

# EFFINGHAM COUNTY and the CITIES of Guyton, Rincon and Springfield



## Joint Comprehensive Plan 2027 COMMUNITY AGENDA

Prepared with assistance by:



# **EFFINGHAM COUNTY Joint Comprehensive Plan**



*Including the Cities of*  
**Guyton, Rincon and Springfield**

## **Effingham County Commission**

Chairwoman Verna Phillips

Myra Lewis

Reginald Loper

Hubert Sapp

Jeffery Utley

## **Guyton City Council**

Mayor Michael Garvin

Jeff Lariscy

Brenda Lovett

Phillip King

Wilton L. Pevey

## **Rincon City Council**

Mayor Ken Lee

Ken Baxley

Reese Browher

Lamar Crosby

Scott Morgan

Levi Scott, Jr.

Paul Wendelken

## **Springfield City Council**

Mayor Barton Alderman

Ron Boatright

Charles Hinely

Butch Kieffer

Max Neidlinger

Kenny Usher

Dennis Webb

## Table of Contents

<b>INTRODUCTION .....</b>	<b>2</b>
<b>VISION STATEMENTS .....</b>	<b>3</b>
UNINCORPORATED COUNTY .....	4
CITY OF GUYTON .....	5
CITY OF RINCON .....	6
CITY OF SPRINGFIELD .....	7
<b>COMMUNITY VISION: FUTURE DEVELOPMENT MAPS &amp; DEFINING NARRATIVES.....</b>	<b>8</b>
INTRODUCTION / COUNTY & CITIES .....	8
UNINCORPORATED COUNTY .....	9
CITY OF GUYTON .....	223
CITY OF RINCON .....	31
CITY OF SPRINGFIELD .....	41
<b>COMMUNITY ISSUES AND OPPORTUNITIES .....</b>	<b>50</b>
INTRODUCTION / COUNTY & CITIES .....	50
UNINCORPORATED COUNTY .....	51
CITY OF GUYTON .....	65
CITY OF RINCON .....	71
CITY OF SPRINGFIELD .....	76
<b>IMPLEMENTATION PROGRAM.....</b>	<b>81</b>
SHORT TERM WORK PROGRAM.....	81
INTRODUCTION / COUNTY & CITIES.....	81
UNINCORPORATED COUNTY .....	82
CITY OF GUYTON .....	99
CITY OF RINCON .....	109
CITY OF SPRINGFIELD .....	122
POLICIES .....	131
INTRODUCTION / COUNTY & CITIES.....	131
UNINCORPORATED COUNTY .....	132
CITY OF GUYTON .....	140
CITY OF RINCON .....	147
CITY OF SPRINGFIELD .....	154

## **Preamble**

The Comprehensive Plan represents a shared vision for the County. It was prepared with input from Effingham County residents who offered many points of view, some conflicting with others. The Comprehensive Plan is intended to be used as a resource to help elected officials make decisions for the future of Effingham County. It reflects recommendations for future land use based on, among other factors, past and anticipated growth patterns, present and anticipated road and utility infrastructure, the spatial distribution of cultural and natural resources, and physical and topographic features. Because the private market forces that drive land use and development cannot be predicted with certainty, it is anticipated that the Comprehensive Plan will be an evolving document. The Comprehensive Plan does not limit or restrict the use of private property nor rezone property, nor in any way affect the existing uses of property, nor preclude the Board of Commissioners from granting an application to re-zone property to a use other than as proposed by the Comprehensive Plan. Consistency or lack of consistency with the Comprehensive Plan is but one factor that may be considered by the Board of Commissioners in determining whether or not to approve an application for rezoning or other proposal for the use of real property.

## **Purpose**

The 1989 Georgia Planning Act requires that each community and county in Georgia prepare and adopt a local Comprehensive Plan. The requirements for a Comprehensive Plan are established by the Georgia Department of Community Affairs (DCA), effective May 1, 2005. The Plan is comprised of three main components: the Community Assessment, Community Participation Plan, and Community Agenda. This document is the *Community Agenda* portion of the Joint Comprehensive Plan for Effingham County, Georgia, which includes the three incorporated cities of Guyton, Rincon, and Springfield.

The purpose of the *Community Agenda* is to lay out a road map for the community's future, developed through a public process of involving community leaders, stakeholders and the public. The *Community Agenda* is the most important part of the plan, as it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The *Community Agenda* is intended to generate local pride and enthusiasm about the future of the community, thereby ensuring that citizens are involved with the implementation of the plan.

The *Community Agenda* is comprised of the following components:

- Community Vision, which includes the:

- Vision Statement
- Future Development Map
- Defining Narrative
- Community Issues & Opportunities
- Implementation Program, which includes the:
  - Short Term Work Program
  - Policies

Each component is described in the *Community Agenda* as it pertains to the unincorporated county and the cities of Guyton, Rincon and Springfield.

The *Community Agenda* was prepared with public and stakeholder involvement as specified in the *Community Participation Program*. The result is a concise, user-friendly document for decision-making by community leaders as they work toward achieving the desired future goals of the community.

## **VISION STATEMENTS**

---

Each jurisdiction has the option of developing an overall vision statement to guide the community. This step is an optional component of the comprehensive plan. The vision statements as developed by Effingham County and the Cities of Guyton, Rincon and Springfield are found below.

## Unincorporated Effingham

### **Vision Statement:**

*Effingham County will be a cohesive community in which people are excited to live, work, invest, visit, and raise a family. We will embrace an environment supportive of housing options, spiritual and cultural diversity, varied employment possibilities, high quality commercial and entertainment venues, excellent educational institutions, managed wildlife and natural resources, and a multitude of outdoor recreational amenities, while appreciating our cultural and agricultural heritage.*

*As a rapidly growing community, our growth must be balanced with the availability of services and infrastructure. Diversification of our transportation network will support a more sustainable growth pattern and provide mobility options for all citizens. Development should be directed towards areas best suited to accommodate growth based on infrastructure, availability of services, and environmental considerations.*



*The heritage of the county, including our Salzberger beginnings and our agricultural and forestry economy of the last two centuries, will be celebrated and preserved. We will strive to maintain viable agricultural and forest lands without burdening the land owner.*

*The County's natural and historic resources offer tremendous opportunities for both residents and visitors. Effingham County is situated between two beautiful rivers and we need to protect their scenic and natural beauty while offering opportunities for recreational uses. Ebenezer and the surrounding area, as well as other significant historic resources, should be preserved and promoted for their historical and natural significance and the enjoyment of future residents.*

City of Guyton

**Vision Statement:**

*Guyton is a city with strong roots in tradition, character and heritage, and we are prepared to embrace growth and development through thoughtful and deliberate planning.*

*Guyton, known as a Historic Railroad town, desires to become a city that is concerned about the preservation of its historic sites and structures; that provides a safe, pedestrian-friendly community that offers a unique small town quality of life; that encourages its citizens to be involved and active participants in community decision-making; that promotes new commercial development and mixed-use, innovative residential development; and that promotes tourism and Guyton as a destination place, with remnants of the past that remain to be shared and enjoyed.*

*This vision will be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and through appropriate land use regulation. As a result, Guyton will remain a “true community” that residents will take pride in, which will make our city an even better place to live, work, and visit.*

City of Rincon

**Vision Statement:**

*Rincon is a growing city that strives to be “just around the corner from everywhere you want to be.”*

*Rincon, known as the commercial center of Effingham County, desires to become a city that can balance economic prosperity with its quiet, residential nature, while maintaining its hometown appeal.*

*Rincon’s priorities include: protection of its natural resources; new residential development that meet the needs of a varied and dynamic population, while complementing the existing historic fabric and architecture of older structures within the City; continued growth in economic development, community and recreational facilities; and the provision of a framework for making development and zoning decisions that promoting orderly land use.*

*With the ever increasing pressures from the rapid urban growth to the challenges of economic development, it is imperative that the community and local officials and stakeholders make strategic and meaningful decisions about land use now. As a result, Rincon will be an even better place to live, work, and visit.*



## City of Springfield

### **Vision Statement:**

*While Springfield is a city with strong roots in tradition, character and heritage, we are always looking towards the future and any changes it may bring.*

*Springfield, known as the “Heart of the County”, desires to balance its quiet residential nature with continuing commercial and economic development, and to maintain its rural, hometown appeal while accommodating rapid growth.*

*The citizens of Springfield see the city as a blend of premier communities in which to invest, live, work, and raise a family, organized into quiet residential neighborhoods and active multi-use community nodes. It will be a place where residents enjoy a rich quality of life based on the availability of excellent education, a range of housing options, first rate shopping and entertainment, progressive employment opportunities, a network of effective transportation alternatives, abundant natural resources, ample community facilities and recreational amenities, and a variety of arts and culture.*

*New residential development should both meet the needs of a varied growing population, while complementing the existing historic fabric and architecture of older structures within the City. New commercial development should provide a center of commercial activity, as well as a vibrant downtown of rehabilitated historic structures.*

*This vision will be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and through appropriate land use regulation. As a result, Springfield will be an even better place to live, work, and visit.*

## COMMUNITY VISION: FUTURE DEVELOPMENT MAPS & DEFINING NARRATIVES

---

### Introduction / County & Cities

The following Future Development Maps represent the boundaries of character areas and corridors throughout the community. The basis of these areas is the Recommended Character Areas found in the *Community Assessment*. The county and the cities originally identified unique areas within their community as well as those areas which contain, or are likely to undergo, certain kinds of development. The Character Areas found in the *Community Agenda* have been updated based on public review and comments from the steering committees, which now form the basis of the Future Development Map.

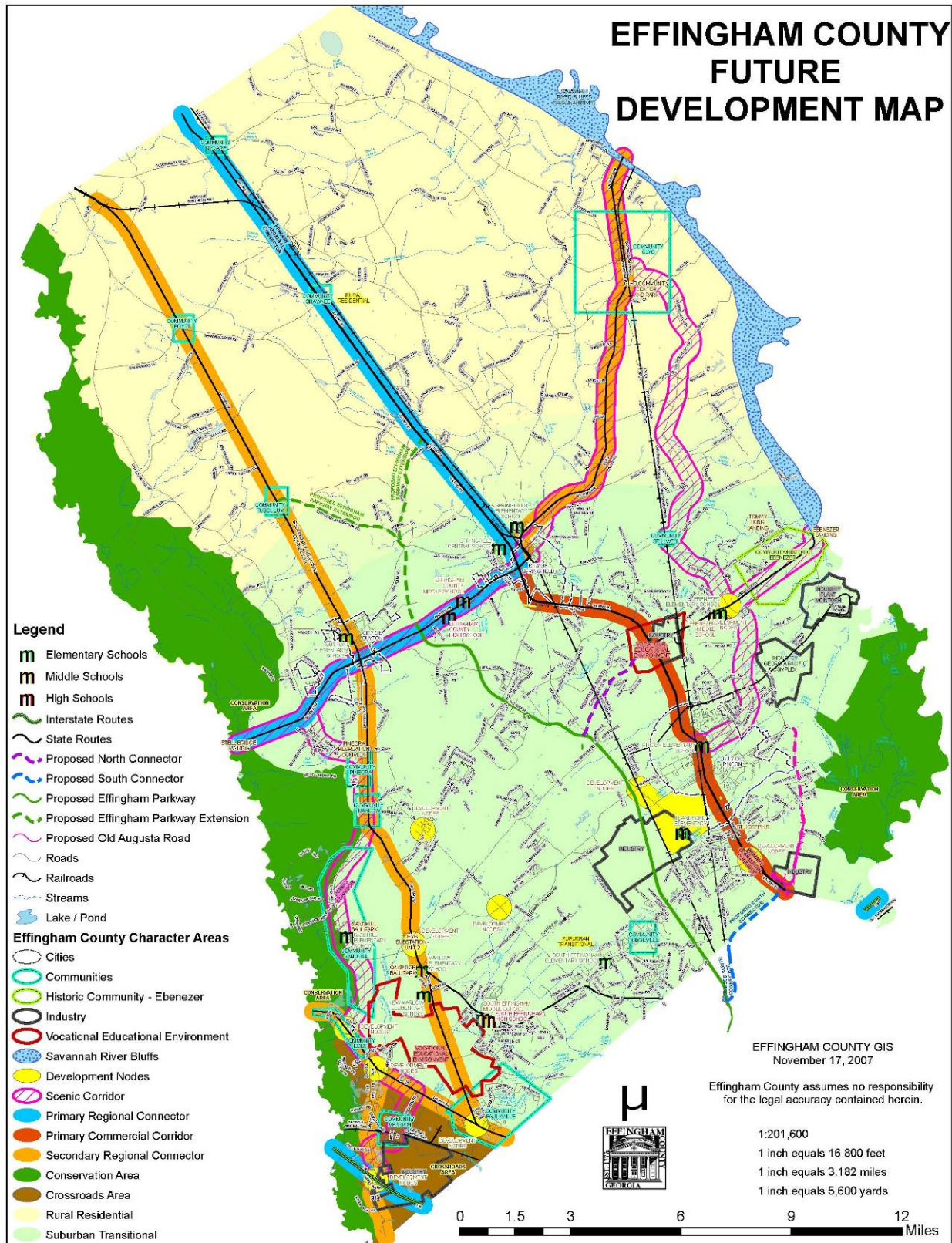
The Defining Narrative includes a specific vision and description for each character area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each character area, along with accompanying photographs, make it clear what types, forms, styles, and patterns of development are to be encouraged in the area.

Following the description and vision statement for each character area is a chart that contains the following information:

- A listing of the Quality Community Objectives (QCOs) that will be pursued in each area. These QCOs were taken from the *Community Assessment*, and were provided by members of the community during the initial phase of the planning process;
- A listing of specific land uses that are to be encouraged in the area; and
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.

This information, along with the descriptions and vision statements, are meant to help guide development policies as they relate to natural and cultural resources, land use, transportation, housing, and facilities and services. The final section of the *Community Agenda* – the Implementation Plan – contains specific policy suggestions that build on this and other portions of the Joint Comprehensive Plan.

Unincorporated Effingham



**SUBURBAN TRANSITIONAL**

**Description:** Formerly rural residential or farming land, now typically single-family detached subdivisions with little to no commercial development. Some farms still exist and will be encouraged to stay.

**Location:** South of GA Highway 119.

**Vision:** New development will provide diverse housing and commercial opportunities, promote a sense of community, and support transportation alternatives. Development will be located in areas best suited for growth based on provisions of facilities and services, transportation network, and protection of natural resources.



<i>Suburban Transitional</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Open Space Preservation</li> <li>• Regional Identity</li> <li>• Growth Preparedness</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family Detached Housing</li> <li>• Multi-family Housing</li> <li>• Mixed-use</li> <li>• Parks and Recreation</li> <li>• Public/Institutional</li> <li>• Neighborhood-oriented Business</li> <li>• Continuation of Agriculture and Silviculture Uses</li> </ul>	<ul style="list-style-type: none"> <li>• New development should be master-planned and encourage mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.</li> <li>• There should be strong connectivity and continuity between each development.</li> <li>• There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.</li> <li>• Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes.</li> <li>• Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.</li> </ul>

**HISTORIC COMMUNITY – EBENEZER**

*Description:* Community of historic significance, dates to Salzberger development in the mid-eighteenth century.

*Location:* Ebenezer.

*Vision:* Historic buildings and landscapes of Ebenezer are recognized as valuable and irreplaceable components of our community heritage. Such places will be identified by the County and preserved for the enjoyment of future generations.



<i>Historic Communities</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Heritage Preservation</li> <li>• Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Parks</li> <li>• Mixed-use</li> <li>• Single-family Detached Housing</li> <li>• Neighborhood Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Protect historic areas from demolition/ degradation.</li> <li>• New development nearby should be sensitive to the historic context by using proper buffering and complimentary architecture.</li> <li>• Historic markers should be maintained.</li> <li>• Create county parks adjacent to Ebenezer.</li> <li>• Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.</li> <li>• Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.</li> <li>• Linkages to regional greenspace/trail system should be encouraged.</li> </ul>

## COMMUNITIES

**Description:** There are 14 small communities scattered throughout the County. The vast majority are former railroad stops along The Central of Georgia. Recently the communities in South Effingham have witnessed increased population growth as subdivisions gravitate towards large tracts of undeveloped land.

**Location:** Throughout the County.

**Vision:** In order to preserve the character of these communities, it is desirable to accommodate growth at their centers, for example at the corners of a crossroads intersection. Future growth should be encouraged to infill in the center of these communities and include neighborhood commercial and mixed use development to enhance their vitality.



<i>Communities (Hamlets)</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Heritage Preservation</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family Detached Housing</li> <li>• Multi-family Housing</li> <li>• Mixed-use</li> <li>• Neighborhood-oriented Business</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage new development to connect with and expand the existing street grid in these communities.</li> <li>• Focus on reinforcing stability by encouraging maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> <li>• Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area.</li> </ul>

**DEVELOPMENT NODES**

**Description:** These areas are located throughout the southern part of the county at crossroads. They are undergoing, or are expected to undergo, increasing levels of development.

**Location:** Scattered throughout county, south of Highway 119.

**Vision:** Similar to the Community areas, growth in the Development Nodes should be accommodated at their centers, for example at the corners of the intersection. Future development should not be limited to commercial uses, and mixed-uses are to be encouraged at the center of these nodes. Many of these nodes will also have the potential to be integrated with future transit routes, thereby decreasing reliance on the automobile.



<i>Development Nodes</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> <li>• Open Space Preservation</li> <li>• Employment Options</li> <li>• Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family Detached Housing</li> <li>• Multi-family Housing</li> <li>• Mixed-use</li> <li>• Neighborhood-oriented Business</li> <li>• Commercial</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> <li>• Pedestrian and bicycle connections should be provided to allow circulation within the node and to encourage residents to walk to their destinations.</li> <li>• Adopt access management standards to limit driveway cuts into the highway.</li> <li>• Encourage appropriate mix of commercial uses to support surrounding residential uses.</li> <li>• Explore implementation of passenger train service from Development Node to Savannah and surrounding populated areas.</li> <li>• Consider the possible location of future transit routes and the opportunity to provide multi-family housing and commercial uses adjacent to transit routes.</li> <li>• Focus on appearance with appropriate signage, landscaping and other beautification measures.</li> </ul>

## CONSERVATION AREAS

**Description:** Low-lying areas on the border of the county that are deemed necessary for conservation because the land lies in the 100 year flood zone. Conservation areas also makeup land that is deemed environmentally significant and necessary to preserve.

**Location:** Land along both Savannah and Ogeechee Rivers; other delineated wetland areas.

**Vision:** These areas will be protected in order to maintain natural habitats, provide flood protection, and protect water quality. Conservation areas will also provide for recreational opportunities, water access, single family homes, and water-oriented commercial activities. All development will be sensitive to natural features.



<i>Conservation Areas</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Open Space Preservation</li> <li>• Environmental Protection</li> <li>• Sense of Place</li> <li>• Regional Identity</li> </ul>	<ul style="list-style-type: none"> <li>• Active Recreation</li> <li>• Passive Recreation</li> <li>• Tourism</li> <li>• Wildlife Refuge</li> <li>• Stormwater Management</li> <li>• Groundwater Recharge</li> <li>• Low-density residential</li> <li>• Water-oriented commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Create extensive buffer zones to keep development out of the flood plain.</li> <li>• Use this land to create county parks/open space.</li> <li>• Link these areas with linear parks or pathway systems.</li> </ul> <p>Maintain natural, rural character by:</p> <ul style="list-style-type: none"> <li>• Promoting use of conservation easements.</li> <li>• Widen roadways in these areas only when absolutely necessary.</li> <li>• Carefully design roadway alterations to minimize visual impact.</li> <li>• Promote these areas as passive-use tourism and recreation destinations.</li> </ul>



**INDUSTRY**

Description: The prime location for industry recruitment and relocation is typically located within planned industrial parks, with the exception of major industrial users currently operating at separate sites.

Location: Industrial uses are currently found at the Georgia Power, Georgia Pacific and Fort Howard Corporation sites, and at the industrial park at the crossroads of Highway 21 and GA Highway 275. Potential areas for industrial expansion are at the crossroads of Highway 21 and Interstate 95, Highway 80 and Highway 17, and the area surrounding Interstate 16.

Vision: Industrial, commercial, and office opportunities will exist for both business and employees, taking advantage of the county’s access to I-16 and I-95 by way of Highway 21, which will provide access to nearby Georgia Ports Authority’s Savannah Harbor. Attractive landscaping, signage, and buffers will enhance the aesthetics of these areas as well as provide a comfortable transition between adjacent uses.



<i>Industry</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Appropriate Businesses</li> <li>• Employment Options</li> <li>• Regional Solutions</li> <li>• Regional Cooperation</li> <li>• Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Commercial</li> <li>• Distribution/Warehousing</li> <li>• Office</li> <li>• Research and Development</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out.</li> <li>• Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.</li> <li>• Incorporate signage and lighting guidelines to enhance quality of development.</li> </ul>

**VOCATION EDUCATIONAL ENVIRONMENT**

**Description:** Anchored by the future satellite branch of Savannah Technical College and joined by location to the industrial park used by the Industrial Development Authority to recruit new industries to the area. This area is located at the crossroads of Highway 21 and GA Highway 275 as well as the Warnell Research Center.

**Location:** Crossroads of Highway 21 and GA Highway 275.

**Vision:** Vocational training and continuing education are encouraged by the County so that its residents are competitive in the job market with surrounding areas. Joint planning for programs and facilities will enhance education and employment opportunities.



<i>Vocational Educational Environment</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Employment Options</li> <li>• Educational Opportunities</li> <li>• Regional Solutions</li> <li>• Regional Cooperation</li> <li>• Growth Preparedness</li> <li>• Appropriate Business</li> </ul>	<ul style="list-style-type: none"> <li>• Public/Institutional</li> <li>• Commercial</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Create training programs at the vocational school to mirror the employment needs of the local industries.</li> <li>• Coordinate site planning to facilitate pedestrian connections to complimentary educational and business opportunities.</li> </ul>

**REGIONAL CONNECTORS**

**Description:** Arterial roads which provide high capacity access to adjoining counties and states. From a regional transportation standpoint, generally considered the main access routes in or out of the County.

**Location:** Highways 17, 21 and 119.

**Vision:** These gateway corridors should portray a high quality image of the community through protection and enhancement of vegetation, appropriate signage, accommodations for pedestrians and bicycles, and proper access management. These corridors should continue to support an efficient transportation network.



