty County

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Evaluate feasibility of unifying Hinesville Planning and Zoning Commission with Liberty County Joint Planning Commission.	Completed	Participated in establishment of LCPC
Hire professional planning staff to develop countywide planning program.	Completed	Participated in establishment of LCPC
Initiate detailed planning and engineering studies of areas targeted for annexation.	Not Applicable	LCPC
Protect sensitive environmental areas identified in the natural resource element of the Comprehensive Plan	Not Applicable	LCPC
Continue to monitor compliance procedures for all land use control regulations (subdivision regulations, zoning, building codes, soil erosion, drainage, sign ordinance, tree preservation).	Not Applicable	LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC
Review and amend zoning ordinance for better land use control.	Not Applicable	LCPC
Continue to monitor development standards to avoid negative impacts.	Not Applicable	LCPC
Promote use of alternative modes of transportation as city develops.	Underway	Implementation of transit system - December, 2008
Encourage infill development to ensure efficient infrastructure delivery.	Not Applicable	LCPC
Encourage re-development in identified blighted areas in incorporated areas.	Not Applicable	LCPC
Promote development of neighborhood parks throughout the City.	Not Applicable	LCRD
Encourage the long-term development of parks and open space.	Not Applicable	LCRD
Promote infill commercial development or re-development in areas suitable to commercial use.	Not Applicable	LCPC
Participate in Joint Land Use Study (JLUS) with Fort Stewart and other affected jurisdictions.	Completed	

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Continue to enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Continue to promote countywide awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Continue to coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC



Continue to coordinate the local government’s wetland permitting program with the federal Environmental Protections Agency (EPA) and US Army Corps of Engineers (USACoE) “Section 404” program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Promote effective land use measures necessary to protect scenic views and sites.	Not Applicable	LCPC
Work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Promote use of conservation easements throughout the City to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Initiate `Urban Reforestation Program`.	Not Applicable	No deforestation
Participate in Coastal Zone Management Program.	Not Applicable	Not in coastal zone
Develop non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Coordinate with county to minimize drainage impacts from new development.	Not Applicable	LCPC / Hinesville
Implement non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance.	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC
Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Not Applicable	LCPC
Create design review guidelines for historic districts.	Not Applicable	LCPC
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Ongoing	
Enforce regulations for development in the 100-year flood plain.	Not Applicable	LCPC
Review flood prevention ordinance to maintain compliance with Flood Insurance Rate Maps	Not Applicable	LCPC
Review City's drainage program for property protection.	Not Applicable	LCPC
Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Not Applicable	LCPC / LCDA / LCCVB
<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Not Applicable	Board of Education
Establish ‘linkages’ with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	Board of Education
Support community-wide youth counseling and `Big Brothers/Big Sisters` role model program.	Ongoing	
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	Board of Education / LCDA

**City of Gum Branch**

<b>COMMUNITY FACILITIES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Participate in the development of a countywide transportation plan.	Completed	Participated in establishment of LCPC
Continue efforts to develop and promote Historic Liberty Trail.	Not Applicable	LCCVB
Support county road paving, repaving and drainage program as it may impact areas within city.	Not Applicable	Liberty County
Support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Not Applicable	Liberty County Sheriff
Provide adequate water and hydrant systems for fire protection to lower ISO rating	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Upgrade fire-fighting equipment at each station to lower ISO rating.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Expand "Neighborhood Watch."	Not Applicable	Liberty County Sheriff
Support countywide rapid response firefighting and emergency medical service stations.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Encourage training and development of fire fighters for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continually recruit and train new fire fighters volunteers for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Review efficiency of fire districts.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continue to provide fire protection to residents	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Update and implement recreation plan: Review recreation facilities and programs provided by the city to meet community standards. Expand and improve municipal and county recreation facilities.	Not Applicable	LCRD
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Work to expand water and sewer services to existing areas outside of municipal boundaries	Not Applicable	Only wells and septic systems
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc.	Not Applicable	Library facilities are regional
Continue to support improved public health services.	Not Applicable	Liberty County

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Not Applicable	Chamber
Expand working relationship with existing industries.	Not Applicable	There are no existing industries in Gum Branch

Work with local industries to improve skills and training of labor force.	Not Applicable	No industry
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education
Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education / Chamber / LCDA
Encourage historic preservation activities to further area's tourism potential	Not Applicable	LCCVB
Support and promote special events and festivals.	Not Applicable	No events in Gum Branch
Promote small business development	Not Applicable	Chamber
Ensure that prospective business interests receive information on economic development incentives.	Not Applicable	Chamber / LCDA
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in establishment of LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Not Applicable	Liberty County
Encourage construction cost reduction through innovative designs such as quadplexes, 'zero lot lines' and other alternative	Not Applicable	Not a city function and not compatible with identified city development goals
Promote clean up programs for property owners.	Not Applicable	Liberty County
Promote affordable housing options for low to moderate income and elderly persons.	Not Applicable	Liberty County