<i>Regional Connectors</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Open Space Preservation</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Growth Preparedness</li> <li>• Infill Development</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Office</li> <li>• Mixed-use</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain a vegetated buffer along the corridor.</li> <li>• All new development should be set-back from this buffer, with access roads, shared driveways or inter-parcel road connections providing alternate access to developments and reducing curb cuts and traffic on the main highway.</li> <li>• Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge.</li> <li>• Provide pedestrian facilities.</li> <li>• Provide paved shoulders for bicycles which can also function as emergency breakdown lanes.</li> <li>• Coordinate land uses and bike/pedestrian facilities with transit stops, if applicable.</li> <li>• Manage access to keep traffic flowing.</li> </ul>

**PRIMARY COMMERCIAL CORRIDOR**

*Description:* Developed or undeveloped land paralleling the route of a street or highway that is already or likely to experience uncontrolled strip development if growth is not properly managed. Characterized by high degree of access by vehicular traffic; on-site parking; low degree of open space.

*Location:* Highway 21, south of Highway 119.

*Vision:* This corridor will support attractive commercial uses that meet the needs of the community, promote multi-modal accessibility (vehicular, bicycle and pedestrian) and provide development that promotes a sense of place through compatible signage, architecture and landscaping.



<i>Primary Commercial Corridor</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Infill Development</li> <li>• Open Space Preservation</li> <li>• Transportation Alternatives</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> <li>• Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Mixed-use</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Develop an access management program to improve safety and maintain mobility along these corridors.</li> <li>• Focus on appearance with appropriate signage, landscaping and other beautification measures.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Encourage infill and redevelopment of unattractive strip centers to improve the quality along the corridor.</li> </ul>

**SCENIC CORRIDORS**

*Description:* These corridors provide visual and aesthetic benefits to the community, and are an important part of the County’s cultural heritage. They are remarkable for their rural and agricultural landscapes, tree canopy, and views of open fields and spaces.

*Location:* Highways 119, 17, Ebenezer Road, Rincon-Stillwell Road, Long Bridge Road, and Stillwell-Clyo Road.

*Vision:* To protect, enhance and share the cultural, natural, archeological, historic and recreational qualities of this county through the preservation, beautification and presentation of our unique heritage for present and future generations.



<i>Scenic Corridors</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Open Space Preservation</li> <li>• Growth Preparedness</li> <li>• Heritage Preservation</li> <li>• Environmental Protection</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family Detached Housing</li> <li>• Agriculture/Silviculture</li> <li>• Active Recreation</li> <li>• Passive Recreation</li> <li>• Tourism</li> </ul>	<ul style="list-style-type: none"> <li>• Increase enforcement of ordinances to address old cars, abandoned properties, and debris along the route.</li> <li>• Designate routes as Scenic Byways.</li> <li>• Create corridor management plans to address the preservation of cultural and aesthetic character.</li> <li>• Market the cultural and historical features that the scenic byway encompasses.</li> <li>• Manage and regulate signage along the corridors.</li> </ul>

**RURAL RESIDENTIAL**

**Description:** Homes located on large parcels of land, sparsely located, and can include a small to medium amount of farming. This section of the County has little to no large scale developments.

**Location:** North of GA Highway 119.

**Vision:** Maintain the rural character and historic agrarian character of the county.



<i>Rural Residential</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Open Space Preservation</li> <li>• Growth Preparedness</li> <li>• Heritage Preservation</li> <li>• Environmental Protection</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family Detached Housing</li> <li>• Agriculture/Silviculture</li> <li>• Parks and Recreation</li> </ul>	<p>Maintain rural atmosphere while accommodating new residential development by:</p> <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporates significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.</li> <li>• Residential areas can be designed to accommodate greater pedestrian orientation and access, and to provide more character with attractive clustering of buildings within the center, leaving open space surrounding the center.</li> </ul>

**CROSSROADS AREA**

**Description:** This area encompasses the historic communities of Meldrim, Faulkville and Eden. Located around the I-16 Corridor, the Industrial Development Authority is also creating a large industrial park in this area.

**Location:** Adjacent to the I-16 corridor.

**Vision:** Maintain a sense of community and protect existing residential development while accommodating regional commercial and industrial uses.



<i>Crossroads Area</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> <li>• Environmental Protection</li> <li>• Regional Solutions</li> <li>• Regional Cooperation</li> <li>• Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Distribution/Warehousing</li> <li>• Office</li> <li>• Research and Development</li> <li>• Single-family Detached Housing</li> <li>• Mixed-use</li> <li>• Parks and Recreation</li> <li>• Public/Institutional</li> <li>• Neighborhood-oriented Business</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.</li> <li>• Encourage greater mix of uses (such as retail and services to serve office employees) and to reduce automobile reliance/use on site.</li> <li>• Residential areas should be properly buffered so that they will be minimally impacted by future commercial and industrial development.</li> </ul>

**SAVANNAH RIVER BLUFFS**

**Description:** Includes areas of unique physical and ecological characteristics along the Savannah River, including significant bluffs.

**Location:** Adjacent to the Savannah River and its surrounding wetlands.

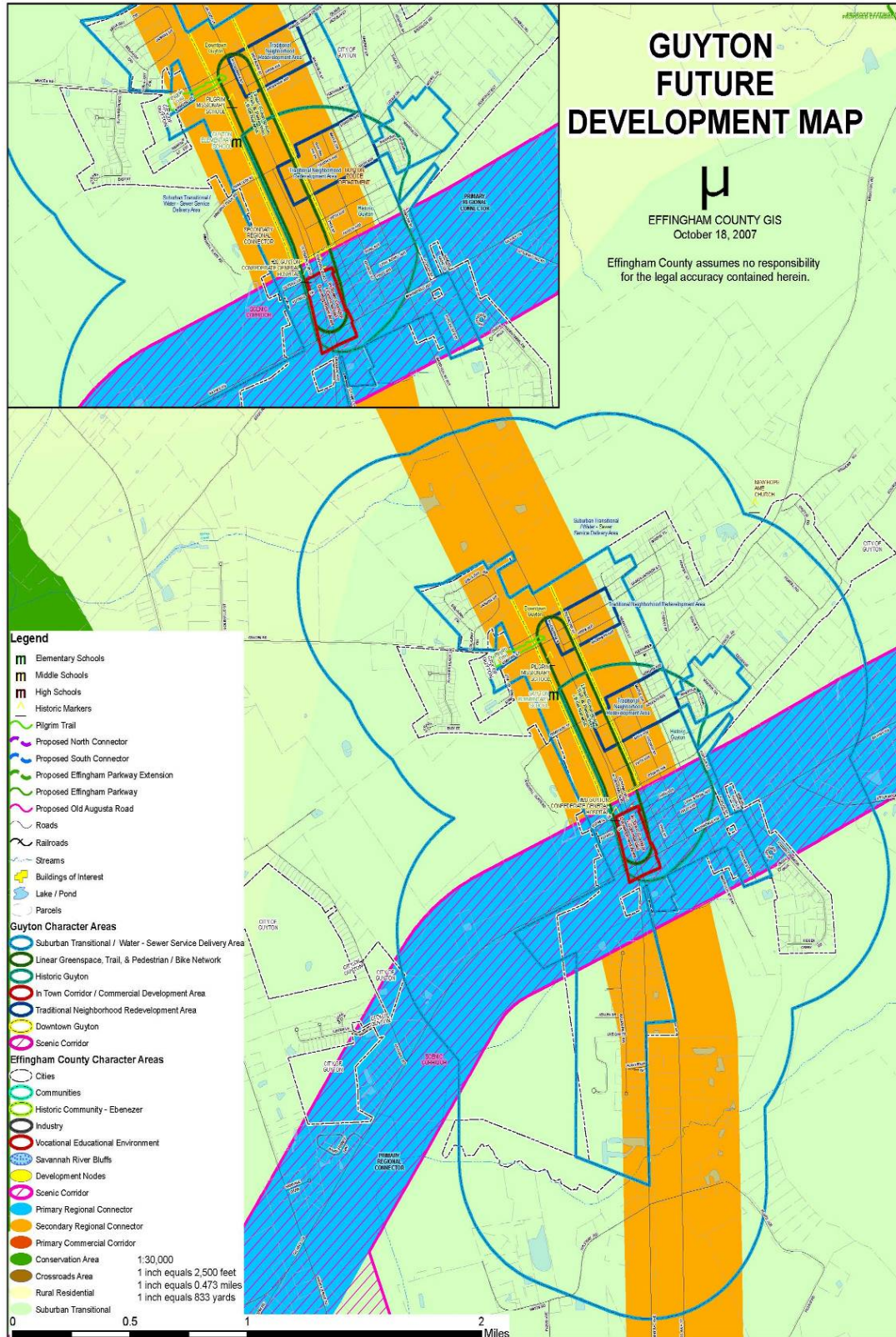
**Vision:** Protect the unique characteristics of the river bluffs and environmentally-sensitive areas, including wetlands, floodplains, and wildlife habitats. This area will also provide for recreational opportunities, water access, single family homes, and water-oriented commercial activities. All development will be sensitive to natural features and ecological systems.



<i>Savannah River</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Open Space Preservation</li> <li>• Environmental Protection</li> <li>• Sense of Place</li> <li>• Regional Cooperation</li> <li>• Regional Solutions</li> <li>• Regional Identity</li> <li>• Heritage Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• Active Recreation</li> <li>• Passive Recreation</li> <li>• Wildlife Refuge</li> <li>• Stormwater Management</li> <li>• Groundwater Recharge</li> <li>• Low-density residential</li> <li>• Water-oriented commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Significant natural and environmental resources exist along the river corridor and need to be protected from development.</li> <li>• Promote use of conservation easements.</li> <li>• Promote recreational opportunities on the river, including canoeing and fishing, which are unique in the county.</li> <li>• Carefully design roadway alterations to minimize visual impact. Widen roadways only when absolutely necessary.</li> </ul>



City of Guyton



**SUBURBAN TRANSITIONAL AREAS**

**Description:** Formerly rural residential or farming land, these areas are increasingly experiencing development pressure characteristic of typical residential subdivisions. Neighborhood commercial will be retail development focused on serving the immediate residential areas on a neighborhood scale.

**Location:** Perimeter of land adjoining current City limits, comprising delineated water and sewer service delivery area.

**Vision:** To prevent loss of agriculture and forest lands while allowing for orderly and compatible new development to accommodate growth.



<i>Suburban Transitional Areas</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Growth Preparedness</li> <li>• Traditional Neighborhoods</li> <li>• Transportation Alternatives</li> <li>• Heritage Preservation</li> <li>• Open Space Preservation</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Low to medium density residential</li> <li>• Conservation Subdivisions</li> <li>• Cluster Subdivisions</li> <li>• Neighborhood commercial in nodes</li> <li>• Public/Institutional</li> <li>• Parks/Recreation</li> <li>• Open space</li> </ul>	<ul style="list-style-type: none"> <li>• Use infrastructure to guide new growth by following service delivery strategies</li> <li>• Encourage master-planned developments with mixed uses</li> <li>• Require a percentage of greenspace be preserved in new developments</li> <li>• Disallow clear cutting and promote preservation of tree cover where possible</li> <li>• Require connectivity between each master-planned development and multiple site access points</li> <li>• Promote vehicular and pedestrian/bicycle connections to retail and commercial services</li> <li>• Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities</li> <li>• Connect to regional network of greenspace and trails, for both tourism and recreational purposes</li> <li>• Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture</li> <li>• Amend ordinances to allow for compact development and mixing of uses facilitating pedestrian activity</li> </ul>

**LINEAR GREENSPACE, BICYCLE/PEDESTRIAN NETWORK, TRAIL NETWORK AND ALTERNATE MODES OF TRANSPORTATION**

*Description:* Open space that follows natural and manmade linear features will be encouraged. Enhancement of these areas will provide pedestrian linkages, serve as an alternative transportation network that accommodates golf cart commuting to desired destinations, as well as recreational biking, walking and jogging.



*Location:* Pilgrim Trail connecting to Rails to Trails Transportation Enhancement Project along Highway 17 through Guyton, as well as the Historic Effingham-Ebenezer Scenic Byway, and new developments as appropriate.

*Vision:* To promote alternative modes of transportation through a regional network of sidewalks and trails allowing people to walk, bike or ride golf carts to a variety of destinations.

<i>Linear Greenspace, Bicycle/Pedestrian Network, Trail Network and Alternate Modes of Transportation</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Transportation Alternatives</li> <li>• Heritage Preservation</li> <li>• Open Space Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• Parks</li> <li>• Open space</li> <li>• Multi-use trails</li> <li>• Passive recreation</li> <li>• Conservation areas</li> </ul>	<ul style="list-style-type: none"> <li>• Require set aside land for linear greenspace in new developments</li> <li>• Draft or participate in a regional linear greenspace, trail, and pedestrian/bicycle master plan</li> <li>• Promote existing golf cart ordinance</li> </ul>

**HISTORIC GUYTON**

Description: Historic District containing features, landmarks, civic or cultural uses of historic interest. Downtown Guyton is the focal point of the community and will continue to be an attractive, mixed use, pedestrian-friendly place where people choose to gather for civic activities, dining, work, and entertainment.

Location: Downtown historic district encompasses the original (1887) city limits.

Vision: Promotion and preservation of historic areas and structures that help to define Guyton’s character.



<i>Historic Guyton</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Heritage Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• Small-lot, single-family Homes</li> <li>• Multi-family Homes</li> <li>• Compact Attached and Detached Homes</li> <li>• Accessory Housing Units</li> <li>• Mixed uses</li> <li>• Neighborhood Commercial</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Implement ordinance creating the historic preservation commission</li> <li>• Research additional areas for nomination for National Register of Historic places designation to expand existing district</li> <li>• Adopt ordinance for local district designation</li> <li>• Adopt guidelines for the historic district</li> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate tax incentive programs.</li> <li>• Require new development in the area to be of similar scale and architectural design to fit well into the historic fabric of that area</li> <li>• Pedestrian access and open space should be provided to enhance citizen enjoyment of the area</li> </ul>

**IN-TOWN CORRIDORS/COMMERCIAL DEVELOPMENT AREA**

Description: Developed or undeveloped land paralleling state highways into town that is already or likely to experience uncontrolled strip development if growth is not properly managed. These areas will be characterized by a high degree of access by vehicular traffic.

Location: Highway 119 east and west and Highway 17 north and south as they approach their intersection in Guyton.

Vision: To focus on preserving the integrity of Guyton while marketing the economic development potential of these areas as the gateway to the city.



<i>In-Town Corridors/Commercial Development Area</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Infill Development</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Growth Preparedness</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood Commercial</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Draft or participate in a regional corridor management plan for Highways 119 and 17</li> <li>• Promote and support efforts for tourism</li> <li>• Require parking areas to be landscaped to minimize visual impact on adjacent streets and uses</li> <li>• Gradually convert corridor into town to an attractive boulevard with signage guiding visitors to downtown, the Scenic Byway, and other scenic areas around the community</li> <li>• Upgrade the appearance of existing older commercial buildings with façade improvements or new architectural elements</li> <li>• Require landscaped buffers between residential and commercial uses</li> <li>• Adopt ordinances that preserve the existing tree cover</li> <li>• Promote use of native species in landscaping</li> <li>• Require inter-parcel connectivity when feasible along the state highways to limit number of access points</li> <li>• Enact design guidelines for new development, including minimal building setback requirements parking that is aesthetically pleasing</li> <li>• Promote installation of underground utilities</li> </ul>

**TRADITIONAL NEIGHBORHOOD REDEVELOPMENT AREA**

**Description:** Residential areas in older parts of the community. Characteristics will include high pedestrian orientation, sidewalks, street trees, small regular lots, open space, parks, and low degree of building separation.

**Location:** Central Boulevard to Poplar Street, between Sixth Avenue and Gordon Avenue and Central Boulevard to Magnolia Street, between Anderson Avenue and Samuel Smalls SR Avenue.



**Vision:** To encourage new development and redevelopment that accentuates the neighborhood and existing traditional features.

<i>Traditional Neighborhood Redevelopment Area</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Small-lot, Single-family Homes</li> <li>• Multi-family Housing</li> <li>• Compact Attached and Detached Homes</li> <li>• Accessory Housing Units</li> <li>• Parks</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain original character by permitting only compatible infill development</li> <li>• Encourage homeownership and maintenance or upgrade of existing properties</li> <li>• Improve appearance and safety through strict code enforcement</li> <li>• Promote infill development of new, architecturally compatible housing on vacant properties</li> <li>• Provide strong pedestrian connections to encourage residents to walk, bike and utilize the golf cart ordinance to reach desired destinations in the area</li> <li>• Maintain and/or upgrade existing infrastructure.</li> <li>• Develop a sub-area plan to identify trends and conditions specific to the neighborhood</li> </ul>

## DOWNTOWN GUYTON

**Description:** Downtown Guyton will remain the center of city government, and provide living, shopping, dining, service-oriented small business opportunities. Development is oriented to the street parking complementary to existing patterns.

**Location:** Downtown central business district along Central Boulevard (Highway 17) from Fourth Avenue to south city limit, including West Central Boulevard.

**Vision:** To serve as the commercial heart of the city while protecting existing historic structures.



<i>Downtown Guyton</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Traditional central business district retail</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Consider design guidelines to preserve the architectural integrity and infill use restrictions</li> <li>• Continue historic on-street parking patterns</li> <li>• Provide incentives to promote rehabilitation of buildings in the downtown area and compatible new infill development</li> <li>• Continue pedestrian-orientation with strong walkable connections between different uses and adjacent neighborhoods</li> <li>• Provide incentives for façade improvements</li> <li>• Enhance the entranceways to Downtown Guyton with streetscape improvements</li> <li>• Continue implementation of the Rails-to-Trails Community Transportation Enhancement project</li> </ul>

## SCENIC CORRIDOR

**Description:** The Historic Effingham-Ebenezer Scenic Byway winds its way from the Savannah River, through Guyton to the Ogeechee River following Georgia Highway 119. The segment of scenic rural highway will be targeted for special protection measures including litter control, sign regulations, design guidelines, land use controls or similar measures intended to maintain the attractiveness and rural character of the roadway. The protection measures will be spelled out in a corridor management plan approved by the State Department of Transportation.



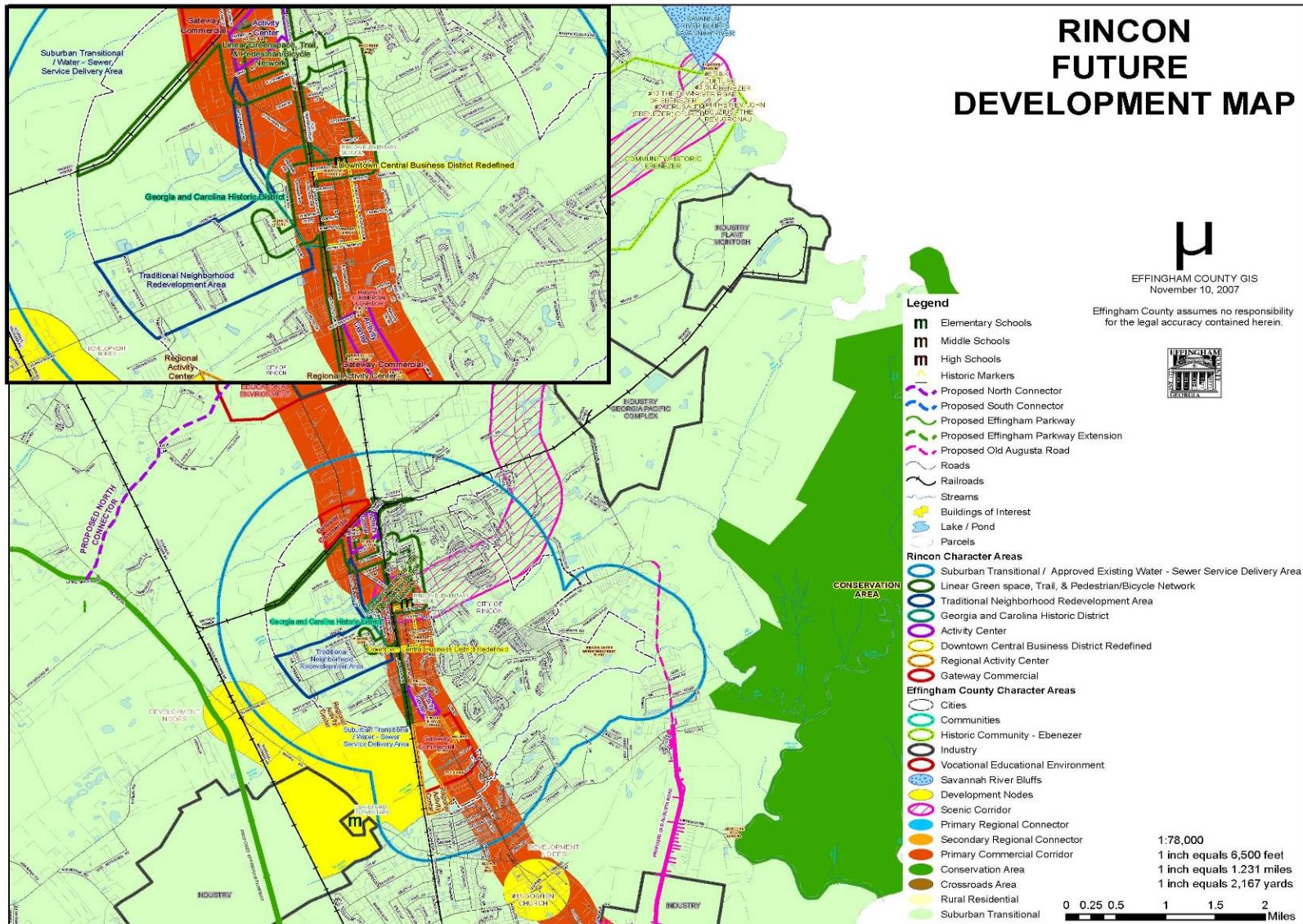
**Location:** Georgia Highway 119 through Guyton; Honey Ridge Road and connecting to Highway 17.

**Vision:** To protect and promote the scenic byway as a cultural and historic area that helps to promote Guyton’s character and appeal.