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Hire professional planning staff to develop countywide planning program.	Completed	Participated in establishment of the LCPC
Protect sensitive environmental areas identified in the natural resource element of the Comprehensive Plan	Not Applicable	LCPC
Review compliance procedures for all land use control regulations (subdivision regulations, zoning, building codes, soil erosion, drainage, sign ordinance, tree preservation).	Not Applicable	LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC
Review and amend zoning ordinance for better land use control.	Not Applicable	LCPC
Continue to monitor development standards to avoid negative impacts.	Not Applicable	LCPC
Promote use of alternative modes of transportation as city develops.	Not Applicable	HAMPO
Encourage infill development to ensure efficient infrastructure delivery.	Not Applicable	LCPC

Encourage re-development in identified blighted areas in incorporated areas.	Not Applicable	LCPC
Promote development of neighborhood parks throughout the City.	Not Applicable	LCRD
Encourage the long-term development of parks and open space.	Not Applicable	LCRD
Maintain program to pave remaining city streets in city	Not Applicable	No such program exists
Develop regulations to require adequate buffers between incompatible land uses and residential areas.	Not Applicable	LCPC
Promote infill commercial development or re-development in areas suitable to commercial use.	Not Applicable	LCPC
Participate in Joint Land Use Study (JLUS) with Fort Stewart and other affected jurisdictions.	Completed	

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Continue to enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Continue to promote countywide awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government's wetland permitting program with the federal Environmental Protections Agency (EPA) and US Army Corps of Engineers (USACoE) "Section 404" program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Promote effective land use measures necessary to protect scenic views and sites.	Not Applicable	LCPC
Work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Promote use of conservation easements throughout the City to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Participate in Coastal Zone Management Program.	Not Applicable	Not located in coastal zone
Develop non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Coordinate with county to minimize drainage impacts from new development.	Not Applicable	LCPC / Hinesville
Implement non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance.	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC

Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Not Applicable	LCPC
Create design review guidelines for historic districts.	Not Applicable	LCPC
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Not Applicable	No events held
Enforce regulations for development in the 100-year flood plain.	Not Applicable	LCPC
Review flood prevention ordinance to maintain compliance with Flood Insurance Rate Maps	Not Applicable	LCPC
Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Not Applicable	Accomplished through a variety of other agencies and groups

<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Establish 'linkages' with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	LCDA / Chamber
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	Board of Education / LCDA

**City of Hinesville**

<b>COMMUNITY FACILITIES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Participate in the development of a countywide transportation plan.	Completed	Participated in the establishment of the LCPC
Continue efforts to develop and promote Historic Liberty Trail.	Ongoing	
Multi-lane Frank Cochran and Utility Road, from Hwy 196 to Gullick Road.	Underway	Completion date 2010
Conduct public transit feasibility study for the Hinesville urbanized area	Completed	
Establish and support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Ongoing	Hinesville Police Department
Expand "Neighborhood Watch."	Ongoing	Hinesville Police Department
Support countywide rapid response firefighting and emergency medical service stations.	Ongoing	Hinesville Fire Department
Encourage training and development of fire fighters for city.	Ongoing	Hinesville Fire Department
Continually recruit and train new fire fighters volunteers for city.	Ongoing	Hinesville Fire Department
Support countywide rapid response firefighting and emergency medical service stations.	Ongoing	Hinesville Fire Department
Continue to provide fire protection to residents	Ongoing	Hinesville Fire Department
Update and implement recreation plan:	Not Applicable	LCRD
Expand and improve municipal recreation facilities.	Ongoing	Bryant Park under development
Develop water conservation plan for customers of city water system	Completed	
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Support combining County and Fort Stewart library resources.	Not Applicable	Library facilities are regional
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc.	Not Applicable	Library facilities are regional
Continue to support improved public health services.	Ongoing	

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Ongoing	Chamber / LCDA / DDA
Expand working relationship with existing industries.	Ongoing	Chamber / LCDA
Work with local industries to improve skills and training of labor force.	Ongoing	Board of Education / Chamber / LCDA
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education
Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education

Encourage historic preservation activities to further area's tourism potential	Ongoing	Downtown Development Authority (DDA) / Hinesville Historic Preservation Committee
Support and promote special events and festivals.	Ongoing	DDA / LCCVB
Promote small business development	Ongoing	DDA
Ensure that prospective business interests receive information on economic development incentives.	Ongoing	Chamber / DDA
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in establishment of LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Ongoing	Azalea Street project
Conduct a citywide housing task force to address housing trends.	Ongoing	Hinesville Housing Authority
Encourage construction cost reduction through innovative designs such as quadplexes, 'zero lot lines' and other alternative	Not Applicable	LCPC / DDA
Construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Ongoing	
Coordinate with local, regional and state housing authorities to identify and to achieve improved public and private housing choices.	Ongoing	
Promote housing programs for redevelopment in the infill development zone.	Ongoing	
Encourage housing maintenance and rehabilitation and curb the dilapidation process through concentrated effort of public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs	Ongoing	
Encourage removal of dilapidated mobile homes.	Ongoing	
Promote development of cluster dwellings to accommodate the trend of decreasing numbers in household occupation.	Not Applicable	LCPC
Promote mixed use development allowing housing to be integrated with higher density uses.	Not Applicable	LCPC / DDA
Review and upgrade subdivision regulations.	Not Applicable	LCPC
Support affordable housing options for low to moderate income and elderly persons.	Ongoing	

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Hire professional planning staff to develop countywide planning program.	Completed	Participated in establishment of LCPC
Maintain citywide Geographical Information System (GIS).	Completed	

Review compliance procedures for all land use control regulations (subdivision regulations, zoning, building codes, soil erosion, drainage, sign ordinance, tree preservation).	Not Applicable	LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC
Initiate detailed reviews of Hinesville land use zoning ordinances and land subdivision regulations.	Not Applicable	LCPC
Strengthen development standards to avoid negative impacts.	Not Applicable	LCPC
Encourage the set-aside of greenspace/open space during development.	Ongoing	Coordination with LCPC
Prepare update to current transportation plan.	Not Applicable	HAMPO
Promote use of alternative modes of transportation as city develops.	Completed	Transit system implementation underway
Encourage infill development to ensure efficient infrastructure delivery.	Not Applicable	LCPC / DDA
Encourage re-development in identified blighted areas in incorporated areas.	Completed / Ongoing	Azalea Street project
Promote development of neighborhood parks throughout the City.	Ongoing	Coordinate with LCRD
Encourage the long-term development of parks and open space.	Ongoing	Coordinate with LCRD
Promote infill commercial development or re-development in areas suitable to commercial use.	Not Applicable	LCPC / DDA
Participate in Joint Land Use Study (JLUS) with Fort Stewart and other affected jurisdictions.	Completed	

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Promote awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Fence and monitor wellhead areas to protect potable groundwater supplies	Ongoing	
Produce a natural resource checklist for use with land development regulations developed during the planning period.	Not Applicable	LCPC
Coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government's wetland permitting program with the federal Environmental Protections Agency (EPA) and US Army Corps of Engineers (USACoE) "Section 404" program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Enforce regulations for development in the 100-year flood plain.	Not Applicable	LCPC
Review City's drainage program for property protection.	Completed	
Explore feasibility of obtaining CRS designation to lower	Completed	



property owners' insurance.		
Promote use of conservation easements throughout the City to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Support `Urban Reforestation Program`.	Ongoing	
Participate in Coastal Zone Management Program.	Not Applicable	Not in coastal zone
Develop non-point source pollution control program.	Completed	
Implement non-point source pollution control program.	Completed	
Coordinate with county to minimize drainage impacts from new development.	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Ongoing	Hinesville Historic Preservation Committee
Provide information to property owners with historic structures about National Register placement.	Ongoing	Hinesville Historic Preservation Committee
Create design review guidelines for historic districts.	Completed	
Renovate `Old Jail` in Hinesville	Completed	
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Ongoing	DDA / Chamber
Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Ongoing	
Encourage establishment of Main Street Programs or Downtown Development Authorities	Completed	

<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Not Applicable	Board of Education
Establish `linkages` with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	LCDA / Chamber
Support community-wide youth counseling and `Big Brothers/Big Sisters` role model program.	Completed	
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	Chamber / Board of Education / LCDA

**City of Midway**

<b>COMMUNITY FACILITIES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Continue efforts to develop and promote Historic Liberty Trail.	Not Applicable	LCCVB
Support county road paving, repaving and drainage program as it may impact areas within city.	Ongoing	
Provide adequate water and hydrant systems for fire protection to lower ISO rating	Completed	
Upgrade fire-fighting equipment at each station to lower ISO rating.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Encourage training and development of fire fighters for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continually recruit and train new fire fighters volunteers for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Support countywide rapid response firefighting and emergency medical service stations.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Review efficiency of fire districts.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Update and implement recreation plan: Review recreation facilities and programs provided by the city to meet community standards. Expand and improve municipal and county recreation facilities.	Not Applicable	LCRD
Seek grant funds to extend water services.	Ongoing	
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Extend sanitary sewer and solid waste management services to areas of new growth or annexed areas.	Ongoing	
Apply for grants and loans to expand new sewer system.	Ongoing	
Work to expand water and sewer services to existing areas outside of municipal boundaries	Ongoing	
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Encourage businesses to support local school programs and develop mentoring and apprentice programs.	Not Applicable	Board of Education / Chamber
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc. 1) Enhance Midway/Riceboro branch library 2) Continue planning process toward establishment of a joint library facility with Ft. Stewart.	Not Applicable	Library is regional facility
Continue to provide fire protection to residents	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc.	Not Applicable	Library facilities are regional
Continue to support improved public health services.	Not Applicable	Liberty County