<i>Scenic Corridor</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Open Space Preservation</li> <li>• Environmental Protection</li> <li>• Growth Preparedness</li> <li>• Regional Solutions</li> <li>• Regional Cooperation</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Traditional downtown retail</li> <li>• Public/Institutional</li> <li>• Passive parks and recreation</li> <li>• Open space</li> <li>• Conservation areas</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Historic Effingham-Ebenezer Scenic Byway Committee to draft a Corridor Management Plan according to DOT standards</li> <li>• Adopt scenic corridor overlay design standards to preserve character of scenic corridor</li> <li>• Improve sidewalks and streetscape throughout Downtown Guyton to enhance the scenic experience</li> </ul>



City of Rincon



**SUBURBAN TRANSITIONAL AREAS**

**Description:** Formerly large tracts of forested or agricultural lands, these areas are increasingly experiencing development pressures characteristic of high growth areas. The predominant development pattern is conventional residential subdivisions, with homes on larger lots. Neighborhood commercial areas are focused on serving the needs of adjacent residential areas on a neighborhood scale.

**Location:** All land adjoining current City limits. Comprises delineated water and sewer service delivery area.

**Vision:** To allow for orderly and compatible new development that will accommodate growth and incorporates tree preservation, neighborhood parks, and multi-use trails providing connectivity to other developments.



<i>Suburban Transitional Areas</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Growth Preparedness</li> <li>• Traditional Neighborhoods</li> <li>• Transportation Alternatives</li> <li>• Heritage Preservation</li> <li>• Open Space Preservation</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Low to medium density residential</li> <li>• Conservation subdivisions</li> <li>• Neighborhood commercial in nodes</li> <li>• Mixed use</li> <li>• Attached Single-Family Residential and Town homes</li> <li>• Public/Institutional</li> <li>• Parks/Recreation</li> <li>• Open space</li> </ul>	<ul style="list-style-type: none"> <li>• Use infrastructure to guide new growth by following service delivery strategies</li> <li>• Encourage mixed used developments with true neighborhood community centers</li> <li>• Require connectivity between each residential and commercial development and multiple site access points</li> <li>• Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities</li> <li>• Connect to regional network of greenspace and trails, for both tourism and recreation</li> <li>• Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture</li> <li>• Amend ordinances to allow for compact development and mixing of uses facilitating pedestrian activity</li> <li>• Disallow unnecessary clear-cutting to promote preservation of tree cover and enforce tree ordinances</li> <li>• Amend ordinances to require underground utilities</li> </ul>

**LINEAR AND NON-LINEAR GREENSPACE, TRAIL,  
AND PEDESTRIAN/BICYCLE NETWORK**

*Description:* Open space that follows natural and manmade linear features will be encouraged. Enhancement of these areas will provide pedestrian linkages, serve as an alternative transportation network, accommodate commuting to work or shopping, as well as recreational biking, walking and jogging.



*Location:* Proposed route for Historic Effingham-Ebenezer Scenic Byway; along the Georgia and Carolina rail road; as well as links to Macomber, Veterans and Atlantic Parks and Patriot Park to the YMCA.

*Vision:* To promote alternative modes of transportation through a good network of sidewalks and trails allowing people to walk to a variety of destinations.

<i>Linear and Non-Linear Greenspace, Trail, and Pedestrian/Bicycle Network</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Transportation Alternatives</li> <li>• Heritage Preservation</li> <li>• Open Space Preservation</li> <li>• Sense of Place</li> <li>• Regional Identity</li> </ul>	<ul style="list-style-type: none"> <li>• Parks</li> <li>• Open space</li> <li>• Multi-use trails</li> <li>• Passive recreation</li> <li>• Conservation areas</li> <li>• Preservation of natural habitat</li> </ul>	<ul style="list-style-type: none"> <li>• Increase amount of set aside land for linear greenspace in new developments</li> <li>• Encourage more land set aside for parks and non-linear greenspace, such as staggered trees throughout the City every 1.5 mile</li> <li>• Encourage a strong and enforceable tree ordinance</li> <li>• Seek federal and state funds to purchase greenspace</li> <li>• Require developers to set aside neighborhood “squares” to serve as small parks in new developments</li> <li>• Utilize incentives, such as trading density for greenspace</li> <li>• Explore feasibility of east/west pedestrian connections under Highway 21 overpass at Fourth Street</li> <li>• Draft or participate in a regional linear greenspace, trail, and pedestrian/bicycle master plan</li> <li>• Acquire access along creeks for trail implementation as part of the Watershed Protection Plan</li> </ul>

**GEORGIA AND CAROLINA HISTORIC DISTRICT**

*Description:* Historic area that contains landmarks, architecturally significant structures and cultural uses of historic interest. Some of the oldest structures in Rincon are found in this area.

*Location:* Neighborhood surrounding Georgia and Carolina Avenues, south of Fourth Street to north of Ninth Street.

*Vision:* Promotion and preservation of historic areas and structures that help to define Rincon’s character.



<i>Georgia and Carolina Historic District</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Heritage Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• Small-lot, single-family Homes</li> <li>• Detached Homes</li> <li>• Accessory Housing Units</li> <li>• Neighborhood Commercial</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare nomination for National Register of Historic places designation</li> <li>• Create a functioning yet flexible historic preservation commission</li> <li>• Adopt guidelines for the historic district</li> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate tax incentive programs</li> <li>• Require new development in the area to be of similar scale, square footage, and architectural design to fit well into the historic fabric of that area</li> <li>• Pedestrian access and open space should be provided to enhance citizen enjoyment of the area, including strip along railroad tracks</li> <li>• Maintain existing greenspace and specimen trees</li> </ul>

**TRADITIONAL NEIGHBORHOOD REDEVELOPMENT AREA**

Description: Residential areas in older parts of the community typically developed around and prior to 1950s. Characteristics will include high pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, open space, low degree of building separation, and neighborhood-scale businesses clustered near Columbia Avenue (Highway 21).



Location: Encompassing area from city limit to Middleground Road, and from Jaudon Street to south of West Ninth Street.

Vision: To encourage new development and redevelopment that accentuates the neighborhood and existing traditional features, promotes homeownership, and encourages pedestrian connectivity.

<i>Traditional Neighborhood Redevelopment Area</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Small-lot, Single-family Homes</li> <li>• Multi-family Homes</li> <li>• Compact Attached and Detached Homes</li> <li>• Accessory Housing Units</li> <li>• Neighborhood Commercial</li> <li>• Parks</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain traditional character by permitting only compatible infill development</li> <li>• Encourage homeownership and maintenance or upgrade of existing properties through strict code enforcement</li> <li>• Promote infill development of new, architecturally compatible housing on vacant properties</li> <li>• Provide strong pedestrian and bicycle connections to encourage residents to walk and bike to schools, parks, shopping, or other destinations in the area</li> <li>• Maintain and/or upgrade existing infrastructure</li> <li>• Develop a sub-area plan to identify trends and conditions specific to the neighborhood</li> <li>• Increase code enforcement and fines for code violations</li> </ul>

**ACTIVITY CENTERS**

**Description:** A pedestrian-connected area where new development provides opportunities for Rincon to highlight services and develop activity centers for diverse uses.

**Location:** Along Highway 21 from Weisenbaker Road to Ft. Howard Road, and Patriot Road near the YMCA.

**Vision:** To serve diverse commercial needs of the community with development that is consistent with connected sidewalks and frontage roads to decrease access points on main arterials, while offering a part of the past architectural fabric and history with opportunity for rehabilitation projects.



Activity Centers		
Quality Community Objectives	Typical Land Uses	Implementation Measures
<ul style="list-style-type: none"> <li>• Appropriate Businesses</li> <li>• Employment Options</li> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Public/Institutional</li> <li>• Traditional central business district retail</li> <li>• Active and Passive Recreational</li> <li>• Shopping malls</li> <li>• Residential</li> </ul>	<ul style="list-style-type: none"> <li>• Enhance the appearance of the civic hub with streetscape improvements</li> <li>• Continue pedestrian-orientation by requiring developers to install sidewalks for new developments, therefore encouraging strong walkable connections between different uses and adjacent neighborhoods</li> <li>• Consider ordinance revisions to require frontage roads in order to minimize access points onto main arterials</li> <li>• Consider design guidelines to preserve the architectural integrity and promote compatible infill uses</li> <li>• Provide incentives to promote rehabilitation of buildings</li> </ul>

**SCENIC CORRIDOR**

**Description:** The segment of scenic rural highway to be targeted for special protection measures including litter control, sign regulations, design guidelines, land use controls or similar measures intended to maintain the attractiveness and rural character of the roadway. The protection measures will be spelled out in a corridor management plan approved by the State Department of Transportation.



**Location:** From Highway 21 north on East 4<sup>th</sup> Street/Rincon-Stillwell Road toward Highway 275 and New Ebenezer.

**Vision:** To protect and promote the scenic byway as a cultural and historic area that helps to give Rincon character and appeal.

<i>Scenic Corridor</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Open Space Preservation</li> <li>• Environmental Protection</li> <li>• Growth Preparedness</li> <li>• Regional Solutions</li> <li>• Regional Cooperation</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Neighborhood scale retail</li> <li>• Public/Institutional</li> <li>• Passive parks and recreation</li> <li>• Open space</li> <li>• Conservation areas</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Scenic Byway Committee to draft a Corridor Management Plan according to DOT standards</li> <li>• Draft a bicycle pedestrian plan to include wider lanes, shoulder improvements, and multi-purpose paths</li> <li>• Adopt scenic corridor overlay design standards to preserve character of scenic corridor.</li> <li>• Improve sidewalks and streetscape to enhance the scenic experience and promote alternative modes of transportation</li> </ul>

**DOWNTOWN CENTRAL BUSINESS DISTRICT**

*Description:* A newly created central business district encompassing commercial, residential and civic uses. Rincon’s new downtown will be the focal point of the community and will be an attractive, mixed use, pedestrian-friendly place where people choose to gather for civic activities, dining, work, and entertainment.

*Location:* East side of Highway 21 from 5<sup>th</sup> Street to 10<sup>th</sup> Street.

*Vision:* To serve as the commercial heart of the city including civic uses and public facilities while capturing the past architectural fabric and history of the town through new development patterns reminiscent of historic railroad influenced downtowns.



<i>Downtown Central Business District</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Traditional central business district retail</li> <li>• Parking space</li> <li>• Mixed use</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a master plan for a the creation of a central business district</li> <li>• Provide incentives to promote rehabilitation of buildings in the area and compatible new infill development</li> <li>• Consider design guidelines to preserve the architectural integrity and infill use restrictions</li> <li>• Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly bike and trail routes linking to neighborhood residential areas and other destinations</li> <li>• The appearance of the corridor can immediately be improved through streetscaping enhancements such as street lights, landscaping, etc.</li> <li>• Where appropriate, encourage parking to the rear of business uses.</li> <li>• Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians)</li> <li>• Continue pedestrian-orientation with strong walkable connections between different uses and adjacent neighborhoods</li> </ul>



**REGIONAL ACTIVITY CENTER**

**Description:** Concentration of commercial and retail centers that serve a regional market, characterized by “big box” retailers, large employment businesses and industries, and a high degree of access by vehicular traffic.

**Location:** Research Forest Tract – west side of Highway 21 near Towne Park.

**Vision:** To serve as a regional activity center and host of regional services while still providing connectivity to the community, offering employment opportunities from office, public institutional, commercial retail to light industrial for the entire community.



Regional Activity Center		
Quality Community Objectives	Typical Land Uses	Implementation Measures
<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Employment Options</li> <li>• Appropriate Businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Retail</li> <li>• Regional commercial</li> <li>• Open space</li> </ul>	<ul style="list-style-type: none"> <li>• Development should include relatively high-density mix of retail, office, services, and employment to serve a regional market area</li> <li>• Develop as planned industrial park having adequate infrastructure for all uses at build-out</li> <li>• Incorporate landscaping, signs, lighting and site design to soften or shield view of buildings and parking lots, and to enhance development</li> <li>• Employment areas should be connected to a network of sidewalks and paths</li> <li>• Adopt access management standards to limit driveway cuts into the highway</li> <li>• Draft a transportation plan to address traffic congestion</li> <li>• Require inter-parcel connectivity</li> <li>• Explore implementation of passenger train service from Development Node to Savannah.</li> </ul>

**GATEWAY COMMERCIAL**

**Description:** Developed or undeveloped land serving as a gateway into the city and providing commercial opportunities such as shopping, dining, service-oriented and small business opportunities.

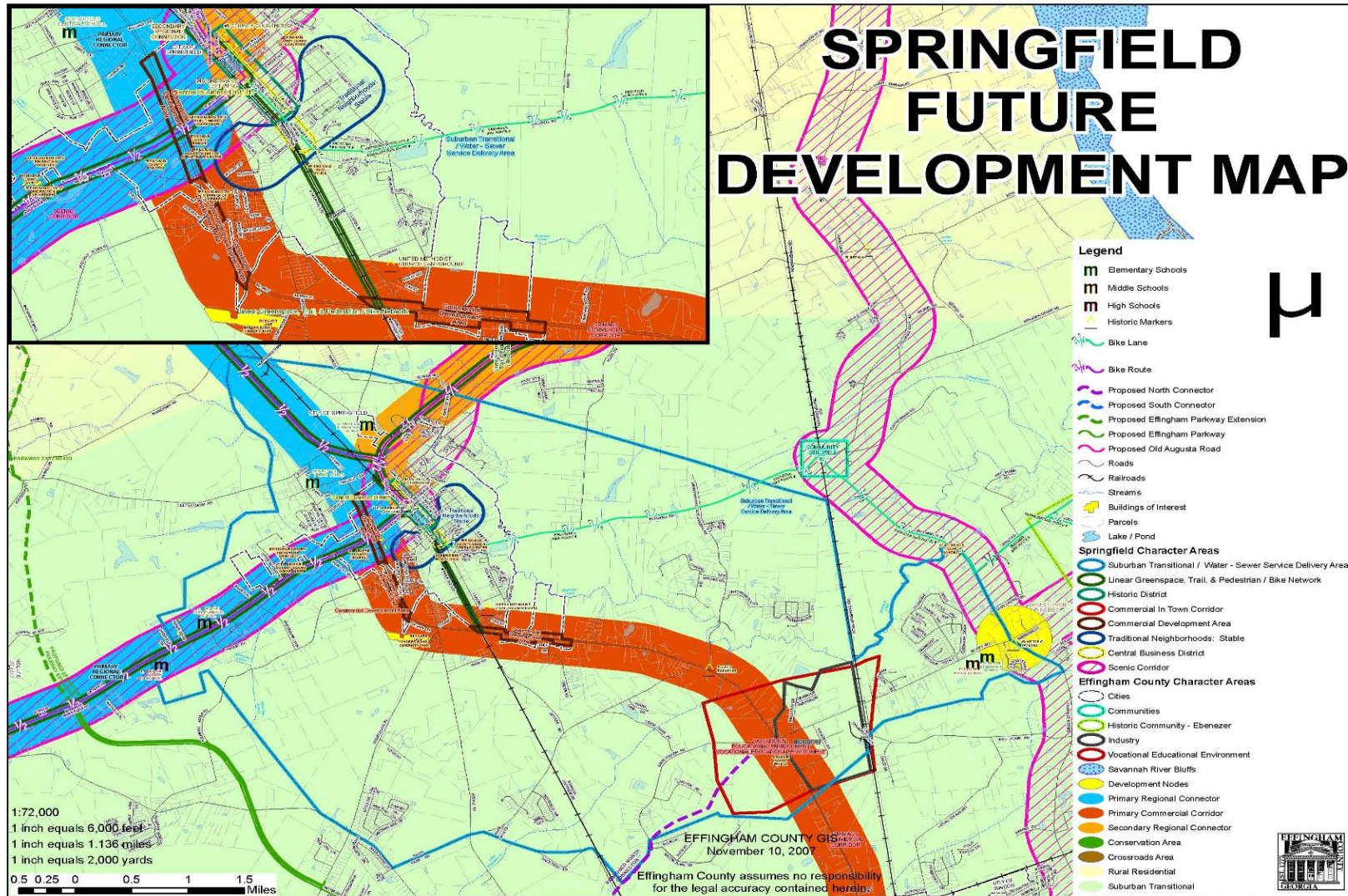
**Location:** North side of Rincon, starting at Springfield and extending to Northside Baptist Church. Also south of Rincon, from Town Park Drive (east and west) to Fort Howard Road.

**Vision:** To serve as a gateway into the community, where visitors will know they have arrived in Rincon, while providing a higher density of commercial development that is aesthetically pleasing and welcoming.



<i>Gateway Commercial</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Employment Options</li> <li>• Appropriate Businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Higher Density Commercial</li> <li>• Service-oriented Businesses</li> <li>• Small Businesses</li> <li>• Open space</li> </ul>	<ul style="list-style-type: none"> <li>• Create walkable areas and encourage connectivity</li> <li>• Promote opportunities that will provide for night-life entertainment</li> <li>• Encourage family-friendly activities and entertainment opportunities</li> <li>• Offer unique and diverse shopping, dining, and retail opportunities</li> <li>• Encourage a development pattern that is unique to Rincon’s culture and tradition</li> </ul>

City of Springfield



**SUBURBAN TRANSITIONAL AREAS**

**Description:** Formerly rural residential or farming land, these areas are increasingly experiencing development pressure characteristic of typical residential subdivisions. Neighborhood commercial will be retail development focused on serving the immediate residential areas on a neighborhood scale. These areas may be suitable for conservation subdivisions.

**Location:** All land adjoining current City limits. Comprises delineated water and sewer service delivery area.

**Vision:** To provide for orderly and compatible development to accommodate growth pressures where water and sewer services are readily available.



<i>Suburban Transitional Areas</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Growth Preparedness</li> <li>• Traditional Neighborhoods</li> <li>• Transportation Alternatives</li> <li>• Heritage Preservation</li> <li>• Open Space Preservation</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Low to medium density residential</li> <li>• Conservation Subdivisions</li> <li>• Neighborhood commercial in nodes</li> <li>• Public/Institutional</li> <li>• Parks/Recreation</li> <li>• Open space</li> </ul>	<ul style="list-style-type: none"> <li>• Use infrastructure to guide new growth by following service delivery strategy</li> <li>• Encourage master-planned developments with mixed uses</li> <li>• Require connectivity between each master-planned development and multiple site access points</li> <li>• Promote vehicular and pedestrian/bicycle connections to retail and commercial services</li> <li>• Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities</li> <li>• Connect to regional network of greenspace and trails, for both tourism and recreational purposes</li> <li>• Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture</li> <li>• Amend ordinances to allow for compact development and mixing of uses facilitating pedestrian activity</li> </ul>

**LINEAR GREENSPACE, TRAIL, AND BICYCLE/PEDESTRIAN NETWORK**

*Description:* Open space that follows natural and manmade linear features will be encouraged. Enhancement of these areas will provide pedestrian linkages, serve as an alternative transportation network, accommodate commuting to work or shopping, as well as recreational biking, walking and jogging.

*Location:* Old railroad line along Laurel Street as it runs through Springfield. Comprised of portions of State Bicycle Route 95 (Coastal) and Route 85 (Savannah River Run). New developments as appropriate.

*Vision:* To promote alternative modes of transportation through a network of sidewalks and trails allowing people to walk or bicycle to a variety of destinations.



<i>Linear Greenspace, Trail, and Bicycle/Pedestrian Network</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Transportation Alternatives</li> <li>• Heritage Preservation</li> <li>• Open Space Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• Parks</li> <li>• Open space</li> <li>• Multi-use trails</li> <li>• Passive recreation</li> <li>• Conservation areas</li> </ul>	<ul style="list-style-type: none"> <li>• Require set aside land for linear greenspace in new developments.</li> <li>• Draft or participate in a regional linear greenspace, trail, and pedestrian/bicycle master plan.</li> </ul>

**HISTORIC DISTRICT**

Description: Historic area containing landmarks, architecturally significant structures, civic or cultural uses of historic interest. Neighborhoods of older, well-kept homes surround the Central Business District and Judicial Complex. Narrow, tree lined streets are fronted by historic homes on small lots.

Location: Downtown around the Judicial Complex and east of Laurel Street, from Early Street to East Second Street.

Vision: Promotion and preservation of historic areas and structures that help to define Springfield’s character.



<i>Historic District</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Heritage Preservation</li> </ul>	<ul style="list-style-type: none"> <li>• Small-lot, single-family Homes</li> <li>• Multi-family Homes</li> <li>• Compact Attached and Detached Homes</li> <li>• Accessory Housing Units</li> <li>• Neighborhood Commercial</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare nomination for National Register of Historic places designation</li> <li>• Support historic preservation commission through appropriate funding and training</li> <li>• Adopt guidelines for the historic district</li> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate tax incentive programs</li> <li>• Require new development in the area to be of similar scale and architectural design to fit well into the historic fabric of that area</li> <li>• Pedestrian access and open space should be provided to enhance citizen enjoyment of the area</li> </ul>

**IN-TOWN COMMERCIAL CORRIDOR**

Description: Developed or undeveloped land paralleling the route toward town that is already or likely to experience uncontrolled strip development if growth is not properly managed. These areas are characterized by a high degree of access by vehicular traffic. Commercial enterprises are small in scale, pedestrian oriented, with landscaped parking lots.

Location: Laurel Street from Georgia Highway 21 to the Central Business District.

Vision: To focus on preserving the small town character of Springfield while marketing the economic development potential of this area as the gateway to the city.



<i>In-Town Commercial Corridor</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Infill Development</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Growth Preparedness</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood Commercial</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Draft a Gateway Enhancement plan for Laurel Street</li> <li>• Gradually convert corridor into town to an attractive boulevard with signage guiding visitors to downtown and scenic areas around the community</li> <li>• Enact design guidelines for new development</li> <li>• Encourage development that is aesthetically appealing and, therefore, more marketable</li> <li>• Require new commercial structures to be at the street front with parking to the side or rear of the building to minimize visibility from the street</li> <li>• Require parking areas to be landscaped to minimize visual impact on adjacent streets and uses</li> <li>• Upgrade the appearance of existing older commercial buildings with façade improvements or new architectural elements</li> <li>• Require inter-parcel connectivity when feasible along to limit number of access points</li> </ul>

**TRADITIONAL NEIGHBORHOODS: STABLE**

**Description:** Residential areas in older parts of the community with a wide range in age of housing stock. Characteristics will include high pedestrian orientation, sidewalks, street trees, on-street parking, open space, compatible infill development and neighborhood-scale businesses clustered along South Laurel Street.