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Ongoing	Chamber / LCDA
Expand working relationship with existing industries.	Ongoing	
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education
Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education / LCDA
Encourage historic preservation activities to further area's tourism potential	Ongoing	Historic Midway Master Plan completed
Support and promote special events and festivals.	Completed / Ongoing	Midway Days
Develop corridor study/improvement plan for interchange at I-95 & US 84	Not Applicable	HAMPO / LCPC; Study has been completed
Promote small business development	Not Applicable	Chamber
Promote County as affordable and enjoyable retirement center.	Not Applicable	Chamber / LCCVB
Ensure that prospective business interests receive information on economic development incentives.	Not Applicable	Chamber
Prepare countywide Economic Development Plan.	Not Applicable	City of Midway not responsible for a countywide plan
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in establishment of LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Not Applicable	Liberty County
Participate in establishing a countywide housing task force to address housing trends.	Not Applicable	Liberty County
Construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Ongoing	
Encourage construction cost reduction through innovative designs such as quadplexes, 'zero lot lines' and other alternative	Not Applicable	LCPC
Coordinate with local, regional and state housing authorities to identify and to achieve improved public and private housing choices.	Not Applicable	Liberty County
Submit grant applications for funds to rehabilitate and improve housing stock.	Not Applicable	Liberty County
Promote development of cluster dwellings to accommodate the trend of decreasing numbers in household occupation.	Not Applicable	LCPC

Promote mixed use development allowing housing to be integrated with higher density uses.	Not Applicable	LCPC
Promote clean up programs for property owners.	Not Applicable	Liberty County
Support affordable housing options for low to moderate income and elderly persons.	Not Applicable	Liberty County

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Evaluate feasibility of unifying Hinesville Planning and Zoning Commission with Liberty County Joint Planning Commission.	Completed	Participated in establishment of LCPC
Hire professional planning staff to develop countywide planning program.	Completed	Participated in establishment of LCPC
Initiate detailed planning and engineering studies of areas targeted for annexation.	Not Applicable	LCPC
Protect sensitive environmental areas identified in the natural resource element of the Comprehensive Plan	Not Applicable	LCPC
Review compliance procedures for all land use control regulations (subdivision regulations, zoning, building codes, soil erosion, drainage, sign ordinance, tree preservation).	Not Applicable	LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC
Review and amend zoning ordinance for better land use control.	Not Applicable	LCPC
Strengthen development standards to avoid negative impacts.	Not Applicable	LCPC
Encourage the set-aside of greenspace/open space during development.	Not Applicable	LCPC
Promote use of alternative modes of transportation as city develops.	Not Applicable	HAMPO
Establish programs to pave remaining city streets in city.	Not Applicable	Liberty County
Encourage infill development to ensure efficient infrastructure delivery.	Not Applicable	LCPC
Develop regulations to require adequate buffers between incompatible land uses and residential areas.	Not Applicable	LCPC
Encourage re-development in identified blighted areas in incorporated areas.	Not Applicable	LCPC
Promote development of neighborhood parks throughout the City.	Not Applicable	LCRD
Encourage the long-term development of parks and open space.	Not Applicable	LCRD
Promote infill commercial development or re-development in areas suitable to commercial use.	Ongoing	LCPC / Midway Master Plan

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Continue to promote awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC

Fence and monitor wellhead areas to protect potable groundwater supplies	Ongoing	
Produce a natural resource checklist for use with land development regulations developed during the planning period.	Not Applicable	LCPC
Coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government's wetland permitting program with the federal Environmental Protections Agency (EPA) and US Army Corps of Engineers (USACoE) "Section 404" program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Enforce regulations for development in the 100-year flood plain.	Not Applicable	LCPC
Review flood prevention ordinance to maintain compliance with Flood Insurance Rate Maps.	Not Applicable	LCPC
Continue to promote effective land use measures necessary to protect scenic views and sites.	Not Applicable	LCPC
Continue to work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Continue to promote use of conservation easements throughout the County to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Initiate `Urban Reforestation Program`.	Not Applicable	No deforestation
Continue to participate in Coastal Zone Management Program.	Ongoing	
Develop non-point source pollution control program.	Completed	LCPC / Hinesville
Continue to coordinate with County and adjacent municipalities to minimize drainage impacts from new development.	Not Applicable	LCPC
Explore feasibility of obtaining CRS designation to lower property owners' insurance.	Completed	
Implement non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance or similar instrument to protect historic structures	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC
Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Completed	Midway Master Plan
Create design review guidelines for historic districts.	Completed	Midway Master Plan
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Ongoing	Midway Days

Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Ongoing	
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<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Not Applicable	Board of Education
Establish 'linkages' with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	LCDA / Chamber
Support community-wide youth counseling and `Big Brothers/Big Sisters` role model program.	Ongoing	
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	LCDA / Chamber

## City of Riceboro

COMMUNITY FACILITIES		
Activity	Status	Comments/Responsible Party
Participate in the development of a countywide transportation plan.	Completed	
Continue efforts to develop and promote Historic Liberty Trail.	Not Applicable	LCCVB
Support county road paving, repaving and drainage program as it may impact areas within city.	Not Applicable	Liberty County
Support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Not Applicable	Liberty County Sheriff
Expand "Neighborhood Watch."	Not Applicable	Liberty County Sheriff
Increase outreach between Sheriff's Dept. and communities in the County.	Not Applicable	Liberty County Sheriff
Provide adequate water and hydrant systems for fire protection to lower ISO rating	Completed	
Upgrade fire-fighting equipment at each station to lower ISO rating.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Encourage training and development of fire fighters for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continually recruit and train new fire fighters volunteers for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Support countywide rapid response firefighting and emergency medical service stations.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Review efficiency of fire districts.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Update and implement recreation plan: Review recreation facilities and programs provided by the city to meet community standards. Expand and improve municipal and county recreation facilities.	Not Applicable	LCRD
Seek grant funds to extend water services.	Ongoing	
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Extend sanitary sewer and solid waste management services to areas of new growth or annexed areas.	Ongoing	
Apply for grants and loans to expand new sewer system.	Ongoing	
Work to expand water and sewer services to existing areas outside of municipal boundaries	Ongoing	
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Encourage businesses to support local school programs and develop mentoring and apprentice programs.	Not Applicable	Board of Education / Chamber
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc. 1) Enhance Midway/Riceboro branch library 2) Continue planning process toward establishment of a joint library facility with Ft. Stewart.	Not Applicable	Library is regional facility
Continue to support improved public health services.	Not Applicable	Liberty County