**Location:** Residential area east and west of Laurel Street, from South Cedar Street to around Hickory Street.

**Vision:** To encourage appropriately scaled new development and redevelopment of architecturally similar homes that accentuate the neighborhood and existing traditional features.



<i>Traditional Neighborhoods: Stable</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Regional Identity</li> <li>• Appropriate Businesses</li> <li>• Housing Choices</li> </ul>	<ul style="list-style-type: none"> <li>• Small-lot, Single-family Homes</li> <li>• Condominiums/Empty Nester Housing</li> <li>• Accessory Housing Units</li> <li>• Neighborhood Commercial</li> <li>• Parks</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent and strict code enforcement to maintain appearance and preserve structures</li> <li>• Maintain original character by permitting only compatible infill development</li> <li>• Encourage homeownership and maintenance or upgrade of existing properties</li> <li>• Promote infill development of new, architecturally compatible housing on vacant properties</li> <li>• Provide strong pedestrian and bicycle connections to encourage residents to walk and bike to work, shopping, or other destinations in the area</li> <li>• Maintain and/or upgrade existing infrastructure</li> <li>• Develop a sub-area plan to identify trends and conditions specific to the neighborhood</li> </ul>



## CENTRAL BUSINESS DISTRICT

**Description:** The Springfield Central Business District will remain the center of county and city government, and provide shopping, dining, service-oriented small business opportunities. Development is oriented to the street with parking to the rear of the building or provided on-street.

**Location:** Downtown central business district from Early Street to Old Stillwell Road, and from Pine Street to the railroad right-of-way paralleling Railroad Avenue.

**Vision:** To serve as the governmental and commercial heart of the city while offering a part of the past architectural fabric and history with many opportunities for restoration and rehabilitation projects.



<i>Central Business District</i>		
<i>Quality Community Objectives</i>	<i>Typical Land Uses</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Traditional Neighborhoods</li> <li>• Infill Development</li> <li>• Sense of Place</li> <li>• Transportation Alternatives</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Traditional central business district retail</li> <li>• Mixed use</li> <li>• Cultural/Recreational</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Implement the master plan for Downtown Springfield</li> <li>• Consider design guidelines to preserve the architectural integrity and infill use restrictions</li> <li>• Provide incentives to promote rehabilitation of buildings in the downtown area and compatible new infill development</li> <li>• Continue pedestrian-orientation with strong walkable connections between different uses and adjacent neighborhoods</li> <li>• Enhance the entranceways to the CBD with streetscape improvements</li> <li>• Continue to work with Georgia DOT to divert heavy truck traffic from the CBD to 119 Bypass</li> <li>• Maintain and/or upgrade infrastructure</li> </ul>

**COMMERCIAL DEVELOPMENT AREA**

Description: Developed or undeveloped land along the Bypass that is already or likely to experience uncontrolled strip development if growth is not properly managed. These areas are characterized by a high degree of access by vehicular traffic.

Location: Springfield southern city limits along Georgia Highway 21 to the northern city limits.

Vision: To focus on preserving the integrity of Springfield while marketing the economic development potential of this area.



Commercial Development Area		
Quality Community Objectives	Typical Land Uses	Implementation Measures
<ul style="list-style-type: none"> <li>• Infill Development</li> <li>• Transportation Alternatives</li> <li>• Regional Identity</li> <li>• Growth Preparedness</li> <li>• Appropriate Businesses</li> <li>• Employment Options</li> </ul>	<ul style="list-style-type: none"> <li>• Highway Commercial</li> <li>• Residential</li> <li>• Office</li> <li>• Public/Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• Draft or participate in a regional corridor management plan for Highway 21</li> <li>• Encourage development that is aesthetically appealing and, therefore, more marketable</li> <li>• Require parking areas to be landscaped to minimize visual impact on adjacent streets and uses</li> <li>• Upgrade the appearance of existing older commercial buildings with façade improvements or new architectural elements</li> <li>• Require landscaped buffers between residential and commercial uses</li> <li>• Require inter-parcel connectivity when feasible along Highway 21 to limit number of access points</li> <li>• Enact design guidelines for new development</li> </ul>

**SCENIC CORRIDOR**

Description: The Historic Effingham-Ebenezer Scenic Byway winds its way from the Savannah River, through Springfield to the Ogeechee River following Georgia Highway 119. The segment of scenic rural highway will be targeted for special protection measures including litter control, sign regulations, design guidelines, land use controls or similar measures intended to maintain the attractiveness and rural character of the roadway. The protection measures will be spelled out in a corridor management plan approved by the State Department of Transportation.



Location: Georgia Highway 119 through Springfield following North Laurel Street to West Madison Street.

Vision: To protect and promote the scenic byway as a cultural and historic area that helps to give Springfield character and appeal.

Scenic Corridor		
Quality Community Objectives	Typical Land Uses	Implementation Measures
<ul style="list-style-type: none"> <li>• Open Space Preservation</li> <li>• Environmental Protection</li> <li>• Growth Preparedness</li> <li>• Regional Solutions</li> <li>• Regional Cooperation</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Traditional central business district retail</li> <li>• Residential</li> <li>• Public/Institutional</li> <li>• Passive parks and recreation</li> <li>• Open space</li> <li>• Conservation areas</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Historic Effingham-Ebenezer Scenic Byway Committee to draft a Corridor Management Plan according to DOT standards.</li> <li>• Adopt scenic corridor overlay design standards to preserve character of scenic corridor.</li> <li>• Improve sidewalks and streetscape throughout the central business district to enhance the scenic experience.</li> </ul>

## COMMUNITY ISSUES AND OPPORTUNITIES

---

### Introduction / County & Cities

The following sections contain issues and opportunities adapted from the *Community Assessment*. The original list of issues and opportunities was obtained using stakeholder input generated during workshops held in the summer of 2006. Refinement of the issues and opportunities are based on professional knowledge, steering committee input, and a review of the Supporting Analysis of Data and Information, also contained in the *Community Assessment*.

The Issues and Opportunities are categorized according to eight community elements, which are defined in the Department of Community Affairs (DCA) Local Planning Requirements. In addition, a ninth category called “Community Character” has been included because of the depth and range of public comments elicited that related specifically to design issues and the importance of these issues to the overall quality of life.

#### *Community Elements*

**Population Change**

**Economic Development**

**Natural and Cultural Resources**

**Community Facilities and Services**

**Housing**

**Land Use**

**Transportation**

**Intergovernmental Cooperation**

**Community Character**

## Unincorporated Effingham

### I. Population Change

#### Issues

##### *Accommodating growth while maintaining community character*

One of the challenges facing the county will be maintaining its sense of place and community character while accommodating rapid growth within its jurisdiction. Rural areas in the northern part of the county will experience increasing pressure for residential development, while all types of development in the fast-growing southern part of the county could either continue a dispersed growth pattern leading to further loss of community character, or concentrate in existing or planned population centers to make the most efficient use of land and infrastructure.

##### *Meeting the needs of more families and an aging population*

Future populations will consist of a greater percentage of retirees and elderly residents, and will require additional retirement housing, elder care and health care facilities. And although the population overall is projected to age over the next twenty-five years, there will also be more families in the near future, requiring continued expansion of the school system and additional public infrastructure and services. Future growth should therefore be closely coordinated with planning for new schools.

##### *Annexation*

The cities may annex high growth areas in the county to enhance tax revenues and increase economies of scale in their governmental services. As the population of the cities increases, demands will be placed on county infrastructure and required services, especially transportation and shared services such as recreation.

#### Opportunities

##### *Population and land use*

Effingham County has many areas of undeveloped land available in the county that can accommodate growth. The associated challenge will be to plan for and supply an appropriate housing mix, infrastructural network, and service delivery while discouraging scattered, disconnected development. Most development will need to be encouraged in concentrated areas in the county. An aging population will also mean that elder housing will need to be located relative to goods, services and health care facilities.

## II. Economic Development

### Issues

#### *Employment centers*

Spatial patterns of development are changing rapidly. The industrial sector is largely concentrated in existing industrial parks, although there are several large industries dispersed throughout the county. Health care and social services are likely to become increasingly concentrated in and around Springfield, due to the location of the hospital. The retail and service sectors, however, are becoming more dispersed to serve a growing population. These two sectors are developing primarily in the southern portion of the Highway 21 corridor, but will likely expand into other parts of the county in the near future.

#### *Limited employment base*

To help the county move beyond being a bedroom community, more local jobs are needed. In addition to attracting employers, the county also needs to increase training and education opportunities to meet the needs of the workforce and local employers. One possible strategy may be to recruit additional four-year college satellite campuses in the county.

#### *Lack of adequate shopping and services*

The county needs more local services and shopping venues, including full-service restaurants, grocery, retail, entertainment, etc., so that residents are not required to go outside of the community to meet their needs. Increased shopping and service-industry opportunities in the county will also encourage local spending and reduce travel times. The available commercial property and infill land in the already-populated areas of the county could be used for retail and service developments.

#### *Linking residential growth with commercial growth*

The construction sector currently benefits from a growing residential housing market. However, other economic benefits should be considered that relate to residential development patterns and land use. This includes the ability to attract businesses to the county and locate them around population centers. When choosing potential business locations, commercial establishments typically evaluate the quantity of residential development within close proximity to the potential site. Therefore, residential growth that is more concentrated may encourage more businesses and commercial developments to locate within the county.

## **Opportunities**

### *Industrial Growth*

The IDA, Chamber of Commerce and private developers are working to expand and recruit new industry to the county's existing industrial parks. Proposed parks elsewhere in the county – at the I-16 interchange, the research park west of Rincon, and by Highway 21 near the Chatham County line – will allow increased industrial, office, and research development

### *Encouraging appropriate business growth and diversity*

Rapid growth in Effingham County is bringing with it changes in the type, location and scale of business opportunities. Until recently, large tracts of land have been available in close proximity to the Port of Savannah, interstate highways, and rail lines. As a consequence, industrial development has been the dominant form of business investment in the county. However, with the growing population and demands for more service-oriented businesses, the county's economy is becoming more diversified. The county should work with the Economic Development Authority to continue diversification of business and industry.

### *Implement and expand economic development plan*

The current economic development plan will be instrumental in addressing larger issues of the diversifying economy and the recruitment of high-quality commercial enterprises that will generate jobs and provide additional services for residents. However, the plan will need to be expanded beyond the five-year time horizon and updated on a regular basis to reflect the changes and new opportunities for economic growth in the county.

### *Expand Sustainable Agriculture*

Environmentally-friendly agrarian practices can serve some of the produce needs of the local population. Organic farming and other local, sustainable agricultural practices will encourage greater consumer awareness and more opportunities for local shopping. As fuel prices continue to rise, people have an increasing awareness of personal responsibility. Food safety issues are also of increasing concern, leading to a greater market base for locally-grown produce. Continuing agricultural practices in the county will further help to maintain the county's rural character cherished by many residents.

## **III. Natural and Cultural Resources**

### **Issues**

#### *Lack of arts and entertainment facilities*

Local opportunities for cultural enrichment are limited, requiring many residents to leave the community for such activities as theater, live music, festivals, and museums. Community gathering places and cultural / arts facilities located in the county will promote ongoing cultural

activities and provide greater opportunities for locals to attend such events. A centrally-located performing arts auditorium, for example, would serve the county and its municipalities, allowing for a diversity of programs and public uses. Such a facility would also establish an ideal focal point for a mixed-use development node.

#### *Loss of community character and agricultural heritage*

As the southern end of the county becomes increasingly developed, there will be added pressure on other parts of the county to absorb some of the growth. Many residents observe that the southern part of the county once looked like the north, but today has lost much of its rural identity as new commercial and residential developments appear on the landscape. One of the challenges that the county will face is creating a new identity in the southern end while maintaining the rural character of the north.

#### *Impacts to wetlands and floodplains*

A large portion of the total area (approximately one-third) in the unincorporated county is comprised of wetlands. The Georgia Planning Act identifies wetland areas as key natural resources and recognizes their importance in the land-use planning process. These areas provide valuable floodplain storage and water quality treatment for stormwater runoff. Effingham County has relied on the U.S. Army Corps of Engineers (ACOE) permitting program to minimize impacts on wetlands. However, this program does allow wetland impacts if mitigation is provided. Since the mitigation areas may be located outside the county, this will likely result in a net loss of valuable wetlands to the county. The county has also begun coordination with the ACOE to garner support for preserving and utilizing floodplains as regional detention areas. Development within the floodplains, especially when areas are filled, can have major cumulative impacts affecting drainage patterns and property values.

#### *Tree preservation*

The county is losing its forest cover to new developments, resulting in the loss of green space, habitat, and natural stormwater retention. Currently, the county does not have a tree ordinance that would protect existing trees or require new trees to be planted. A tree ordinance would discourage clear cutting and the loss of forest land, while requiring developers and property owners to replace any trees that need to be cut with new plantings. Mature trees with larger diameters should also be recognized by the ordinance as having greater environmental and aesthetic significance than newly-planted trees, which take many years to reach mature size. The tree ordinance must also recognize the difference between the monoculture of planted pine crops and forest land which is more diverse.



*Diminishing water resources*

Effingham County has recently expanded its water resources through the addition of a surface water supply from the City of Savannah. The source for this surface water, Abercorn Creek, is located in Effingham County. Chatham County has developed a Source Water Protection Plan (SWPP) to protect the quality of this water supply. However, to date there has been no regional effort to develop or implement a Source Water Protection Plan (SWPP). However, now that Effingham County is served by City of Savannah, water supply watershed protection has become a more immediate and tangible priority for Effingham County. Effingham County has adopted and is enforcing a Stormwater Ordinance which protects the water supply watershed, in addition to other watersheds within the county.

Water withdrawal from the aquifer, which provides much of the private water supply, also needs to be carefully regulated to prevent draw down. In order to prevent groundwater contamination from development, the Georgia Environmental Protection Division (EPD) has established minimum criteria for groundwater recharge areas. These criteria are to be incorporated within local ordinances/zoning regulations. The county must ensure that all of these criteria are met and that their ordinances are adequately enforced.

*Septic waste systems*

Septic tanks are enclosures that store and process human wastes. They are prevalent throughout the county, especially in rural areas. The improper placement of septic absorption fields and poor percolation can cause partially-treated waste water to drain into the soil and groundwater, while clogging of the system can cause overflow of untreated water into surface waters and threaten human health. Septic systems should only be installed where soil conditions, water table location, and subsurface geology are optimal. Septic systems should not be allowed wherever public water and sewer are available.

**Opportunities***Preserve historic sites and communities*

Numerous historic sites – including five listings on the National Register of Historic Places – and the remnants of Ebenezer, a colonial-era settlement, can be found in the county. The Natural and Cultural Resources Appendix contained in the *Community Assessment* also mentions eighty-three other historic properties which are potentially eligible for the National Register. Combined, these historic resources contribute to the county's character and are part of what make Effingham unique. As such these resources need to be protected from overdevelopment and incompatible land uses. Preservation of historic sites along the Savannah River, which includes Ebenezer, can further serve to protect surrounding natural resources and wetlands from inappropriate development. Protection of these historic sites also enhances opportunities for tourism and economic development.

*Protecting river resources while enhancing access*

The Savannah and Ogeechee Rivers form two of the county's natural borders. Lands adjacent to the rivers should be protected using the Department of Natural Resources minimum standards for river corridors, which apply to all property within 100 feet of the river. Rigorous enforcement of these standards will minimize the impacts of development and ensure that natural resources are protected within the prescribed buffer. As evidence becomes available that demonstrates the need for an extended or enhanced buffer zone, the county should adopt this as part of its standards.

In addition to protecting lands near the rivers, the county should continue to promote public access for recreation. Enhanced recreational opportunities at the river would include boating, canoeing, swimming, hiking, bicycling, and wildlife viewing. The availability of facilities that allow such recreational uses will also increase public awareness of the rivers as natural resources and promote their long-term conservation.

*Preserve green spaces and agricultural areas*

The northern end of county contains beautiful agricultural land, part of Effingham's community character and one of the county's greatest amenities. With increasing population growth and development pressures, protection of these diminishing resources, as well as other green spaces, will be important if the county is to maintain its rural character.

*Re-use the Atlas Sand property*

Effingham County currently owns a 300+ acre site near the Ogeechee River, formerly known as Atlas Sand. This site has been used for many years for sand mining, which has resulted in the formation of several large lakes. A redevelopment plan was developed for the site to transform it into a regional park. The county should continue to pursue this transformation both as an asset to county residents and to draw visitors to the county from the region.

**IV. Community Facilities and Services****Issues***Rising costs of public infrastructure and services*

With more growth and development comes the need for additional infrastructure and services, such as roads, sewer, water, sanitation, schools, public safety, and emergency services. The county currently exacts impact fees to cover costs associated with expansion of infrastructure and services which are required by new industries, commercial development, and residential subdivisions. However, the ongoing operations and maintenance of these facilities and services will need to be assessed to determine what the actual costs are to the public. In order to lower infrastructure costs and increase efficiency of service delivery, the county, in partnership with its

municipalities, should encourage growth to occur in places where infrastructure and services are already concentrated.

#### *Location and availability of parks and recreation facilities*

Existing residential subdivisions and neighborhoods are typically disconnected from parks and recreation facilities. To remediate this disconnect, subdivisions should provide residents with adequate park space and other amenities, such as bicycle and walking trails. Wherever possible, networked pedestrian and bicycle paths should link residential areas, public parks and recreation facilities.

#### *Lack of recycling services*

In order to divert materials from landfills and to maximize the life cycle of post-consumer goods, the county should implement a recycling program. A recycling plan that considers curb-side pick up along with comprehensive drop-off points should be created to guide the implementation and ongoing operations of the program. Such a plan would include public input and outline multiple options for recycling in an effort to make the program accessible and convenient for the largest number of residents.

### **Opportunities**

#### *Improved public recreation facilities*

The Effingham County Parks and Recreation Department operates 10 parks and recreational facilities throughout the county, including those located within the city limits of Guyton and Springfield. The county is currently in need of a sports complex and other recreation facilities, especially in the southern end. A sports complex could provide multiple benefits: a greater variety of activities for residents, as well as a venue for large events, such as regional athletics tournaments, which would bring more visitors to the community.

#### *Re-use water*

Effingham County's recently-constructed, tertiary-treatment wastewater facility produces high-quality effluent which can be used for irrigation. Given the critical limits of water resources in the region, reuse water is an excellent water source for irrigation, especially for the county's rapidly growing residential sector. The county must find ways to effectively implement this resource.

## V. Housing

### Issues

#### *Housing growth has not yet peaked*

As stated in the Housing Data Appendix in the *Community Assessment*, housing production and population growth accelerated to nearly five percent between 2000 and 2005. However, growth is not expected to peak until after 2010, when rates are projected to undergo a gradual decline and then level off by 2030. Since the 1990s housing demand has manifested itself primarily in the form of single family subdivisions, although mobile home placements have also increased at a high rate. A natural demographic transition will occur as the population establishes itself, the median age increases, and children leave home. Between 2010 and 2015, demand for multi-family owner and renter housing will measurably increase as the community matures. The demand for housing options, driven by an increasingly older and more affluent population seeking more specialized niche communities, will require more units aside from the typical single family housing found in many subdivisions.

#### *Lack of affordable housing*

Reducing or stabilizing the number of cost burdened households requires a multi-faceted approach on the part of local government. Strategies to be considered include increasing rental unit production, providing for more compact single-family and multi-family infill development, and proposed development nodes. Non-profit community development corporations and faith-based organizations such as Habitat for Humanity may be important mechanisms for increasing production of these forms of housing.

#### *Special needs housing*

Special needs housing, which accommodates those who require special help or supervision, will require increasing attention as the population increases. As the county grows and diversifies, and as families become smaller and more dispersed, special facilities are needed to care for developmentally disabled, physically disabled, and elderly populations. Other special needs populations, including those with alcohol and drug dependence, mental illness, and recent criminal records, may also require more attention in the future.

### Opportunities

#### *Infill housing*

The higher growth rates in the unincorporated areas suggest the need to consider opportunities for infill housing closer to existing commercial centers and public facilities. Many households are limited by disabilities, age-related limitations, or automobile ownership. Availability of housing within walking distance of goods and services is vitally important to such households. While it is likely that remote greenfield locations will remain the dominant form of housing

development in coming years, it is essential that the county recognize the benefits of encouraging infill housing.

#### *Promote historical housing stock*

As mentioned in the Natural and Cultural Resources section of this chapter, the county contains numerous historic houses and structures. There are many opportunities to renovate and adapt these structures to meet contemporary housing needs, while at the same time preserving part of the county's architectural heritage and reducing the need for new construction. In addition, these structures can frequently be converted to support office or commercial uses, where appropriate. Architectural guidelines should be considered for some areas of the county.

## **VI. Land Use**

### **Issues**

#### *Land use and transportation planning need to be coordinated*

The usual development response to road improvements and new roads is to develop land that has been made newly accessible or more desirable by road construction. An effective transportation plan will address increased mobility and connectivity, but it should also consider future land uses and the potential for growth and development to be influenced by transportation decisions. In areas where the county wants to limit or restrict growth, such as conservation areas, wetlands and floodplains, careful consideration must be given to road improvements and to the construction of new roads, in coordination with the future land use plan.

#### *Segregated land uses*

Currently, most development in the county is segregated in terms of use and location. The daily needs of residents – shopping, working, recreating, and dining – are typically separated from one another, so that residents must drive to each use. Mixed-use developments and traditional neighborhood developments (a type of planned community) which provide housing, shopping, employment, parks and recreation facilities will encourage residents to reduce vehicle travel and provide opportunities to walk or bicycle to their destinations. Zoning ordinances that allow mixed-use development by right will increase the options for developers as well as provide more choices for residents who wish to live in a variety of communities.

#### *Loss of agricultural lands*

Due to the county's high growth rate, there has been a decline in agricultural and silvacultural activity as well as the increased amount of developed property, some of which has occurred on former agricultural lands. Early in the county's history and up through the twentieth century, the county's residents were able to support themselves partially through local farming. Today, with subsistence farming a thing of the past, much of the county's agricultural heritage is in danger of

disappearing. Making it economically attractive to own agricultural (and forest) lands again should be a county priority; policies that protect existing agricultural uses and encourage new ones must be implemented if the county is to retain its vital farmland.