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADDA) to promote existing government business loan programs.	Ongoing	Chamber / LCDA
Expand working relationship with existing industries.	Ongoing	
Work with local industries to improve skills and training of labor force.	Not Applicable	Board of Education / LCDA
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education
Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education / LCDA
Encourage historic preservation activities to further area's tourism potential	Ongoing	Coordination with LCPC and LCCVB
Support and promote special events and festivals.	Ongoing	Rice-Fest
Promote small business development	Not Applicable	Chamber
Ensure that prospective business interests receive information on economic development incentives.	Not Applicable	Chamber
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in establishment of LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Not Applicable	Liberty County
Participate in establishing a countywide housing task force to address housing trends.	Not Applicable	Liberty County
Construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Ongoing	
Encourage construction cost reduction through innovative designs such as quadplexes, 'zero lot lines' and other alternative	Not Applicable	LCPC
Coordinate with local, regional and state housing authorities to identify and to achieve improved public and private housing choices.	Not Applicable	Liberty County
Submit grant applications for funds to rehabilitate and improve housing stock.	Ongoing	
Encourage housing maintenance and rehabilitation and curb the dilapidation process through concentrated effort of public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs	Not Applicable	Liberty County



Initiate `owner assistance program` to encourage replacement of dilapidated mobile homes with `industrialized` (factory fabricated) homes.	Not Applicable	Liberty County
Promote development of cluster dwellings to accommodate the trend of decreasing numbers in household occupation.	Not Applicable	LCPC
Promote mixed use development allowing housing to be integrated with higher density uses.	Not Applicable	LCPC
Promote clean up programs for property owners.	Not Applicable	Liberty County
Promote affordable housing options for low to moderate income and elderly persons.	Not Applicable	Liberty County

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Evaluate feasibility of unifying Hinesville Planning and Zoning Commission with Liberty County Joint Planning Commission.	Completed	Participated in establishment of LCPC
Hire professional planning staff to develop countywide planning program.	Completed	Participated in establishment of LCPC
Initiate detailed planning and engineering studies of areas targeted for annexation.	Not Applicable	LCPC
Protect sensitive environmental areas identified in the natural resource element of the Comprehensive Plan	Not Applicable	LCPC
Review compliance procedures for all land use control regulations (subdivision regulations, zoning, building codes, soil erosion, drainage, sign ordinance, tree preservation).	Not Applicable	LCPC
Investigate opportunities of adoption and implementation of unified development code.	Not Applicable	LCPC
Review and amend zoning ordinance for better land use control.	Not Applicable	LCPC
Strengthen development standards to avoid negative impacts.	Not Applicable	LCPC
Encourage the set-aside of greenspace/open space during development.	Not Applicable	LCPC
Promote use of alternative modes of transportation as city develops.	Not Applicable	HAMPO
Establish programs to pave remaining city streets in city.	Not Applicable	Liberty County
Encourage infill development to ensure efficient infrastructure delivery.	Not Applicable	LCPC
Develop regulations to require adequate buffers between incompatible land uses and residential areas.	Not Applicable	LCPC
Encourage re-development in identified blighted areas in incorporated areas.	Not Applicable	LCPC
Promote development of neighborhood parks throughout the City.	Not Applicable	LCRD
Encourage the long-term development of parks and open space.	Not Applicable	LCRD
Promote infill commercial development or re-development in areas suitable to commercial use.	Not Applicable	LCPC

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Promote awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Fence and monitor wellhead areas to protect potable groundwater supplies	Ongoing	
Coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government’s wetland permitting program with the federal Environmental Protections Agency (EPA) and US Army Corps of Engineers (USACoE) “Section 404” program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC
Enforce regulations for development in the 100-year flood plain.	Not Applicable	LCPC
Review flood prevention ordinance to maintain compliance with Flood Insurance Rate Maps.	Not Applicable	LCPC
Review City's drainage program for property protection.	Not Applicable	LCPC
Work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Promote use of conservation easements throughout the County to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Participate in Coastal Zone Management Program.	Ongoing	
Develop non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Coordinate with County and adjacent municipalities to minimize drainage impacts from new development.	Not Applicable	LCPC
Implement non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance or similar instrument to protect historic structures	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC
Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Not Applicable	LCPC
Create design review guidelines for historic districts.	Not Applicable	LCPC
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Ongoing	Rice-Fest

Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Ongoing	
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<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Not Applicable	Board of Education
Establish 'linkages' with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	LCDA / Chamber
Support community-wide youth counseling and `Big Brothers/Big Sisters` role model program.	Ongoing	
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	LCDA / Chamber

**City of Walthourville**

<b>COMMUNITY FACILITIES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Participate in the development of a countywide transportation plan.	Completed	
Continue efforts to develop and promote Historic Liberty Trail.	Not Applicable	LCCVB
Support county road paving, repaving and drainage program as it may impact areas within city.	Not Applicable	Liberty County
Support innovative law enforcement programs that decrease domestic violence, drug traffic, and theft.	Not Applicable	Liberty County Sheriff
Expand "Neighborhood Watch."	Not Applicable	Liberty County Sheriff
Support outreach between Sheriff's Dept. and communities in the County.	Not Applicable	Liberty County Sheriff
Provide adequate water and hydrant systems for fire protection to lower ISO rating	Ongoing	
Upgrade fire-fighting equipment at each station to lower ISO rating.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Encourage training and development of fire fighters for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Continually recruit and train new fire fighters volunteers for city.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Support countywide rapid response firefighting and emergency medical service stations.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Review efficiency of fire districts.	Not Applicable	Liberty County Fire Coordinator / City of Hinesville
Update and implement recreation plan: Review recreation facilities and programs provided by the city to meet community standards. Expand and improve municipal and county recreation facilities.	Not Applicable	LCRD
Seek grant funds to extend water services.	Ongoing	
Review and update Solid Waste Management Plan STWP.	Not Applicable	Liberty County
Extend sanitary sewer and solid waste management services to areas of new growth or annexed areas.	Ongoing	
Apply for grants and loans to expand new sewer system.	Ongoing	
Work to expand water and sewer services to existing areas outside of municipal boundaries	Ongoing	
Promote community involvement in development of local education activities.	Not Applicable	Board of Education
Encourage businesses to support local school programs and develop mentoring and apprentice programs.	Not Applicable	Board of Education / Chamber
Continue to explore avenues of enhancement of library services such as increase number of books, expanded hours, etc. 1) Enhance Midway/Riceboro branch library 2) Continue planning process toward establishment of a joint library facility with Ft. Stewart.	Not Applicable	Library is regional facility
Continue to support improved public health services.	Not Applicable	Liberty County

<b>ECONOMIC DEVELOPMENT</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Work with Coastal Area District Development Authority (CADD) to promote existing government business loan programs.	Ongoing	Chamber / LCDA
Expand working relationship with existing industries.	Ongoing	
Work with local industries to improve skills and training of labor force.	Not Applicable	Board of Education / LCDA
Address at-risk youth problems and dropout rates using grants, community resources, and existing state programs.	Not Applicable	Board of Education
Encourage expansion of vocational-technical schools.	Not Applicable	Board of Education / LCDA
Encourage historic preservation activities to further area's tourism potential	Not Applicable	LCCVB
Support and promote special events and festivals.	Ongoing	
Promote small business development by supporting chamber of commerce	Ongoing	
Ensure that prospective business interests receive information on economic development incentives.	Not Applicable	Chamber
Continue to support the `Forward Liberty` program to promote the utilization of various economic development agencies	Ongoing	Program defunct; support for economic development activities / agencies
Hire professional planning staff to develop countywide planning program	Completed	Participated in establishment of LCPC

<b>HOUSING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Promote adapting current housing stock for low income and moderate income housing units through concentrated efforts of the public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs.	Not Applicable	Liberty County
Establish housing task force to address housing trends.	Not Applicable	Liberty County
Continue to construct public infrastructure improvements so as to attract, maintain, and encourage home ownership and the maintenance of rental property.	Ongoing	
Encourage construction cost reduction through innovative designs such as quadplexes, 'zero lot lines' and other alternative	Not Applicable	LCPC
Coordinate with local, regional and state housing authorities to identify and to achieve improved public and private housing choices.	Not Applicable	Liberty County
Submit grant applications for funds to rehabilitate and improve housing stock.	Not Applicable	Liberty County
Encourage housing maintenance and rehabilitation and curb the dilapidation process through concentrated effort of public, private, and non-profit sectors, and the acquisition of housing assistance, grants, and low interest loan programs	Not Applicable	Liberty County
Initiate `owner assistance program` to encourage replacement of dilapidated mobile homes with `industrialized` (factory fabricated) homes.	Not Applicable	Liberty County

Promote development of cluster dwellings to accommodate the trend of decreasing numbers in household occupation.	Not Applicable	LCPC
Promote mixed use development allowing housing to be integrated with higher density uses.	Not Applicable	LCPC
Promote clean up programs for property owners.	Not Applicable	Liberty County
Promote affordable housing options for low to moderate income and elderly persons.	Not Applicable	Liberty County