### **Opportunities**

#### *Plan growth where infrastructure and services already exist*

The areas where the county provides water and sewer are opportune locations for future development which reduces demands on county services. Growth in these areas should include mixed use communities, commercial nodes, and a variety of housing types. The county should also allow higher densities in places where infrastructure and facilities are already in place, to take greatest advantage of their proximity. These developed areas would then become activity centers that serve daily needs of the community while reducing the cost of infrastructure and services.

## **VII. Transportation**

### **Issues**

#### *Reliance on automobiles*

Most residents must rely on their vehicles for traveling to and from their destinations. Most residents understand that traffic congestion will likely worsen as the population increases. Alternatives to the automobile – walking, bicycling, and public transit – will offer residents more mobility choices and reduce automobile dependency.

#### *Inter-parcel connectivity and points of conflict*

Commercial development of single parcels has resulted in “strip development” and segregated business activities. Each parcel or development that has a separate access creates a potential point of traffic conflict and reduces the efficiency of arterial roads. Roadway design and access management should ensure that new transportation facilities provide greater connectivity, better travel efficiency, and reduction of hazardous conditions.

#### *Disconnected subdivisions*

Accessibility between residential subdivisions is typically restricted to vehicle travel along collector roads, as many subdivisions are isolated and only have single entrances and exits. To promote greater accessibility and mobility options and increase efficient delivery of services, subdivisions should be linked with a network of shared roads that allow movement through and between subdivisions. Such linkages shorten travel distances, improve public safety, and promote walking and bicycling between residential areas and other nearby uses.

### *Lack of public transportation*

For residents with limited means, or for those who would like an alternative to the auto commute, there are currently few options in the county. A rural transit system would introduce public transportation into the county. Regional bus routes – for example, linking Effingham County with Savannah – may also reduce automobile commutes. However, long-term public transportation solutions may require a more permanent and sustainable system than rural transit. As the county continues to grow, transportation alternatives should be continually re-evaluated. The county should also be prepared to participate in a regional commuter rail plan should one emerge.

## **Opportunities**

### *Transportation plan*

The county currently lacks a long-range transportation plan. In cooperation with the cities, the county should create a long-range transportation plan to address proposed long-range mobility in the county. The plan should also take into account regional transportation demands, traffic forecasts, and the plans of surrounding jurisdictions. Future land uses and development patterns, as mentioned previously, should be intimately linked to the transportation plan. Also in conjunction with the land use plan, the transportation plan should be updated regularly to reflect new initiatives, funding opportunities, and public needs. The county is taking pro-active steps in promoting regional transportation through the development of the Effingham Parkway and this regional, long-term planning should continue.

### *Pedestrian routes and bicycle networks*

Several bicycle routes through the county already exist, but they do not form a continuous network that links residential and commercial areas. Extending these networks and providing bicycle facilities will provide a valuable alternative mode of transit in the county, especially at the southern end where development is becoming increasingly contiguous along major roads. In areas where commercial developments are located near housing, sidewalks and pedestrian amenities along the public right-of-way should also be provided.

### *Scenic corridors*

The county's scenic roads, along with its natural resources and historic sites, are irreplaceable components which together form the area's unique character. Honey Ridge Road and Old Louisville Road, for example, are regarded by many residents as valuable aesthetic and historic corridors that need to be protected from inappropriate development, obstructive signage, and clear-cutting. Designation of these corridors as scenic resources will help guide an appropriate level of development while retaining the qualities that make them unique.

## **VIII. Intergovernmental Coordination**

### **Issues**

#### *Cooperation between county and cities*

Relations between the county and the cities have been both positive and negative in the past. The jurisdictions should commit to working together for the benefit of the overall community. An established line of communication between various entities in the county can support an open dialogue to address community issues collectively.

#### *Coordination of public safety*

Proper naming and numbering of streets and addresses is critical to public safety and also promotes better service delivery. The county and cities should work together to develop a well-coordinated system for coordination of street names, subdivision names, and mapping efforts between the cities and the county

#### *Regional coordination*

The coastal region is experiencing tremendous growth. Effingham County is still largely serving as a bedroom community to Chatham County and this trend will likely continue into the future, even after Effingham experiences a growth in business and office development. Regional coordination, especially for transportation, is critical for continued success of both the county and the region.

#### *Allocation of Local Option Sales Tax (LOST) dollars*

Currently, the allocation of LOST dollars has been a contentious issue, particularly to determine if the allocation should be based on population of each jurisdiction, point-of-sale or a combination of the two. As the cities and county continue to explore the potential for coordinated and consolidated services, funds should be properly allocated to support the services provided. A unified approach is strongly needed to maintain a cooperative relationship between all local governments.

### **Opportunities**

#### *Consolidation of services*

To most efficiently meet the needs of the growing population within the cities and the county, the local governments should evaluate the potential for the consolidation of services. Proper structuring of authorities for parks and recreation, water and sewer, or other services, ensures that each local government is represented. Consolidation of services can provide for improved and more efficient services.



## **IX. Community Character**

### **Issues**

#### *Loss of community character*

Current development is at odds with the county's rural and small town heritage. While change is necessary and inevitable, the aesthetics and construction of new developments should be more contextual and cohesive. Newly-developed and redeveloped areas should be sensitive to their surroundings through careful site planning and architectural design, utilizing design techniques that respect local character and seek to improve the public realm.

#### *Lack of identity*

As the county has experienced tremendous growth, a unified sense of identity has not emerged. Historic communities located at crossroads and former railroad stops, can provide inspiration for new developments to promote walkable, mixed-use communities. These planned developments and revitalized crossroads can then serve as community focal points, establishing a sense of place and a new identity for Effingham. In more rural areas of the county, cluster developments can provide new development opportunities while maintaining the county's identity.

### **Opportunities**

#### *Historic precedents*

Existing downtown neighborhoods such as Springfield, and historic settlements such as Ebenezer, serve as "donors" for architectural and community design elements. The county's historic structures possess architectural details, proportions and building scales that are unique to the region and can be adapted for new developments. The layout of historic communities, with their connected street network, public spaces and human-scaled building dimensions, offer useful patterns for the planned communities of tomorrow.

#### *Commercial district design*

The predominant "strip mall" development is typically not designed to be sensitive to pedestrian activities. New buildings and commercial centers are typically oriented toward vehicles, with a design and layout that is not as functional for any other type of transportation. Many commercial developments have no relation to local or regional architectural practices. In many instances, compatible commercial land uses would be integrated with residential and public uses. Where this is not feasible or possible, commercial centers should adhere to design standards that support local community character and cater to both automobiles and pedestrians.

#### *An attractive public realm*

The planning and design details of public right-of-ways, parks, public facilities, and civic spaces should reflect the overall aspirations and achievements of Effingham County and its residents.

The public realm should be an attractive, amenable and democratic place, open to all residents and visitors. The design of the public realm therefore needs to be facilitated by a range of stakeholders, including citizens, elected officials, county staff, planners, architects, and developers, to ensure that it offers the best that residents expect and deserve.

*Quality of life*

In efforts to plan and design the physical structures and infrastructures of the community, the need to enhance resident's quality of life should always be at the fore. In every site plan that is developed and in every county review of development proposals, consideration must be given to the near-term and long-term needs of residents and users. Quality of life amenities and facilities such as sidewalks, street lamps, bicycle trails, passive parks, dog walks, playgrounds, sports fields, and public art should be integrated into the community fabric rather than added as an afterthought. Provision of these amenities will be essential to attracting new residents and creating a high quality of life for existing residents.

## City of Guyton

### I. Population Change

#### Issues

*Accommodating growth while maintaining community character*

One of the challenges facing the City of Guyton will be maintaining its sense of place and community character while accommodating rapid growth and development within its jurisdiction.

*Meeting the needs of an aging population and more families*

Future populations will consist of more retirees and elderly residents, and will require additional retirement housing, elder care and health care facilities. And although the population overall is projected to age over the next twenty-five years, there will also be a continued growth of families in the near future, which will require continued expansion of the school system and additional public infrastructure and services.

#### Opportunities

*Population and availability of land for annexation into the City*

There is undeveloped land available for annexation that can accommodate this growth. The associated challenge will be to plan for and supply an appropriate housing mix, infrastructural network, and service delivery while discouraging scattered, disconnected residential development. Residential development will need to be encouraged in areas sustainable development patterns. An aging population will also mean that elder housing will need to be located relative to goods, services and health care facilities.

### II. Economic Development

#### Issues

*More clear vision is needed for future economic development, with better efforts to help small local businesses flourish and bringing more higher-wage employment opportunities*

Guyton lacks sufficient jobs and economic development opportunities for local residents. In order to provide better employment opportunities and to promote the growth and success of small, local businesses, Guyton needs to outline a vision for its future economic development, with efforts aimed at helping grow local businesses.

*The City needs more service-oriented businesses to meet the needs of the community*

The City lacks choice with regards to grocery stores, dining and entertainment in order to meet the service-oriented needs of the community.

## **Opportunities**

*Guyton has a cohesive, central downtown where most of the shops and businesses are occupied and operating*

The City has a strong sense of place due to its quaint, small-town feeling and active businesses to attract both local residents and visitors and tourists to invest time and money. All of these attributes add to the high quality of life that Guyton offers.

### *Heritage Tourism*

From its historic buildings on narrow streets to its rich history as an historic railroad town, Guyton is a historic city that could be a draw in heritage tourism.

### *Downtown restoration and enhancement*

Guyton has the opportunity for downtown restoration and enhancement.

### *Effingham County Industrial Park*

The City of Guyton has the opportunity to benefit as the county industrial park continues to develop due to the increasing population, proximity to the Ports, and regional road network.

## **III. Natural and Cultural Resources**

### **Issues**

*There is a concern for the loss of community character and heritage and a lack of protection of historic and cultural resources*

Many local residents are unaware of the presence and significance of natural and cultural resources such as wetlands and historic buildings and, therefore, there is a concern for the loss of such resources. It is important to ensure that the protection and conservation of the community's resources are made known to local residents and will play an important role in the decision-making process.

*There is a need for more greenspace and parkland in the City of Guyton as well as preservation of open space and requirements for areas to be set aside for active recreation*

There is a need for the city to create more open space and park areas for the recreation of the residents, which can include expanding walking and biking trails that will connect to those existing, more investment in open space and parks, and more controlled and compact development that encourages the preservation of open space and connectivity through a trail network.

## **Opportunities**

*There are opportunities to celebrate the City's character and heritage through community events*  
Through events such as the Tour of Homes, rummage sales in the railroad median, Bluegrass Festival, Christmas Parade, tree lighting ceremonies, dance classes and concerts, residents are able to come together and celebrate tradition and enhance the character of the City.

### *High quality of life with small-town feel*

From its small-town character and historical features to its proximity to both Savannah and Statesboro, the City of Guyton provides a high quality of life to local residents and the opportunity for heritage tourism to tourists and visitors.

## **IV. Community Facilities and Services**

### **Issues**

*As population increases, the expected level of service is beyond the City's capacity as well as adequate administrative staff to serve their needs*

As growth continues, there needs to be more coordination between where the growth occurs and availability of public facilities in order to avoid a decline in locally adopted level of service for the residents of new communities.

### **Opportunities**

*There is money available for water and sewer infrastructure improvements*

The City has been successful in getting a Community Development Block Grant (CDBG) to extend sewer services, and is currently seeking CDBG monies to extend wastewater treatment to those residents currently on septic.

*The City is able to provide excellent police and fire protection to its residents*

With a low crime rate and a strong volunteer fire department, the city provides a safe and desirable place for residents.

## **V. Housing**

### **Issues**

*There is a need for more affordable housing, multi-family housing, and housing for seniors*

With the increasing diverse population comes a need for diverse housing choices. A range of housing size, cost and density should be provided in the city to make it possible for all who work in the community to also live in the community, thereby reducing commuting distances.

*Property values and other associated costs for homeowners are rising*

One of the challenges City officials face is to maintain affordable housing choices in the face of increasing property values and demand for buildable land.

### **Opportunities**

*Guyton is an attractive retirement destination for area workers*

With its rural character, historical features, and proximity to larger cities like Savannah and Statesboro, Guyton is an ideal community for retirees. The city needs to continue to promote its popularity as a retirement destination through housing choices and recreational opportunities.

*The City is beginning to see more options in the housing market*

Habitat for Humanity is active in the community, and the city, in its early stages of growth, is starting to see a growing inventory of starter homes.

## **VI. Land Use**

### **Issues**

*There is an insufficient amount of land set aside for active recreation in the City and developers are not required to set aside such land as new development occurs*

There already exists a lack of open space and land available for active recreation, which is increased by the rapid development coupled with the lack of regulations in place requiring or promoting the preservation of open space and land to be set aside for recreational purposes.

*Competition for growth has an impact on development patterns*

Competition among the county and other cities for growth of tax base causes uncoordinated and often inefficient development patterns that may impair future growth prospects.

### **Opportunities**

*There is land available for annexation into the City that would allow for open space preservation and active recreation*

There is undeveloped land available for annexation into the city which could allow for opportunities to provide open space and land used for active recreation purposes. The city also can institute more regulations to require developers, as this land is developed, to preserve land for open space and active recreation.

*The City has the opportunity to expand on its existing downtown by adding a much needed civic center*

While the City has a cohesive and central downtown, there now exists an opportunity to expand its downtown by converting the old school gym into a civic center.

## **VII. Transportation**

### **Issues**

*The City lacks connectivity with regard to multi-use trails, streets, and neighboring communities*  
Local multi-use trails are not linked with those of neighboring communities, the region, or the state, which could help ease the road congestion. In addition, streets in new developments are not connected to or compatible with those in neighboring residential and commercial communities.

### **Opportunities**

*Highway 119 Georgia Bike Route and other opportunities for alternative modes of transportation*

There is an existing trail, Highway 119, designated as a Georgia Bike Route. The city is also planning a rural transit program.

## **VIII. Intergovernmental Coordination**

### **Issues**

*There is a lack of coordinating planning efforts with adjacent communities*

City officials should take more opportunities to pursue joint processes for collaborative planning and decision-making with regard to land near areas of mutual boundaries, recreational services, public facilities, and other cultural amenities.

### **Opportunities**

*Guyton has a good relationship with the County and other cities, with collaborative efforts currently underway*

Guyton is currently working with the County and Springfield on increasing wastewater infrastructure capacity. The long-term prosperity of the city is largely dependent on successful partnerships with officials from adjacent communities and community stakeholder groups. The city also works with the County on planning service delivery areas.

## **IX. Community Character and Design**

### **Issues**

*There is a concern for the loss of community character and design in the City*

Many are concerned with the potential loss of community character, heritage, and design of the City of Guyton due to a lack of awareness and protection of such cultural resources.

**Opportunities**

*The City takes advantage of opportunities to promote the character of historic Guyton through community events*

Designated as an historic railroad town, the city celebrates its heritage and tradition through various events, such as the annual Tour of Homes, which encourage residents to get involved and promote the uniqueness of Guyton.



## City of Rincon

### I. Population Change

#### Issues

*Accommodating growth while maintaining community character*

One of the challenges facing the City of Rincon will be maintaining its sense of place and community character while accommodating rapid growth and development within its jurisdiction.

*Meeting the needs of an aging population and more families*

Future populations will consist of more retirees and elderly residents, and will require additional retirement housing, elder care and health care facilities. And although the population overall is projected to age over the next twenty-five years, there will also be a continued growth of families in the near future, which will require continued expansion of the school system and additional public infrastructure and services.

#### Opportunities

*Population and availability of land for annexation into the City*

There is undeveloped land available for annexation that can accommodate this growth. The associated challenge will be to plan for and supply an appropriate housing mix, infrastructural network, and service delivery while discouraging scattered, disconnected residential development. Residential development will need to be encouraged in areas sustainable development patterns. An aging population will also mean that elder housing will need to be located relative to goods, services and health care facilities.

### II. Economic Development

#### Issues

*There is a need for more commercial development in Rincon, along with better efforts to help small local businesses flourish*

Rincon lacks sufficient jobs and economic development opportunities for local residents. In order to provide better employment opportunities and to promote the growth and success of small, local businesses, Rincon needs to better outline a vision for its future economic development, with efforts aimed at helping grow local businesses.

*The City needs more service-oriented businesses to meet the needs of the community*

The city lacks choice with regards to restaurants, grocery stores, and other forms of dining and entertainment in order to meet the service-oriented needs of the community.

## **Opportunities**

*Rincon, already known as the “commercial center” of the County, is welcoming to new commercial growth and has land available for growth*

Besides being the largest municipality in Effingham County, Rincon is also known as the commercial center of the County. The city provides a great deal of employment opportunities for its residents, with approximately 15 percent of its total existing land use dedicated to commercial and/or industrial uses. There is land available for annexation into the city for more commercial and industrial growth.

### *Proximity to regional transportation*

Rincon is conveniently located in proximity to rail facilities, Interstate 95, and the Savannah-Hilton Head Airport, providing the opportunity for goods and services to be easily moved in and out of the city.

### *Downtown restoration and enhancement*

Rincon has the opportunity for downtown restoration and enhancement.

### *Effingham County Industrial Park*

The City of Rincon has the opportunity benefit as the demand continues for industrial development due to the increasing population, proximity to the Ports, and regional road network. Rincon also has the opportunity to benefit from a mega site located nearby in the City of Pooler.

## **III. Natural and Cultural Resources**

### **Issues**

*There is a concern for the loss of community character and heritage and a lack of protection of historic and cultural resources*

Many local residents are unaware of the presence and significance of natural and cultural resources such as wetlands and historic buildings and, therefore, there is a concern for the loss of such resources. It is important to ensure that the protection and conservation of the community’s resources are made known to local residents and will play an important role in the decision-making process.

### *The City lacks a central gathering place*

Rincon is in need of a “central” gathering spot to host civic events. Residents would like to see such a place that would serve as a local venue for cultural and entertainment activities.

## **Opportunities**

*High quality of life with small-town feel*

From its small-town character and historical features to its proximity to Savannah, the City of Rincon provides a high quality of life to local residents.

## **IV. Community Facilities and Services**

### **Issues**

*Rincon's infrastructure planning is inadequate*

There is a need to improve the water-sewer infrastructure in the city, including better plans for Coordinated water or sewer services in the areas where rapid growth is occurring.

### **Opportunities**

*The facilities and programs provided by the Recreational Department are successful and widely-used*

Rincon is continually acquiring new land to prepare for recreation and organized sports, including the addition of two new parks, with a third new park that will tie into the new YMCA.

## **V. Housing**

### **Issues**

*New residential development lacks options for the growing diverse population*

Much of the new residential construction is limited to a single-housing type, specifically starter homes. In addition, existing housing choices do not offer much of a range to meet the needs of the growing market.

### **Opportunities**

*There is an abundance of starter homes and some subsidized housing available*

The city has an abundance of affordable housing available to meet the needs of the residents.

## **VI. Land Use**

### **Issues**

*Rincon's rapid development patterns are consistently spread out and do not create safe and pedestrian-friendly environments*

Current patterns of development throughout the City are not consistent of interactive communities where residents have alternatives to getting to school, shopping, recreational centers and homes other than vehicular transportation.

*Competition for growth has an impact on development patterns*

Competition among the county and other cities for growth of tax base causes uncoordinated and often inefficient development patterns that may impair future growth prospects.

**Opportunities***There is land available for annexation into the City*

There is undeveloped land available for annexation into the city which could allow for opportunities to provide more open space, greenspace, and land used for new developments with more connectivity and more safe, pedestrian-friendly infrastructure.

*The City has the opportunity to develop a new town center*

Rincon has the opportunity and is currently in the process of defining the downtown area and creating a town center, where residents could gather for shopping, dining, and other forms of entertainment and cultural activities.

**VII. Transportation****Issues***There are few alternatives to the automobile for traveling from place to place*

With no public transportation and insufficient sidewalks, bike trails, and inadequate safety features in place, the city is not pedestrian or bike friendly.

*The City lacks connectivity with regard to multi-use trails, streets, and neighboring communities*

Local multi-use trails are not linked with those of neighboring communities, the region, or the state, which could help ease the road congestion. In addition, streets in new developments are not connected to or compatible with those in neighboring residential and commercial communities.

**Opportunities***The City has an opportunity to develop a multi-use trail*

Rincon currently has the opportunity to develop a multi-use trail on the railroad tracks that could provide recreational opportunities, as well as alternatives to vehicular transportation thereby helping ease road congestion.

## **VIII. Intergovernmental Coordination**

### **Issues**

*There is a lack of coordinating planning efforts with adjacent communities*

City officials should take more opportunities to pursue joint processes for collaborative planning and decision-making with regard to land near areas of mutual boundaries, recreational services, public facilities, and other cultural amenities.

### **Opportunities**

*Rincon has a good relationship with the County and the other cities*

The City cooperates with the County on service delivery areas.

## **IX. Community Character and Design**

### **Issues**

*There is a concern for the loss of community character and design in the City*

Many are concerned with the potential loss of community character, heritage, and design of the City of Rincon due to a lack of awareness and protection of such cultural resources.

### **Opportunities**

*Rincon has much to offer its residents and visitors*

From its historic buildings and rich history to its more recent growth in commercial retail and industrial development, Rincon is able to balance its small hometown feel with its progressive growth, offering something for everyone.

## City of Springfield

### I. Population Change

#### Issues

*Accommodating growth while maintaining community character*

One of the challenges facing the City of Springfield will be maintaining its sense of place and community character while accommodating rapid growth and development within its jurisdiction.

*Meeting the needs of an aging population and more families*

Future populations will consist of more retirees and elderly residents, and will require additional retirement housing, elder care and health care facilities. And although the population overall is projected to age over the next twenty-five years, there will also be a continued growth of families in the near future, which will require continued expansion of the school system and additional public infrastructure and services.

#### Opportunities

*Population and availability of land for annexation into the City*

There is undeveloped land available for annexation that can accommodate this growth. The associated challenge will be to plan for and supply an appropriate housing mix, infrastructural network, and service delivery while discouraging scattered, disconnected residential development. Residential development will need to be encouraged in areas sustainable development patterns. An aging population will also mean that elder housing will need to be located relative to goods, services and health care facilities.

### II. Economic Development

#### Issues

*More clear vision is needed for future economic development, with better efforts to help small local businesses flourish and bringing more higher-wage employment opportunities*

Springfield lacks sufficient jobs and economic development opportunities for local residents. In order to provide better employment opportunities and to promote the growth and success of small, local businesses, Springfield needs to outline a vision for its future economic development, with efforts aimed at helping grow local businesses.