<b>LAND USE</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Initiate detailed planning and engineering studies of areas targeted for annexation.	Not Applicable	LCPC
Continue to monitor development standards to avoid negative impacts.	Not Applicable	LCPC
Promote use of alternative modes of transportation as city develops; add sidewalks to new roads and retrofit roads in existing neighborhoods.	Not Applicable	HAMPO
Encourage infill development to ensure efficient infrastructure delivery.	Not Applicable	LCPC
Develop regulations to require adequate buffers between incompatible land uses and residential areas.	Not Applicable	LCPC
Encourage re-development in identified blighted areas in incorporated areas.	Not Applicable	LCPC
Continue to work with County to promote development of neighborhood parks throughout the City.	Ongoing	
Encourage the long-term development of parks and open space.	Not Applicable	LCRD
Promote infill commercial development or re-development in areas suitable to commercial use.	Not Applicable	LCPC
Participate in Joint Land Use Study (JLUS) with Fort Stewart and other affected jurisdictions.	Completed	

<b>NATURAL AND HISTORIC RESOURCES</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Continue to enforce soil erosion and sedimentation regulations to ensure that development activity does not negatively impact water quality.	Not Applicable	LCPC
Continue to promote awareness of the Georgia Soil Erosion and Sedimentation Act.	Not Applicable	LCPC
Fence and monitor wellhead areas to protect potable groundwater supplies	Ongoing	
Continue to coordinate with state and federal authorities to better define high-value and productive wetlands, and to implement all ordinances when appropriate.	Not Applicable	LCPC
Continue to coordinate the local government's wetland permitting program with the federal Environmental Protection Agency (EPA) and US Army Corps of Engineers (USACoE) "Section 404" program, by requiring a Corps Permit—or an exemption letter—before issuing a local building permit that may impinge on wetlands.	Not Applicable	LCPC

Continue to promote effective land use measures necessary to protect scenic views and sites.	Not Applicable	LCPC
Continue to work with DNR to identify location of critical habitat for endangered species.	Not Applicable	LCPC
Continue to promote use of conservation easements throughout the County to protect sensitive natural environments and plant and animal habitats.	Not Applicable	LCPC
Initiate `Urban Reforestation Program`.	Not Applicable	No deforestation
Continue to participate in Coastal Zone Management Program.	Not Applicable	Not in coastal zone
Develop non-point source pollution control program.	Completed	LCPC / Hinesville
Coordinate with County and adjacent municipalities to minimize drainage impacts from new development.	Not Applicable	LCPC
Implement non-point source pollution control program.	Not Applicable	LCPC / Hinesville
Apply for a survey and planning grant from the Historic Preservation Division of DNR to fund a survey of both unincorporated and incorporated areas of the County.	Not Applicable	LCPC
Identify National Register eligible sites and prioritize a list for making nominations.	Not Applicable	LCPC
Adopt a historic preservation ordinance or similar instrument to protect historic structures	Not Applicable	LCPC
Assist residents with information regarding National Register nomination, tax incentive, and other preservation programs.	Not Applicable	LCPC
Provide information to property owners with historic structures about National Register placement.	Not Applicable	LCPC
Designate historic districts	Completed	
Create design review guidelines for historic districts.	Completed	
Support annual events – cultural events, heritage days, etc. – that highlight historic resources.	Ongoing	
Maintain strong relationships with the Georgia Dept. of Industry, Tourism, and Trade; the State Historic Preservation Office; and the RDC Historic Preservation Planner.	Ongoing	

<b>GENERAL PLANNING</b>		
<b>Activity</b>	<b>Status</b>	<b>Comments/Responsible Party</b>
Coordinate with state and local school authorities to provide proper curriculum for workforce skills development.	Not Applicable	Board of Education
Establish `linkages` with local, regional and state economic development authorities to identify and to achieve improved employment opportunities.	Not Applicable	LCDA / Chamber
Coordinate with local employers to utilize workforce skills development program.	Not Applicable	LCDA / Chamber

**RESOLUTION OF THE LIBERTY COUNTY COMMISSION  
REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE  
PLAN FOR LIBERTY COUNTY, GEORGIA**


**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

**NOW, THEREFORE BE IT RESOLVED** that the Liberty County Board of Commissioners adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

**ADOPTED** this 2<sup>nd</sup> day of December 2008, by the Liberty County Board of Commissioners.

  
\_\_\_\_\_  
John D. McIver  
Liberty County Board of Commissioners, Chairman

  
\_\_\_\_\_  
ATTEST: Joey Brown  
County Administrator



**RESOLUTION OF THE TOWN OF ALLENHURST**  
**REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE**  
**PLAN FOR LIBERTY COUNTY, GEORGIA**

**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

**NOW, THEREFORE BE IT RESOLVED** that the Town of Allenhurst adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

ADOPTED this 8<sup>th</sup> day of December, 2008.

TOWN OF ALLENHURST, GEORGIA

BY: Thomas M. Hines  
Thomas Hines, Mayor

ATTEST:

J. Paul McChesney  
City Clerk

**RESOLUTION OF THE CITY OF FLEMINGTON**  
**REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE**  
**PLAN FOR LIBERTY COUNTY, GEORGIA**

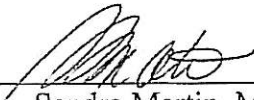
**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

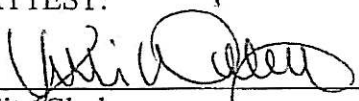
**NOW, THEREFORE BE IT RESOLVED** that the City of Flemington adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

**ADOPTED** this 9<sup>th</sup> day of Dec, 2008.

CITY OF FLEMINGTON, GEORGIA

BY:   
Sandra Martin, Mayor

ATTEST:

  
City Clerk

**RESOLUTION OF THE CITY OF GUM BRANCH**  
**REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE**  
**PLAN FOR LIBERTY COUNTY, GEORGIA**

**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

**NOW, THEREFORE BE IT RESOLVED** that the City of Gum Branch adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

ADOPTED this 15<sup>th</sup> day of Dec, 2008.