*The City needs more service-oriented businesses to meet the needs of the community*

The City lacks choice with regards to restaurants, grocery stores, and other forms of dining and entertainment in order to meet the service-oriented needs of the community.

## **Opportunities**

*Springfield has a cohesive, central downtown where most of the shops and businesses are occupied and operating*

Having recently participated in the “Better Hometown” program, there is a strong sense of place with the City due to its quaint, small-town feeling and active businesses to attract both local residents and visitors and tourists to invest time and money. All of these attributes add to the high quality of life that Springfield offers.

### *Heritage Tourism*

From its historic buildings, such as its original courthouse and jail, to its Folk Victorian style homes, Springfield is a historic town that could be a draw in heritage tourism.

### *Downtown restoration and enhancement*

Springfield has the opportunity for downtown restoration and enhancement.

### *Effingham County Industrial Park*

The City of Springfield has the opportunity benefit as the demand continues for industrial development due to the increasing population, proximity to the Ports, and regional road network.

## **III. Natural and Cultural Resources**

### **Issues**

*There is a concern for the loss of community character and heritage and a lack of protection of historic and cultural resources*

Many local residents are unaware of the presence and significance of natural and cultural resources such as wetlands and historic buildings and, therefore, there is a concern for the loss of such resources. It is important to ensure that the protection and conservation of the community’s resources are made known to local residents and will play an important role in the decision-making process.

*There is a need for more greenspace and parkland in the City of Springfield as well as preservation of open space and requirements for areas to be set aside for active recreation*

There is a need for the city to create more open space and park areas for the recreation of the residents, which can include expanding walking and biking trails that will connect to those existing, more investment in open space and parks, and more controlled and compact development that encourages the preservation of open space and connectivity through a trail network.

## **Opportunities**

*High quality of life with small-town feel*

From its small-town character and historical features to its proximity to both Savannah and Statesboro, the City of Springfield provides a high quality of life to local residents and the opportunity for heritage tourism to tourists and visitors.

## **IV. Community Facilities and Services**

### **Issues**

*As population increases, the expected level of service is beyond the City's capacity as well as adequate administrative staff to serve their needs*

As growth continues, there needs to be more coordination between where the growth occurs and availability of public facilities in order to avoid a decline in locally adopted level of service for the residents of new communities.

### **Opportunities**

*The City is able to provide excellent police and fire protection to its residents*

With a low crime rate and a strong volunteer fire department, the City provides a safe and desirable place for residents.

## **V. Housing**

### **Issues**

*There is a need for more affordable housing, multi-family housing, and housing for seniors*

With the increasing diverse population comes a need for diverse housing choices. A range of housing size, cost and density should be provided in the city to make it possible for all who work in the community to also live in the community, thereby reducing commuting distances.

*Property values and other associated costs for homeowners are rising*

One of the challenges City officials face is to maintain affordable housing choices in the face of increasing property values and demand for buildable land.

### **Opportunities**

*Springfield is an attractive retirement destination for area workers*

With its rural character, historical features, and proximity to larger cities like Savannah and Statesboro, Springfield is an ideal community for retirees. The city needs to continue to promote its popularity as a retirement destination through housing choices and recreational opportunities.



## **VI. Land Use**

### **Issues**

*There is an insufficient amount of land set aside for active recreation in the City and developers are not required to set aside such land as new development occurs*

There already exists a lack of open space and land available for active recreation, which is increased by the rapid development coupled with the lack of regulations in place requiring or promoting the preservation of open space and land to be set aside for recreational purposes.

*Competition for growth has an impact on development patterns*

Competition among the county and other cities for growth of tax base causes uncoordinated and often inefficient development patterns that may impair future growth prospects.

### **Opportunities**

*There is land available for annexation into the City that would allow for open space preservation and active recreation*

There is undeveloped land available for annexation into the city which could allow for opportunities to provide open space and land used for active recreation purposes. The city also can institute new requirements to require developers, as this land is developed, to preserve land for open space and active recreation.

*The City has the opportunity to expand on its existing downtown by creating a town “center”*

Springfield, the County Seat and known as the “Heart of Effingham” with its cohesive and central downtown, has the opportunity to expand its downtown by creating a new town “center” to be used for commercial, civic, and cultural activities.

## **VII. Transportation**

### **Issues**

*The City lacks connectivity with regard to multi-use trails, streets, and neighboring communities*

Local multi-use trails are not linked with those of neighboring communities, the region, or the state, which could help ease the road congestion. In addition, streets in new developments are not connected to or compatible with those in neighboring residential and commercial communities.

### **Opportunities**

*Ebenezer Bike Trail and Highway 119 Georgia Bike Route*

The County has developed an existing trail, the Ebenezer Bike Trail, which runs from downtown Springfield to Ebenezer Creek. There also exists Highway 119, designated as a Georgia Bike

Route. Both of these trails, which have the potential to expand and draw tourists to the area, need to be promoted by the City of Springfield.

## **VIII. Intergovernmental Coordination**

### **Issues**

*There is a lack of coordinating planning efforts with adjacent communities*

City officials should take more opportunities to pursue joint processes for collaborative planning and decision-making with regard to land near areas of mutual boundaries, recreational services, public facilities, and other cultural amenities.

### **Opportunities**

*Springfield has a good relationship with the County and other cities, with collaborative efforts currently underway*

Springfield is currently working with the County and Guyton on increasing wastewater infrastructure capacity. The long-term prosperity of the city is largely dependent on successful partnerships with officials from adjacent communities and community stakeholder groups. The city also works with the County on planning service delivery areas.

## **IX. Community Character and Design**

### **Issues**

*There is a concern for the loss of community character and design in the City*

Many are concerned with the potential loss of community character, heritage, and design of the City of Springfield due to a lack of awareness and protection of such cultural resources.

### **Opportunities**

*Having recently been designated as a participant in Georgia's "Better Hometown" program, Springfield has much to offer residents and visitors*

As the city continues to focus on downtown revitalization, heritage preservation, and restoring its "sense of place", the quality of life that the downtown offers is what keeps local residents there and tourists returning.

## **IMPLEMENTATION PROGRAM**

---

### **Introduction / County & Cities**

The comprehensive plan is a living document and a critical part of its evolution is the implementation. The implementation program consists of policies, the short term work program (STWP), and on-going or long range activities. The short term work program identifies specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. On-going or long range activities are those items which are anticipated to be undertaken beyond the first five-year time frame of the planning period. Finally, the policies provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

## Unincorporated Effingham

## I. Short Term Work Program: Record of Accomplishments

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Nominate historic resources to National Register			Yes		Awaiting input from property owners
Adopt local historic preservation ordinances			Yes		To be started in 2008
Develop design guidelines for historic districts			Yes		To be started in 2008
Develop revolving loan program for restoration of historic properties			Yes		To be started in 2008
Seek funding for historic preservation projects		Yes			
Review zoning and subdivision regulations for compatibility with historic preservation goals			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Develop historical and ecological heritage education programs			Yes		To be started in 2008
Adopt DCA criteria for water supply watershed protection		Yes			
Adopt DCA criteria for groundwater recharge areas		Yes			

<b>STATUS OF PROJECT OR ACTIVITY</b>					<b>**Currently underway or temporarily postponed activities or projects should appear in new STWP</b>
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Adopt DCA criteria for river corridors and amend zoning ordinance to require new development on river corridor bluffs to be on tow acre-lots		Yes			
Adopt DCA criteria for wetland protection		Yes			
Adopt tree protection ordinance		Yes			
Amend zoning ordinance to require water line setbacks to assure scenic views along rivers			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Review and update Comprehensive Plan		Yes			
Conduct comprehensive review of zoning ordinance and land use regulations			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Assess feasibility of countywide planning commission to address issues such as drainage and transportation infrastructure			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Review development regulations and amend to meet EPA/EPD storm-water requirements	Yes				

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county		Yes			
Update subdivision regulations in the unincorporated areas to more specifically address administration and enforcement procedures	Yes				
Create educational materials to inform the public of land use regulations			Yes		To be started in 2008
Explore the potential for expanding industrial zoning districts and diversifying their regulations		Yes			
Use a functional classification system to create development standards and regulations based on the classification of county roads			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Inventory and classify county roads as to their development suitability (objective criteria)			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Post signs to indicate private roads		Yes			
Establish aesthetic as well as safety standards for sign design and placement in the county (sign ordinance)	Yes				
Review library services: replace Rincon facility; construct branch in southwest part of the county; and expand Springfield facility			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Explore feasibility of adopting incentive program to attract private development of multipurpose recreational facilities		Yes			
Encourage and foster continuing education opportunities through collaboration among schools, senior centers, and nearby universities		Yes			
Draft a functional classification system with design criteria for the county road network		Yes			

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Develop, publish, and publicize comprehensive road improvement plan based on functional classification		Yes			
Draft plan for county-wide drainage network and improvement program			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Implement road and drainage improvement program			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.
Evaluate performance of E-911		Yes			
Staff each volunteer fire station with at least one professional firefighter		Yes			
Explore the feasibility of using abandoned railbeds and other available lands throughout the county for public biking/hiking trails		Yes			
Complete the development of McCall recreational park		Yes			
Study and plan the development of a regional or state park in Effingham County		Yes			



<b>STATUS OF PROJECT OR ACTIVITY</b>					<b>**Currently underway or temporarily postponed activities or projects should appear in new STWP</b>
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Explore the feasibility of constructing a second senior citizens center in the county			Yes		To be started in 2009
Study the cost effectiveness of consolidating recreational facilities		Yes			
Explore the feasibility of consolidating land use regulation and enforcement programs		Yes			
Assess the possibilities of generating revenue through user fees for each service provided by the county		Yes			
Draft and adopt an agreement for dual and coordinated use of county recreation facilities between the County Commission, cities, and the School Board		Yes			
Seek grant funding for track and field facilities, tennis courts, and football fields		Yes			

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use			Yes		To be started in 2008
Construct new county courthouse	Yes				
Restore/renovate historic county courthouse		Yes			
Review hospital needs and update/build new facilities as necessary			Yes		To be started in 2008
Review public safety needs; create and expand programs and facilities as necessary		Yes			
Review government record storage facilities and upgrade as necessary			Yes		To be started in 2008
Conduct a housing rehabilitation needs assessment. Explore the feasibility of applying for CDBG funding for housing rehabilitation			Yes		To be started in 2009
Review property tax policies		Yes			
Conduct a comprehensive review of zoning ordinance.			Yes		Waiting until the Comprehensive Plan is updated. To be started in 2008.

<b>STATUS OF PROJECT OR ACTIVITY</b>					<b>**Currently underway or temporarily postponed activities or projects should appear in new STWP</b>
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Consider reclassification of residential zones					Waiting until the Comprehensive Plan is updated. To be started in 2008.
Promote higher paying varieties of employment through the local marketing program		Yes			
Consolidate and coordinate local economic development planning, promotion, and implementation			Yes		To be started in 2008
Support development of various data management and telecommunications businesses and labor force skills			Yes		To be started in 2008
Promote establishment of a revolving loan fund to provide venture capital for local entrepreneurs			Yes		To be started in 2008
Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances		Yes			
Promote county and cities through all available media		Yes			

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Adopt and implement Wastewater Treatment Plan to re-use effluent disposal	Yes				

**II. Short Term Work Program: Update**

<b>EFFINGHAM COUNTY SHORT TERM WORK PROGRAM: 5-YEAR UPDATE</b>					
<b>Project or Activity</b>	<b>Start Date</b>	<b>End Date</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>ECONOMIC DEVELOPMENT</b>					
Support a cooperative effort to implement and continually develop a comprehensive economic development plan	2007	2010	County and EDA	\$5,000 annually	Local funds, EDA
Promote higher-paying varieties of employment through the local marketing program	2007	2010	County and EDA	\$10,000 annually	Local funds
Consolidate & coordinate local economic development planning, promotion, & implementation	2008	2010	County and EDA	Approx. \$1.1 million annually	CC and DA
Support development of various data management and telecommunications businesses & labor force skills	2008	2010	County and EDA	\$1 million	USDA; National Telecommunications & Information Administration
Promote establishment of a revolving loan fund to provide venture capital for local entrepreneurs.	2008	2010	County and EDA	Minimum of \$100,000 annually	SBA; CADD; EDA; CDBG; EIP
Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances	2007	2010	County	\$5,000 annually	Local funds; USDA; DCA; DNR
Promote County & Cities through all available media	2007	2010	CC; EDA; County	\$5,000 annually	Local funds

Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
<b>NATURAL &amp; HISTORIC RESOURCES</b>					
Seek funding to establish monuments and markers at historic sites throughout the county	2008	2010	County, Historic Effingham	\$50,000	General Funds; Historic Effingham Society
Adopt Local Preservation Ordinance to protect Ebenezer and historic sites along Savannah River	2008	2009	County	\$1,000	General Funds
Finalize amendments to Part V Environmental Planning criteria	2009	2010	County	\$2,000	General Funds
Develop program to increase public awareness of wetland and flood zone sensitivity	2009	2010	County	\$5,000	General Funds
Adopt Land Clearing and Tree Protection Ordinance	2008	2009	County	\$1,000	General Funds
Adopt ordinance to protect aquifer recharge areas	2009	2010	County	\$1,000	General Funds
Develop program to monitor aquifer recharge areas	2010	2012	County	\$10,000	General Funds
Adopt Local Historic Preservation Ordinances	2008	2010	County	\$2,000	General Funds
Seek Funding for Historic Preservation Projects	2008	2010	County	\$1,000	DNR, Private funds; DCA
Develop Historical and Ecological Heritage Tourism Programs	2008	2010	County	\$5,000	General Funds; Private funds
Develop Historical and Ecological Heritage Education Programs	2008	2010	County	\$5,000	General Funds; Private funds; EPA
Adopt DCA criteria for water supply watershed protection	2007	2007	County	\$4,000	General Funds
Adopt DCA criteria for groundwater recharge areas	2007	2007	County	\$6,000	General Funds
Review development regulations and amend as necessary to meet EPA/EPD requirements for stormwater management	2007	2007	County	\$1,000	General Fund; DCA; EPA; EPD
Adopt DCA criteria for river corridors and amend zoning ordinance to require new development on river corridor bluffs to be on two-acre lots	2007	2007	County	\$2,000	General Funds

Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Adopt DCA criteria for wetland protection	2007	2007	County	\$8,000	General Funds
Adopt tree protection ordinance	2007	2008	County	\$2,000	General Funds
Adopt greenspace ordinance	2008	2009	County	\$2,000	General Funds
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Conduct feasibility study for the purchase of Ebenezer Landing for public use	2008	2009	County	\$1,000	General Funds
Explore feasibility of providing better public access to the Savannah and Ogeechee rivers (including boat ramps, parks and recreation facilities)	2008	2010	County	\$2,000	General Funds
Explore feasibility of creating a performing arts center to serve the entire county and the cities	2008	2010	County, Cities	\$2,000	General Funds
Explore feasibility of establishing a joint recreational authority	2008	2010	County, Cities	\$2,000	General Funds
Explore the feasibility of creating a regional sports complex	2008	2012	County	\$5,000	General Funds
Pursue State and Federal grant assistance for improving existing recreational facilities and supporting new programs	2007	2010	County	\$50,000	General Funds
Adopt and implement Wastewater Treatment Plan to re-use effluent disposal					
Explore the feasibility of a county-wide recycling program	2009	2011	County, Cities	\$2,000	General Funds
Review Library Services: replace Rincon facility; construct branch in southwest part of county; and, expand Springfield facility	2007	2010	County	\$11 million	General Fund; school taxes; CDBG; DCA
Explore feasibility of adopting incentive program to attract private development of multipurpose recreational facilities	2007	2010	County and EDA	\$10,000	USDA; General Funds; SPLOST

Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Encourage and foster continuing education opportunities through collaboration among schools, senior centers and nearby institutions of higher education	2007	2010	County and EDA	\$5,000	University System; DTAE.; Board of Education; General Funds; USDA
Draft plan for county-wide drainage network and improvement program	2007	2010	County	\$2,000	General Funds; SPLOST
Implement road and drainage improvement program	2007	2010	County	\$10 million	SPLOST; OneGeorgia Authority
Evaluate performance of E-911	2007	2007	County	\$2,000	General Funds
Staff each volunteer fire station with at least one professional firefighter	2007	2010	County	\$100,000	General Funds; impact fees; FEMA
Explore the feasibility of using abandoned railbeds and other available lands throughout the county for public bicycle/hiking trails	2007	2010	County	\$3,000	General Funds; USDA
Study and plan the development of a regional or state park in Effingham County	2007	2010	County	\$5,000	SPLOST; OneGeorgia Authority
Study the cost effectiveness of consolidating recreational facilities	2007	2010	County	\$2,000	General Funds
Draft and adopt an agreement for dual and coordinated use of County recreation facilities between the County Commission, Cities and the School Board	2007	2007	County & BoE	\$2,000	General Funds
Seek grant funding for track and field facilities, tennis courts, and football fields	2007	2010	County	\$10,000	DNR; Private funds
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use	2008	2010	County	At least \$150,000 annually	Land Trust organizations; DNR; DOT
Restore/renovate historic County Courthouse	2007	2010	County	\$4 million	SPLOST; OneGeorgia Authority; DCA
Review hospital needs and update/build new facilities as necessary	2008	2010	County	\$1 million	SPLOST



Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Review public safety needs; create and expand programs and facilities as necessary	2007	2010	County	\$100,000	General Funds; FEMA; SPLOST; CDBG
Review government record storage facilities and upgrade as necessary	2008	2010	County	\$500,000	SPLOST; General Funds; CDBG; DCA; OneGeorgia Authority
Create sewer master plan	2007	2008	County	\$10,000	General Funds
Complete surface treatment for all ash roads	2007	2008	County	\$2 million	SPLOST; General Funds
<b>HOUSING</b>					
Create an inventory of substandard and dilapidated housing in the county	2009	2010	County	\$10,000	General Funds, DCA
Explore the feasibility of adopting Affordable Housing Policies to provide incentives for developers to build affordable units	2009	2010	County	\$2,000	General Funds
Conduct a housing rehabilitation needs assessment. Explore the feasibility of applying for CDBG funding for Housing Rehabilitation	2009	2010	County	\$3,000	General Funds; DCA; HUD; USDA
Review Property Tax Policies	2007	2010	County	\$2,000	General Funds
Conduct a comprehensive review of Zoning Ordinance. Consider reclassification of residential zones	2007	2009	County	\$3,000	General Funds
<b>LAND USE</b>					
Amend zoning ordinance to include smaller lot sizes, reduced setbacks and more mixed use options	2007	2009	County	\$5,000	General Funds
Create a program to support the acquisition of conservation easements on agricultural lands, forests, and sensitive wetlands	2009	2012	County	\$100,000	Private land trusts, General Funds
Explore policies that make it economically feasible to own and operate agricultural and forest lands	2008	2010	County	\$5,000	General Funds

Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Amend zoning ordinance to include increased residential densities in areas that meet community design standards and available infrastructure and service capacities	2007	2009	County	\$5,000	General Funds
Review and update Comprehensive Growth Management Plan	2007	2007	County	\$150,000	General Funds
Conduct comprehensive review of zoning ordinance and land use regulations	2007	2009	County	\$20,000	General Funds
Assess feasibility of county wide planning commission to address countywide issues such as drainage and transportation infrastructure	2007	2009	County	\$1,000	General Funds
Explore the feasibility of consolidating land use regulation and enforcement programs	2007	2009	County	\$2,000	General Fund
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county	2007	2007	County	\$1,000	General Funds
Create educational materials to inform the public of land use regulations	2007	2010	County	\$3,000	General Fund; DCA; HUD; USDA
Use a functional classification system to create development standards and regulations based on the classification of county roads	2007	2010	County	\$1,000	General Fund; SPLOST; DOT
Inventory and classify all roads in the county as to their development suitability (objective criteria)	2008	2010	County	\$3,000	General Fund; SPLOST
Post signs to indicate private roads	2007	2010	County	\$5,000	General Fund;
<b>TRANSPORTATION</b>					
Explore feasibility of adopting Access Management guidelines for new road construction and improvements.	2009	2010	County	\$2,000	General Funds
Adopt a Scenic Corridor ordinance for Louisville Road and Honey Ridge.	2008	2009	County	\$2,000	General Funds

Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Evaluate the gateways into the county with private landowners and the Department of Transportation; establish uniform landscaping , signage, etc.	2008	2009	County, Chamber of Commerce	\$50,000	General Fund, GDOT, Chamber of Commerce, EDA
Create Transportation Master Plan	2008	2009	County	\$20,000	General Funds
Draft a functional classification system with design criteria for the County road network.	2007	2010	County	\$2,000	General Funds; GDOT
Develop, publish and publicize comprehensive road improvement plan based upon functional classification system and design criteria.	2007	2010	County	\$2,000	General Funds; SPLOST; DOT
<b>INTERGOVERNMENTAL COORDINATION</b>					
Establish coordination mechanisms with cities and adjacent jurisdictions to provide for exchange of information.	2008	2009	County, Cities	\$5,000	County, Cities
Establish a process to share common population projections with the cities, adjacent jurisdictions, and local authorities and boards to ensure consistent infrastructure and services decisions.	2008	2009	County, Cities	\$5,000	County, Cities
<b>COMMUNITY CHARACTER AND DESIGN</b>					
Adopt Community Design Standards, with specific requirements for each character area.	2007	2010	County	\$2,000	General Funds
Develop a process to allow stakeholder facilitation of design decisions.	2009	2010	County	\$5,000	General Funds
Amend development review process to allow for review of “quality of life” issues as they relate to individual development proposals.	2009	2010	County	\$5,000	General Funds

**III. Long-Term and Ongoing Activities**

Project or Activity	Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
Promote county participation in a regional bus system, with commuter routes to Chatham County.	2009	2010	County, Cities, Chatham County	\$10,000	General Funds, CAT, Cities
Develop wildlife management and conservation program	2010	N/A	County	N/A	To be determined

## City of Guyton

## I. Short Term Work Program: Record of Accomplishments

STATUS OF PROJECT OR ACTIVITY					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP Completed	Completed	** Currently Underway	Postponed *	Not Accomplished *	* Explanation for Postponed or Not Accomplished Project or Activity
Conduct Historic Resources Survey			X		Pending further organization of Historic Commission
Develop Design Guidelines for Historic Districts				X	Not called for in current Historic Preservation Ordinance
Nominate Historic Resources to National Register	X				“Old Town” ca. 1984
Adopt local Historic Preservation Ordinances	X				
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	X				
Adopt DCA criteria for wetland protection			X		Lack of Staff resources
Develop a capital improvement plan for water and sewer service with the County and other Cities		X			
Develop water conservation plans with the County and other Cities		X			City has completed its own jurisdictional plan for water conservation (conservation-rate structure)

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Participate in County-wide or Area-wide Drug Enforcement Task Force		X			
Study the cost effectiveness of consolidating recreational facilities	X				Recreational activities coordinated through the County
Explore feasibility of consolidating water and sewer services		X			
Draft and adopt an agreement for dual and coordinated use of County recreation facilities between County Commission, School Board and other Cities	X				Recreational activities coordinated through the County
Explore feasibility of adopting incentive program to attract private development of multipurpose recreational facilities				X	Lack of interest by government and third parties
Encourage and foster continuing education opportunities through collaboration among schools, senior centers and nearby institutions of higher education	X				

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Explore options for reducing traffic congestion on commercial corridors		X			
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use				X	Lack of Staff resources
Review public safety needs; create and expand programs and facilities as necessary	X				
Review and update Comprehensive Growth Management Plan		X			
Conduct comprehensive review of zoning ordinance and land use regulations		X			
Assess feasibility of county wide planning commission to address countywide issues such as drainage and transportation infrastructure		X			
Develop drainage and stormwater management program				X	Lack of Staff resources

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county			X		Improving inter-governmental coordination for shared resources
Create educational materials to inform the public of land use regulations	X				City Attorney developed flowcharts for various planning and zoning processes
Consolidate and coordinate local economic development planning, promotion and implementation	X				Guyton has representatives on Hospital Authority and IDA Board
Take proactive measures to protect valued historic and natural resources through local inventories, assessments and ordinances	X				Historic Preservation Ordinance; Commission to do updated historic resources survey



**II. Short Term Work Program: Update**

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
Conduct Historic Resources Survey			X	X		City	\$15,000	DNR-HPD; Private Funds
Adopt DCA criteria for wetland protection		X	X			City	\$1,000	General Fund
Continue to promote the City's high quality of life and community character through events such as Tour of Homes, Sales in Railroad Median, and its various parades and concerts	X	X	X	X	X	City	\$8,000	General Fund; Chamber of Commerce
Adopt a tree preservation ordinance		X	X			City	\$2,000	General Fund
LAND USE								
Review and update Local Comprehensive Plan	X	X	X	X	X	City	\$15,000	General Fund
Conduct comprehensive review of zoning ordinance and land use regulations	X	X	X	X	X	City	\$2,000	General Fund; DCA

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space		X	X	X	X	City	\$2,000	General Fund
Explore revisiting zoning reclassifications in order to promote mixed use		X	X	X	X	City	\$2,000	General Fund; DCA
Access feasibility of county-wide planning commission to address countywide issues such as drainage and transportation infrastructure	X	X	X	X	X	Cities and County	\$1,000	General Fund; DCA
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the County		X	X	X	X	City	\$2,000	General Fund; DCA
Explore feasibility of linking existing developments to neighboring areas through a trail networks		X	X	X	X	City	\$2,000	General Fund
Develop a long range annexation plan		X	X	X	X	City	\$5,000	General Fund

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
COMMUNITY FACILITIES								
Develop a capital improvement plan for water and sewer service with the County and other Cities	X	X	X			Cities and County	\$5,000	General Fund; DCA
Develop water conservation plans with the County and other Cities	X	X	X			Cities and County	\$3,000	General Fund
Participate in County-wide or Area-wide drug Enforcement Task Force	X	X	X			Cities and County	\$5,000	General Fund; Department of Justice
Explore feasibility of consolidating water and sewer services	X	X	X			City	\$2,000	General Fund
Explore options for reducing traffic congestion on commercial corridors	X	X	X	X	X	City	\$6,000	SPLOST; DOT; RDC; General Fund
Complete TE funded trail		X	X	X		City	\$180,000	DOT; General Fund
Explore feasibility of converting the old school gym into a civic center		X	X	X		City	\$500,000 - \$1 million	General Fund; Grants

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Continue discussions with Springfield on a joint parks project that will connect various community attractions and promote preservation of open space	X	X	X	X	X	Guyton and Springfield	\$8,000	General Fund; Grants; DNR; Land Trust organizations; Georgia Land Conservation Program
Continue to seek CDBG to extend wastewater treatment to those on septic systems	X	X	X	X	X	City	Staff time	CDBG; General Fund; USDA
INTERGOVERNMENTAL COORDINATION								
Explore ways to coordinate with adjacent communities for land areas near mutual boundaries		X	X	X	X	Cities and County	\$2,000	General Fund
Continue quarterly meetings between Elected Officials, City Managers, etc.	X	X	X	X	X	Cities and County	Staff time	General Fund
Hold monthly meetings with County Sheriff and City Police		X	X	X	X	Cities and County	Staff time	General Fund

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Evaluate appropriateness of assisting certain agencies in developing a plan to address homeless issues within the City		X	X	X	X	City	\$5,000	Grants; Donations; General Fund
Explore ways to promote Guyton as an attractive retirement destination		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce; Development Authority
Assess need for senior housing		X	X	X	X	City	\$2,000	General Fund; DCA
Explore the need for additional Special Needs Housing		X	X	X	X	City	\$2,000	General Fund; DCA
TRANSPORTATION								
Explore ways to encourage development of bike paths to connect commercial and residential areas		X	X	X	X	City	\$2,000	General Fund
ECONOMIC DEVELOPMENT								
Support Chamber and Development Authority to actively recruit retail commercial and light industrial to the City		X	X	X	X	City	\$5,000 annually	General Fund; DCA

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including work-study opportunities	X	X	X	X	X	City, County, Savannah Technical College	Minimum of \$200,000 annually (\$2,000 per student)	General Fund; School taxes; U.S. Depts. of Commerce; Labor; Agriculture.
Encourage specialty and retail businesses to locate in City's commercial district		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce

City of Rincon

**I. Short Term Work Program: Record of Accomplishments**

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Conduct Historic Resource Survey			X		Lack of Staff resources
Develop Design Guidelines for Historic Districts			X		Lack of Staff resources
Nominate Historic Resources to National Register			X		Lack of Staff resources
Adopt Local Historic Preservation Ordinances			X		Lack of Staff resources
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals			X		Lack of Staff resources
Adopt DCA criteria for water supply watershed protection			X		Lack of Staff resources
Adopt DCA criteria for groundwater recharge areas			X		Lack of Staff resources
Adopt DCA criteria for wetland protection			X		Lack of Staff resources

<b>STATUS OF PROJECT OR ACTIVITY</b>					<b>**Currently underway or temporarily postponed activities or projects should appear in new STWP</b>
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Develop a capital improvement plan for water and sewer with County and other Cities		X			
Develop water conservation plans with the County and other Cities		X			
Participate in County-wide or Area-wide Drug Enforcement Task Force				X	Not budgeted
Link Macomber Park with the Effingham County Recreation Department				X	Lack of funding
Explore feasibility of constructing senior citizens center				X	Renovating existing senior center
Study cost effectiveness of consolidating recreational facilities	X				Recreational activities coordinated through the County
Explore feasibility of consolidating water and sewer services		X			
Draft and adopt an agreement for dual and coordinated use of County recreational facilities between County, School Board and other Cities	X				



<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Explore feasibility of adopting incentive program to attract private development of multipurpose recreation facilities	X				City is developing site adjacent to YMCA (Patriot Park) that will tie into YMCA
Encourage and foster continuing education opportunities through collaboration among schools, senior centers and nearby institutions of higher education	X				
Explore options for reducing traffic congestion on commercial corridors		X			Looking at Rincon Bypass and Effingham Parkway. More access roads (Commercial park) and frontage roads (Carolina Avenue Extension)
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use		X			Mary Kessler Park was donated (approximately 8 acres)
Review public safety needs; create and expand programs and facilities as necessary	X				New fire station; Increase in police and fire manpower and vehicles by 50 percent; New Fire Chief; New Police Chief
Construct new Public Works building		X			To be completed in 2008

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Continue recreational facility improvement program: acquire land and prepare for recreation and organized sports		X			Two new active parks: Patriot Park and Atlantic Avenue
Review water infrastructure and update/replace as necessary	X				Schedule is set each year at budget time on an as-need basis depending on service quality; Also a meter change-out program in place
Review government record storage facilities and upgrade as necessary				X	Not a priority
Review and update Comprehensive Growth Management Plan		X			
Conduct comprehensive review of zoning ordinance and land use regulations				X	Lack of Staff resources
Assess feasibility of county wide planning commission to address countywide issues such as drainage and transportation infrastructure				X	Lack of communication between City and County
Develop drainage and stormwater management plan	X				Required as part of the Development Review Process

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the County				X	Lack of communication between City and County
Create educational materials to inform the public of land use regulations				X	Lack of Staff resources
Promote higher-paying varieties of employment through the local marketing program (DA, CC, IDA)	X				Accomplished through Job fairs; Small Business Administration; and Chamber programs
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including work-study opportunities	X				
Consolidate and coordinate local economic development planning, promotion & implementation	X				Centralized under EDA and Chamber

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances			X		Lack of Staff resources
Rehabilitate downtown areas through coordinated main street & improvement programs			X		Currently in the process of defining downtown area and creating a town center

**II. Short Term Work Program: Update**

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
Conduct Historic Resources Survey		X	X			City	\$15,000	DNR-HPD; Private Funds
Develop Design Guidelines for Historic Districts			X	X		City	\$5,000	General Fund; Private Funds
Nominate Historic Resources to National Register			X	X		City	\$2,000	Private Funds; General Fund
Adopt Local Historic Preservation Ordinances		X	X			City	\$2,000	General Fund
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals		X	X			City	\$2,000	General Fund
Adopt DCA criteria for water supply watershed protection			X	X		City	\$1,000	General Fund
Adopt criteria for groundwater recharge areas			X	X		City	\$1,000	General Fund
Adopt DCA criteria for wetland protection			X	X		City	\$1,000	General Fund

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Continue to implement public awareness programs to encourage the protection of Rincon's natural and cultural resources		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce
Continue to promote the City's high quality of life and community character	X	X	X	X	X	City	\$8,000	General Fund; Chamber of Commerce
LAND USE								
Explore implementation of development impact fees and drafting a capital improvement program		X	X			City	\$20,000	General Fund
Review and update Local Comprehensive Plan	X	X	X	X	X	City	\$15,000	General Fund
Conduct comprehensive review of zoning ordinance and land use regulations	X	X	X	X	X	City	\$2,000	General Fund; DCA
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space		X	X	X	X	City	\$2,000	General Fund
Explore revisiting zoning reclassifications in order to promote mixed use		X	X	X	X	City	\$2,000	General Fund; DCA
Develop a long range annexation plan		X	X	X	X	City	\$5,000	General Fund

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
TRANSPORTATION								
Purchase a pothole patching truck			X	X		City	\$90,000	General Fund
Develop ongoing road and streetscape maintenance program (paving projects)		X	X	X	X	City	\$2,000	GDOT; Local Area Roads Program
Explore ways to encourage development of bike paths to connect commercial and residential areas		X	X	X	X	City	\$2,000	General Fund
COMMUNITY FACILITIES AND SERVICES								
Develop water conservation plans with County and other Cities	X	X	X			Cities and County	\$3,000	General Fund
Participate in County-wide or Area-wide Drug Enforcement Task Force		X	X	X	X	Cities and County	\$5,000	General Fund; Department of Justice
Explore feasibility of consolidating water and sewer services	X	X	X			City	\$2,000	General Fund
Explore options for reducing traffic congestion on commercial corridors	X	X	X	X	X	City	\$6,000	SPLOST; DOT; RDC; General Fund
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use	X	X	X	X	X	City	At least \$150,000 annually	Georgia Land Conservation Program; Land Trust organizations; DNR; DOT

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Construct new Public Works building	X	X	X	X		City	\$500,000	SPLOST; CDBG; USDA; EDA
Continue recreational facility improvement program; acquire land and prepare for recreation and organized sports	X	X	X	X	X	City	\$50,000 annually	SPLOST; General Fund; CDBG; DNR Recreational Trails Program
Explore feasibility of redeveloping underutilized tennis courts on 17th Street		X	X	X	X	City	\$10,000	General Fund
Begin construction of Phase II of tertiary treatment facility			X	X	X	City	\$3 million	GEFA; Impact Fees; Water & Sewer Enterprise Fund
Develop market for water reuse			X	X	X	City	\$2,000	GEFA; Impact Fees; Water & Sewer Enterprise Fund
Rehabilitate lift station for Deer Run			X	X	X	City	\$284,000	GEFA; Impact Fees; Water & Sewer Enterprise Fund
Rehabilitate lift station for Pine Manor			X	X	X	City	\$284,000	GEFA; Impact Fees; Water & Sewer Enterprise Fund
Rehabilitate lift station for 9th Street			X	X	X	City	\$284,000	GEFA; Impact Fees; Water & Sewer Enterprise Fund
Replace grinder pumps with gravity flow mains and centralized lift stations			X	X	X	City	\$1 million	SPLOST; General Fund; Grants
Construct new 250,000 gallon elevated water tank on the west side of Rincon					X	City	\$1.5 million	GEFA; Water & Sewer Enterprise Fund;



CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Add water mains and fire hydrants to replace existing infrastructure in order to service the new 250,000 gallon elevated water tank					X	City	\$800,000	GEFA; Water & Sewer Enterprise Fund; Impact Fees
Purchase 14 additional patrol vehicles for the police department			X	X	X	City	\$560,000	SPLOST; General Fund
Explore changing over to a Central Government Records System			X	X	X	City	\$2,000	General Fund
Explore option of either a joint effort with County to conduct elections, or purchase/upgrade City equipment			X	X	X	City	\$2,000	General Fund
<b>HOUSING</b>								
Explore ways to promote Rincon as an attractive retirement destination		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce; Development Authority

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Explore feasibility of increasing code enforcement and appropriate regulations to eliminate substandard housing and incompatible uses that negatively impact neighborhoods quality of life		X	X	X	X	City	\$2,000	General Fund
INTERGOVERNMENTAL COORDINATION								
Explore ways to coordinate with adjacent communities for land areas near mutual boundaries		X	X	X	X	Cities and County	\$2,000	General Fund
Continue quarterly meetings between Elected Officials, City Managers, etc.	X	X	X	X	X	Cities and County	Staff time	General Fund
Hold monthly meetings with County Sheriff and City Police		X	X	X	X	Cities and County	Staff time	General Fund
Develop a coordinated agreement for access to Management Data System for public safety throughout the County		X	X	X	X	Cities and County	\$2,000	General Fund; SPLOST
Continue participation in National Night Out	X	X	X	X	X	Cities and County	\$2,000	General Fund

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Develop an intergovernmental agreement with County GIS to access City service delivery areas		X	X	X	X	City and County	\$2,000	General Fund; SPLOST
ECONOMIC DEVELOPMENT								
Take proactive measures to protect valued historic and natural resources through local inventories, assessments and ordinances		X	X	X	X	City	\$5,000 annually	General Fund; USDA; DCA; DNR-HPD
Create new town center through rehabilitation of redevelopment area		X	X	X	X	City	\$2 million	General Fund; EDA; DCA; DNR; USDA
Support Chamber and Development Authority to actively recruit retail commercial and light industrial to the City		X	X	X	X	City	\$5,000 annually	General Fund; DCA
Encourage specialty and retail businesses to locate in City's commercial district		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce

City of Springfield

**I. Short Term Work Program: Record of Accomplishments**

<b>STATUS OF PROJECT OR ACTIVITY</b>					**Currently underway or temporarily postponed activities or projects should appear in new STWP
<b>Project or Activity from Previous STWP Completed</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Not Accomplished Project or Activity</b>
Conduct Historic Resources Survey				X	Lack of Staff resources
Nominate Historic Resources to National Register				X	Lack of Staff resources
Adopt Local Historic Preservation Ordinances		X			
Develop Design Guidelines for Historic Districts		X			
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals		X			
Adopt DCA criteria for groundwater recharge areas	X				
Adopt DCA criteria for wetland protection	X				
Explore feasibility of adopting incentive program to attract private development of multipurpose recreational facilities				X	Lack of Staff resources

STATUS OF PROJECT OR ACTIVITY					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP Completed	Completed	** Currently Underway	Postponed *	Not Accomplished *	* Explanation for Postponed or Not Accomplished Project or Activity
Encourage and foster continuing education opportunities through collaboration among schools, senior centers and nearby institutions of higher education				X	Lack of Staff resources
Explore options for reducing traffic congestion on commercial corridors		X			
Develop a capital improvement plan for water and sewer service with the County and other Cities		X			
Develop water conservation plan with the County and other Cities		X			
Participate in County-wide or Area-wide Drug Enforcement Task Force	X				
Study the cost effectiveness of consolidating recreational facilities	X				Recreational activities coordinated through the County
Explore the feasibility of consolidating water and sewer services		X			

STATUS OF PROJECT OR ACTIVITY					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP Completed	Completed	** Currently Underway	Postponed *	Not Accomplished *	* Explanation for Postponed or Not Accomplished Project or Activity
Draft and adopt an agreement for dual and coordinated use of County recreation facilities between the County Commission, Cities and the School Board	X				
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use		X			
Review public safety needs; create and expand programs and facilities as necessary	X				
Review government record storage facilities and upgrade as necessary	X				
Review and update Comprehensive Growth Management Plan		X			
Conduct comprehensive review of zoning ordinance and land use regulations		X			

STATUS OF PROJECT OR ACTIVITY					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP Completed	Completed	** Currently Underway	Postponed *	Not Accomplished *	* Explanation for Postponed or Not Accomplished Project or Activity
Assess feasibility of county wide planning commission to address countywide issues such as drainage and transportation infrastructure				X	Lack of Staff resources
Develop drainage and stormwater management program				X	Lack of Staff resources
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county	X				
Create educational materials to inform the public of land use regulations				X	Lack of Staff resources
Promote higher-paying varieties of employment through the local marketing program (DA, CC, IDA)				X	Not applicable in our City

STATUS OF PROJECT OR ACTIVITY					**Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity from Previous STWP Completed	Completed	** Currently Underway	Postponed *	Not Accomplished *	* Explanation for Postponed or Not Accomplished Project or Activity
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including work-study opportunities				X	Lack adequate resources to accomplish
Consolidate and coordinate local economic development planning, promotion and implementation				X	Lack of Staff resources
Take proactive measures to protect valued historic and natural resources through local inventories, assessments and ordinances		X			
Rehabilitate downtown areas through coordinated main street and improvement programs		X			



**II. Short Term Work Program: Update**

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
Adopt local Historic Preservation Ordinances	X	X	X			City	\$2,000	General Fund
Develop Design Guidelines for Historic Districts	X	X	X	X		City	\$5,000	General Fund; Private Funds
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	X	X	X	X	X	City	\$2,000	General Fund
Explore opportunities to support enhanced solid waste reduction and recycling initiatives		X	X	X	X	City	\$2,000	General Fund
Adopt a tree preservation ordinance		X	X			City	\$2,000	General Fund
LAND USE								
Review and Update Local Comprehensive Plan	X	X	X	X	X	City	\$15,000	General Fund
Conduct comprehensive review of zoning ordinance and land use regulations	X	X	X	X	X	City	\$2,000	General Fund; DCA

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space		X	X	X	X	City	\$2,000	General Fund
Explore revisiting zoning reclassifications in order to promote mixed use		X	X	X	X	City	\$2,000	General Fund; DCA
Develop a long range annexation plan		X	X	X	X	City	\$5,000	General Fund
COMMUNITY FACILITIES								
Explore options for reducing traffic congestion on commercial corridors	X	X	X	X	X	City	\$6,000	SPLOST; DOT; RDC; General Fund
Develop a capital improvement plan for water and sewer service with the County and other Cities	X	X	X			Cities and County	\$5,000	General Fund; DCA
Develop water conservation plans with County and other Cities	X	X	X			Cities and County	\$3,000	General Fund
Continue discussions with Guyton on a joint parks project that will connect various community attractions and promote preservation of open space	X	X	X	X	X	Springfield and Guyton	\$8,000	General Fund; Grants; DNR; Land Trust organizations; Georgia Land Conservation Program

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use	X	X	X	X	X	City	At least \$150,000 annually	Georgia Land Conservation Program; Land Trust organizations; DNR; DOT
INTERGOVERNMENTAL COORDINATION								
Explore ways to coordinate with adjacent communities for land areas near mutual boundaries		X	X	X	X	Cities and County	\$2,000	General Fund
Continue quarterly meetings between Elected Officials, City Managers, etc.	X	X	X	X	X	Cities and County	Staff time	General Fund
Hold monthly meetings with County Sheriff and City Police		X	X	X	X	Cities and County	Staff time	General Fund
HOUSING								
Assess need for senior housing		X	X	X	X	City	\$2,000	General Fund; DCA
Explore ways to promote Springfield as an attractive retirement destination		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce; Development Authority
TRANSPORTATION								
Promote Ebenezer Bike Trail		X	X	X	X	City	\$2,000	General Fund
Explore ways to encourage development of bike paths to connect commercial and residential areas		X	X	X	X	City	\$2,000	General Fund

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2006	2007	2008	2009	2010	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Acquire property to improve downtown parking			X	X	X	City	\$150,000	General Fund
Take proactive measures to protect valued historic and natural resources through local inventories, assessments and ordinances	X	X	X	X	X	City	\$5,000 annually	General Fund; USDA; DCA; DNR-HPD
Rehabilitate downtown areas through coordinated main street and improvement programs	X	X	X	X	X	City	\$100,000	General Fund; EDA; DCA; DNR; USDA
Encourage specialty and retail businesses to locate in City's commercial district		X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce
Support Chamber and Development Authority to actively recruit retail commercial and light industrial to the City		X	X	X	X	City	\$5,000 annually	General Fund; DCA

---

## **POLICIES**

---

### **Introduction / County & Cities**

#### **Policies**

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Effingham County. Policies provide overall guidance for making decisions consistent with the community's vision.