CITY OF GUM BRANCH, GEORGIA

BY:   
Richard Strickland, Mayor

ATTEST:

  
City Clerk

**RESOLUTION OF THE CITY OF HINESVILLE REGARDING THE 2008  
CONSOLIDATED COMPREHENSIVE PLAN FOR LIBERTY COUNTY,  
GEORGIA**


**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and


**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

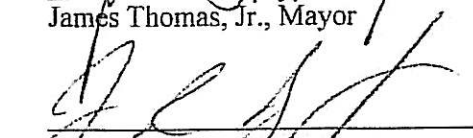
**NOW, THEREFORE BE IT RESOLVED** that the City of Hinesville adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

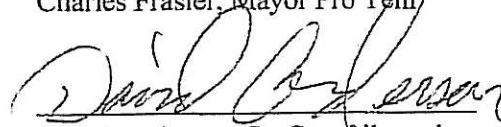
This Resolution shall become effective on the 4th day of December, 2008.

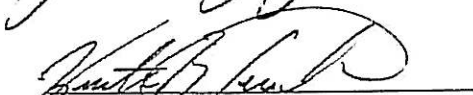
APPROVED this 4th day of December, 2008.

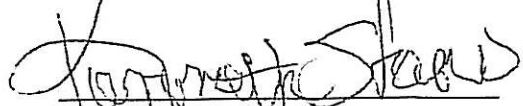
  
James Thomas, Jr., Mayor

  
Charles Frasier, Mayor Pro Tem

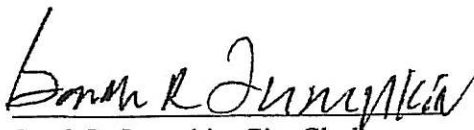
  
James R. Ryon, Jr., Councilmember

  
David Anderson, Sr. Councilmember

  
Keith Jenkins, Councilmember

  
Kenneth Shaw, Councilmember

ATTEST:

  
Sarah R. Lumpkin, City Clerk

**RESOLUTION OF THE CITY OF MIDWAY**  
**REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE**  
**PLAN FOR LIBERTY COUNTY, GEORGIA**

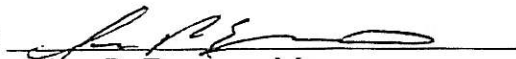
**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and


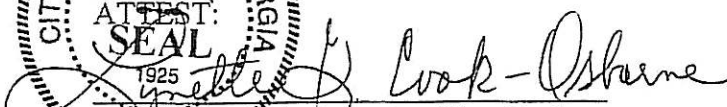
**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

**NOW, THEREFORE BE IT RESOLVED** that the City of Midway adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

ADOPTED this 8<sup>th</sup> day of Dec, 2008.

CITY OF MIDWAY, GEORGIA

BY:   
Don R. Emmons, Mayor

The seal is circular with a double-line border. The outer ring contains the text "CITY OF MIDWAY, GEORGIA" at the top and "1925" at the bottom. The inner circle contains the text "CORPORATE SEAL" and "ATTEST:" above a signature.  
  
Lynette G. Cook-Osborne, City Clerk

**RESOLUTION OF THE CITY OF RICEBORO**  
**REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE**  
**PLAN FOR LIBERTY COUNTY, GEORGIA**

**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

**NOW, THEREFORE BE IT RESOLVED** that the City of Riceboro adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

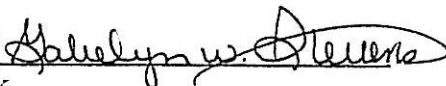
**ADOPTED** this 2 day of Dec, 2008.

CITY OF RICEBORO, GEORGIA

BY: 

William Austin, Mayor

ATTEST:

  
Acting/  
City Clerk

City Commission Expires Aug. 27, 2010

**RESOLUTION OF THE CITY OF WALTHOURVILLE**  
**REGARDING THE 2008 CONSOLIDATED COMPREHENSIVE**  
**PLAN FOR LIBERTY COUNTY, GEORGIA**

**WHEREAS**, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

**WHEREAS**, the 2008 Consolidated Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials, and has been approved by the Georgia Department of Community Affairs.

**NOW, THEREFORE BE IT RESOLVED** that the City of Walthourville adopt the approved **Community Agenda** of its 2008 Consolidated Comprehensive Plan for Liberty County, Georgia.

**ADOPTED** this 11<sup>th</sup> day of December, 2008.

CITY OF WALTHOURVILLE, GEORGIA

BY: Daisy S. Pray  
Daisy S. Pray, Mayor

ATTEST:  
Janita Jensen  
City Clerk