## Unincorporated Effingham

### I. Economic Development

#### *Economic growth*

- Support programs for retention, expansion and creation of businesses that enhance the county's economic well-being.
- Encourage complementary types and locations of economic activity, consistent with the county's resources and labor force.
- Encourage private sector investment in those types of businesses that are most appropriate for the labor force and resources of Effingham County.
- Encourage employment opportunities through industrial development along State and Federal highways within the county, where appropriate and not in conflict with existing land uses.
- Emphasize the potential for economic activities based on historic and natural resources, such as tourism and recreation.

#### *Employment base*

- Support initiatives, such as job fairs, to introduce residents into the work force.
- Support continuing education programs for workforce training.
- Encourage the hiring of Effingham County residents for jobs created in both the public and private sectors.
- Increase the level of participation of under-employed Effingham County residents in job training and adult education programs.

#### *Economic development plan*

- Support a cooperative effort to implement and continually develop a comprehensive economic development plan.
- Maintain economic growth in the county through regular reviews and updates of the plan.

#### *Shopping and services*

- Encourage development of diverse businesses, service industries and shopping venues (full-service restaurants, grocery, retail, entertainment, etc.).
- Encourage infill development of retail and service industries in the already-populated areas of the county.
- Encourage residential growth patterns and densities which support the development of commercial enterprises.

*Sustainable Agriculture*

- Support sustainable agricultural practices and create incentives for farmers to grow and sell produce.
- Support the distribution of local produce and encourage fresh markets and other produce outlets.

**III. Natural and Cultural Resources***Cultural Resources*

- Support the development of cultural opportunities and facilities such as theaters, live music venues, festivals, and museums.
- Support permanent community gathering places and cultural arts facilities, such as a regional performing arts center.
- Continue to nominate Individual, Districts and Multi-Property Historic Resources to the National Register of Historic Places whenever possible.

*Historic resources*

- Reduce the impact of development on the county's valuable historic, archaeological and cultural resources.
- Encourage the addition of eligible historic properties and sites to the National Register of Historic Places.
- Establish monuments and markers at historic sites and structures to commemorate and promote the county's vital historic resources.
- Support the acquisition of state and federal grant assistance for funding historic preservation projects.
- Encourage local efforts to market historic properties as important cultural resources to tourists and residents alike.

*Wetlands and floodplains*

- Limit development impacts to wetlands and floodplains.
- Implement the county-wide stormwater and wetlands protection plan.
- Increase public awareness of the importance and sensitivity of wetlands and flood zones.
- Re-evaluate existing local zoning ordinances periodically to confirm that protection measures for river corridors continue to be adequate.
- Reduce the impact of development within the Savannah and Ogeechee river corridors.

*Tree preservation*

- Reduce the impact of development on natural topography and existing vegetation through limiting land disturbance activities and clear cutting.

- Adopt and enforce a tree preservation ordinance, with requirements for preserving mature trees wherever possible and planting trees in new developments and redeveloped areas. Recognize the need for some larger commercial and industrial developments to rely more heavily on new plantings rather than preservation of existing trees.
- Recognize the most appropriate lands for silviculture and allow property owners to designate their own property as such.
- Minimize the impacts of silviculture activities, especially clear cuts, through the use of vegetated buffers along roadways.
- Allow for trees within county road right-of-ways.
- Encourage appropriate land management for properties transitioning from silviculture or forest to developed land.

#### *Green spaces and agricultural areas*

- Encourage new development in suitable locations in order to protect natural resources, environmentally-sensitive areas, and agricultural lands from human encroachment through land development regulations and incentives.
- Promote greenspace within all new developments and encourage linkages between greenspaces.
- Support efforts to preserve environmentally-sensitive properties and greenspaces which are likely to be developed.

#### *Water resources*

- Continue to enforce the county stormwater ordinance to protect the water supply watershed.
- Monitor and protect aquifer recharge areas.
- Support the efficient distribution of reuse water generated from the wastewater treatment plant.

#### *Septic waste systems*

- Promote best available technology, appropriate siting, and operations and maintenance of septic systems.

#### *Wildlife conservation and management*

- Encourage proper wildlife management and conservation of game species.
- Consider potential impacts to the habitat of endangered species
- Consider potential impacts of new development on significant wildlife habitat.



## **IV. Community Facilities and Services**

### *Infrastructure and services*

- Make efficient use of existing infrastructure, future investments and expenditures for capital improvements, and long-term operation and maintenance costs.
- Coordinate investments in public facilities and services with land use planning to promote more compact development.
- Continue to identify the most efficient and cost-effective means of collecting and disposing of residential, commercial, and industrial waste by actively monitoring population growth and land development in the county.
- Consider the consolidation of county and city services wherever such action will decrease the costs to taxpayers and increase the level of service to residents.
- Explore the possibilities of having user fees fund services whenever possible.
- Support enhanced solid waste reduction and recycling initiatives.

### *Parks and recreation facilities*

- Promote coordination between the county and cities for recreation facilities and programs.
- Investigate the potential to expand the role of the County Recreational Advisory Board to facilitate coordination.
- Encourage pedestrian and bicycle connectivity between residential areas and surrounding land uses.
- Promote the inclusion of parks, recreational facilities, and bicycle and walking trails in new developments.
- Enhance public access to the rivers and provide amenities, such as boat ramps and parks, for public use.
- Provide recreational facilities at public access points along the Savannah and Ogeechee Rivers.
- Pursue State and Federal grant assistance for existing recreational facility improvements, new facilities, and programs.
- Support redevelopment of the Atlas Sand property.
- Design recreation to be easily accessible to neighborhoods, especially children.

### *Health Care*

- Promote the availability of a wide variety of health care services, both public and private.

### *Education*

- Expand the opportunities for adult education in the county.
- Actively plan for the growth of the school system.

- Support and encourage festivals and activities to promote the heritage and dynamic qualities of the county.
- Coordinate closely with the school board on the location of new schools and the ability of the county to provide services to both the schools and growth generated by new schools.

## **V. Housing**

### *Housing growth*

- Accommodate for a variety of housing types and densities to meet the changing needs of the population.
- Stimulate infill housing in existing neighborhoods and commercial activity centers.
- Promote the preservation and adaptive reuse of the county's historic homes and structures.

### *Affordable housing*

- Create affordable housing opportunities to insure that all those who work in the community have viable choices to live in the community.
- Eliminate substandard or dilapidated housing in the county and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- Ensure compatibility of affordable housing and land use ordinances.

### *Special needs housing*

- Promote more housing availability for residents with special needs.
- Encourage “easy living” design features in homes and apartments to assist with movement and mobility.
- Maintain and enforce safety standards on vacant parcels.

## **VI. Land Use**

### *General land use policies*

- Address compatible land uses in all districts, especially industrial and commercial uses adjacent to residential.
- Coordinate future land use with transportation.
- Allow greater residential densities in areas where water/sewer infrastructure already exists.
- Protect residential areas from intrusion of incompatible and conflicting non-residential land uses.

- Promote efficient use of land by creating well-designed, pedestrian-friendly development patterns that contain a mix of uses.
- Encourage efficient land use.
- Promote the development of mixed uses and the redevelopment/revitalization of existing and underutilized commercial and industrial areas over development of new land for commercial purposes.
- Encourage innovative land use planning techniques to be used in building higher density and mixed use developments, as well as infill developments.
- Promote mixed-use development by right in appropriate areas.

#### *Agricultural and forested land use*

- Promote policies that make it economically feasible to own and operate agricultural and forest lands.
- Promote the preservation of rural character and encourage agricultural uses to remain a vital part of the community.
- Support farming activities and continued agricultural land uses.
- Encourage tax incentives to preserve agricultural lands and conserve farmland.
- Encourage conservation easements for farm and forest lands.

#### *Existing infrastructure and services*

- Encourage development in areas where infrastructure and services already exist to maximize efficiency of services and reduce costs associated with sprawling development patterns.
- Promote increases in residential densities in areas that meet community design standards, environmental constraints and available infrastructure and service capacities.

## **VII. Transportation**

#### *Transportation planning*

- Develop a long-range transportation plan for the county.
- Promote comprehensive, long-range transportation planning in conjunction with comprehensive planning.
- Promote alternative modes of transportation, such as walking, bicycling and public transit.

#### *Accessibility and mobility*

- Encourage mixed-use development and design standards that are pedestrian-oriented to promote mobility access for all citizens.

- Ensure that new and reconstructed roadways will support multiple modes of transportation and enhance the aesthetics of the community.
- Support access management strategies to improve the safety and aesthetics of commercial corridors.

#### *Network connectivity*

- Ensure connectivity between road network, public transit, and pedestrian/bike paths.
- Promote higher-density and mixed use developments in areas conducive to walking and bicycling.
- Promote a continuous network of bicycle routes and provide bicycle facilities (e.g., parking racks) at destinations throughout the county.

#### *Public transportation*

- Promote county participation in a regional bus system, such as commuter routes to Chatham County and rural routes between populated areas of the county.
- Identify potential linkages with social service agencies and proposed rural transit to provide transportation for those with special needs.
- Protect opportunities for the future re-use of railroad infrastructure for public transit.

#### *Aesthetics and scenic corridors*

- Reduce the visual impact of the automobile in both commercial and residential areas of the county.
- Protect scenic corridors, such as Louisville Road and Honey Ridge, including preservation of existing trees with the right-of-way.
- Create a “sense of place” along the county’s gateways and entrance corridors.
- Adopt and enforce a signage ordinance to minimize the negative aesthetic impacts of inappropriate signage on the landscape.
- Evaluate the entryways into the community and develop landscaping, signage, etc., at all points of entry in conjunction with private landowners and the Georgia Department of Transportation.

### **VIII. Intergovernmental Coordination**

- Address community issues and opportunities collectively.
- Share services and information with other public entities within and surrounding the jurisdiction in order to foster good working relationships.
- Establish coordination mechanisms with cities, boards, authorities, and adjacent local governments to provide for exchange of information.

Pursue joint processes for collaborative planning and decision-making.

- Work collaboratively with the cities to provide efficient delivery of facilities and services.
- Utilize and share common population projections with all local governments, authorities and boards to ensure that future infrastructure and community facilities and services decisions are consistent.
- Provide zoning options that correspond with municipal zoning requirements, to allow for development adjacent to or spanning municipal boundaries.
- Consider the benefits of consolidating services to provide improved and more efficient access and delivery.
- Consider the coordination of development regulations to address development adjacent to or spanning municipal boundaries.
- Actively seek citizen input.
- Promote a unified transportation planning effort.

## **IX. Community Character**

### *Community centers*

- Encourage planned developments that are cohesive and offer the features of the traditional area.
- Promote the revitalization and redevelopment of crossroad communities and former railroad communities as focal points for commercial and residential activity.
- Ensure that new developments are contextually-sensitive to surrounding developments and land uses.
- Promote the county's historic buildings and communities as models for design.

### *Public realm and quality of life*

- Enhance the public realm through policies and community design standards.
- Facilitate design decisions with a range of stakeholders using an open public process.
- Support and enhance transportation, pedestrian and greenway corridors with amenities and urban design elements that are functional and aesthetically pleasing.
- Integrate quality of life features and facilities, such as passive parks, playgrounds and sports facilities into the community, wherever possible.
- Consider quality of life issues when reviewing development proposals.

## City of Guyton

### I. Economic Development

#### *Economic growth*

- Support programs for retention, expansion and creation of businesses that enhance the city's economic well-being.
- Encourage economic development and redevelopment where possible.
- Emphasize the potential for economic activities based on historic and natural resources, such as tourism and recreation.

#### *Employment base*

- Support initiatives, such as job fairs, to introduce residents into the work force.
- Support continuing education programs for workforce training.
- Encourage the hiring of City of Guyton residents for jobs created in both the public and private sectors.
- Increase the level of participation of under-employed Guyton residents in job training and adult education programs.

#### *Economic development plan*

- Support a cooperative effort to implement and continually develop a comprehensive economic development plan.
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community.
- Maintain economic growth in the city through regular reviews and updates of the plan.

#### *Shopping and services*

- Encourage development of downtown as a vibrant center of diverse businesses, service industries and shopping venues (restaurants, grocery, retail, entertainment, etc.).
- Encourage residential growth patterns and densities which support the development of commercial enterprises.

### II. Natural and Cultural Resources

#### *Cultural Resources*

- Support the development of cultural opportunities and facilities such as theaters, live music venues, festivals, and museums.
- Support permanent community gathering places and cultural arts facilities, such as a civic center.

- Encourage new developments in suitable locations in order to protect natural resources or valuable historic resources through land development regulations and/or incentives.

#### *Historic resources*

- Reduce the impact of development on the city's valuable historic, archaeological and cultural resources.
- Encourage the addition of eligible historic properties and sites to the National Register of Historic Places.
- Establish monuments and markers at historic sites and structures to commemorate and promote the city's vital historic resources.
- Support the acquisition of state and federal grant assistance for funding historic preservation projects.
- Encourage local efforts to market historic properties as important cultural resources to tourists and residents alike.

#### *Wetlands and floodplains*

- Implement environmental regulations for the protection of wetlands consistent with DNR's Rules for Environmental Planning (Part V).
- Limit development impacts to wetlands and floodplains.
- Increase public awareness of the importance and sensitivity of wetlands and flood zones.
- Re-evaluate existing local zoning ordinances periodically to confirm that protection measures for river corridors continue to be adequate.

#### *Tree preservation*

- Reduce the impact of development on natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- Encourage infill development where appropriate.
- Adopt and enforce a tree preservation ordinance, with requirements for preserving mature trees wherever possible and planting trees in new developments and redeveloped areas.

#### *Green spaces and Open spaces*

- Encourage new development in suitable locations in order to protect natural resources, and environmentally-sensitive areas from human encroachment through land development regulations and incentives.
- Invest in parks and open space.
- Encourage more compact commercial development in preservation of open space.
- Promote greenspace within all new developments and encourage linkages between greenspaces.

- Support efforts to preserve environmentally-sensitive properties and greenspaces which are likely to be developed.

*Water resources*

- Ensure adequate supplies of quality water through protection of ground and surface water sources.
- Land and transportation networks will be developed and managed to ensure the quality of both air and water.

*Septic waste systems*

- Promote best available technology, appropriate siting, and operations and maintenance of septic systems.

**III. Community Facilities and Services**

*Infrastructure and services*

- Make efficient use of existing infrastructure, future investments and expenditures for capital improvements, and long-term operation and maintenance costs.
- Coordinate investments in public facilities and services with land use planning to promote more compact development.

*Parks and recreation facilities*

- Promote coordination between the county and cities for recreation facilities and programs.
- Encourage pedestrian and bicycle connectivity between residential areas and surrounding land uses.
- Promote the inclusion of parks, recreational facilities, and bicycle and walking trails in new developments.
- Pursue State and Federal grant assistance for existing recreational facility improvements, new facilities, and programs.
- Design recreation to be easily accessible to neighborhoods, especially children.

*Health care*

- Promote the availability of a wide variety of health care services both public and private.

*Education*

- Expand the opportunities for adult education in the city.
- Actively plan for the growth of the school system.



## IV. Housing

### *Housing growth*

- Accommodate for a variety of housing types and densities to meet the changing needs of the population.
- Promote walkable, safe neighborhoods.
- Stimulate infill housing in existing neighborhoods and commercial activity centers.
- Promote the preservation and adaptive reuse of the city's historic homes and structures.

### *Affordable housing*

- Create affordable housing opportunities to insure that all those who work in the community have viable choices to live in the community.
- Eliminate substandard or dilapidated housing in the city and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- Ensure compatibility of affordable housing and land use ordinances.

### *Special needs housing*

- Promote more housing availability for residents with special needs.
- Offer development incentives for a retirement community.
- Encourage “easy living” design features in homes and apartments to assist with movement and mobility.
- Maintain and enforce safety standards on vacant parcels.

## V. Land Use

### *General land use policies*

- Coordinate future land use with transportation.
- Allow greater residential densities in areas where water/sewer infrastructure already exists.
- Protect residential areas from intrusion of incompatible and conflicting non-residential land uses.
- Promote efficient use of land by creating well-designed, pedestrian-friendly development patterns that contain a mix of uses.
- Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.

- Promote the development of mixed uses and the redevelopment/revitalization of existing and underutilized commercial and industrial areas over development of new land for commercial purposes.
- Encourage innovative land use planning techniques to be used in building higher density and mixed use developments, as well as infill developments.
- Promote mixed-use development by right in appropriate areas.

#### *Existing infrastructure and services*

- Encourage development in areas where infrastructure and services already exist to maximize efficiency of services and reduce costs associated with sprawling development patterns.
- Promote increases in residential densities in areas that meet community design standards, environmental constraints and available infrastructure and service capacities.

## **VI. Transportation**

#### *Transportation planning*

- Promote comprehensive, long-range transportation planning in conjunction with comprehensive planning.
- Promote alternative modes of transportation modes and mobility access for all citizens, such as walking, bicycling and public transit.

#### *Accessibility and mobility*

- Encourage mixed-use development and design standards that are pedestrian-oriented to promote mobility access for all citizens.
- .Ensure that new and reconstructed roadways will support multiple modes of transportation and enhance the aesthetics of the community.
- Support access management strategies to improve the safety and aesthetics of commercial corridors.

#### *Network connectivity*

- Ensure connectivity between road network, public transit, and pedestrian/bike paths.
- Promote higher-density and mixed use developments in areas conducive to walking and bicycling.
- Promote a continuous network of bicycle routes and provide bicycle facilities (e.g., parking racks) at destinations throughout the city.

*Public transportation*

- Promote city participation in a regional bus system, such as commuter routes to Chatham County and rural routes between populated areas of the county.
- Identify potential linkages with social service agencies and proposed rural transit to provide transportation for those with special needs.
- Protect opportunities for the future re-use of railroad infrastructure for public transit.

*Aesthetics and scenic corridors*

- Reduce the visual impact of the automobile in both commercial and residential areas of the city.
- Protect scenic corridors and promote the preservation of existing trees within the right-of-way.
- Create a “sense of place” along the city’s gateways and entrance corridors.
- Adopt and enforce a signage ordinance to minimize the negative aesthetic impacts of inappropriate signage on the landscape.
- Evaluate the entryways into the community and develop landscaping, signage, etc., at all points of entry in conjunction with private landowners and the Georgia Department of Transportation.
- Develop a vision for the aesthetic quality of future arterial highways, gateway interchanges, and collector streets.

**VII. Intergovernmental Coordination**

- Address community issues and opportunities collectively.
- Share services and information with other public entities within and surrounding the jurisdiction in order to foster good working relationships.
- Establish coordination mechanisms with the county, other cities, boards and authorities to provide for exchange of information.
- Pursue joint processes for collaborative planning and decision-making.
- Work collaboratively with the county and other cities to provide efficient delivery of facilities and services.
- Utilize and share common population projections with all local governments, authorities and boards to ensure that future infrastructure and community facilities and services decisions are consistent.
- Consider the benefits of consolidating services to provide improved and more efficient access and delivery.
- Actively seek citizen input.
- Promote a unified transportation planning effort.

## **VIII. Community Character and Design**

### *Community centers*

- Encourage planned developments that are cohesive and offer the features of the traditional area.
- Ensure that new developments are contextually-sensitive to surrounding developments and land uses.
- Promote the city's historic buildings as models for design.

### *Public realm and quality of life*

- Enhance the public realm through policies and community design standards.
- Facilitate design decisions with a range of stakeholders using an open public process.
- Support and enhance transportation, pedestrian and greenway corridors with amenities and urban design elements that are functional and aesthetically pleasing.
- Integrate quality of life features and facilities, such as passive parks, playgrounds and sports facilities into the community, wherever possible.
- Consider quality of life issues when reviewing development proposals.

## City of Rincon

### I. Economic Development

#### *Economic growth*

- Support programs for retention, expansion and creation of businesses that enhance the city's economic well-being.
- Encourage economic development and redevelopment where possible.
- Emphasize the potential for economic activities based on historic and natural resources, such as tourism and recreation.

#### *Employment base*

- Support initiatives, such as job fairs, to introduce residents into the work force.
- Support continuing education programs for workforce training.
- Encourage the hiring of City of Rincon residents for jobs created in both the public and private sectors.
- Increase the level of participation of under-employed Rincon residents in job training and adult education programs.

#### *Economic development plan*

- Support a cooperative effort to implement and continually develop a comprehensive economic development plan.
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community.
- Maintain economic growth in the city through regular reviews and updates of the plan.

#### *Shopping and services*

- Encourage development downtown as a vibrant center of diverse businesses, service industries and shopping venues (restaurants, grocery, retail, entertainment, etc.).
- Encourage residential growth patterns and densities which support the development of commercial enterprises.

### II. Natural and Cultural Resources

#### *Cultural Resources*

- Support the development of cultural opportunities and facilities such as theaters, live music venues, festivals, and museums.
- Support permanent community gathering places and cultural arts facilities, such as a civic center.

- Encourage new developments in suitable locations in order to protect natural resources or valuable historic resources through land development regulations and/or incentives.

#### *Historic resources*

- Reduce the impact of development on the city's valuable historic, archaeological and cultural resources.
- Encourage the addition of eligible historic properties and sites to the National Register of Historic Places.
- Establish monuments and markers at historic sites and structures to commemorate and promote the city's vital historic resources.
- Support the acquisition of state and federal grant assistance for funding historic preservation projects.
- Encourage local efforts to market historic properties as important cultural resources to tourists and residents alike.

#### *Wetlands and floodplains*

- Continue to promote the implementation of environmental regulations consistent with DNR's Rules for Environmental Planning (Part V).
- Limit development impacts to wetlands and floodplains.
- Increase public awareness of the importance and sensitivity of wetlands and flood zones.
- Re-evaluate existing local zoning ordinances periodically to confirm that protection measures for river corridors continue to be adequate.

#### *Tree preservation*

- Reduce the impact of development on natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- Adopt and enforce a tree preservation ordinance, with requirements for preserving mature trees wherever possible and planting trees in new developments and redeveloped areas.

#### *Green spaces and Open spaces*

- Encourage new development in suitable locations in order to protect natural resources, and environmentally-sensitive areas from human encroachment through land development regulations and incentives.
- Invest in parks and open space.
- Support efforts to preserve environmentally-sensitive properties and greenspaces which are likely to be developed.
- Encourage more compact commercial development in preservation of open space.
- Incorporate the connection of, maintenance and enhancement of greenspace in new developments.

*Water resources*

- Ensure adequate supplies of quality water through protection of ground and surface water sources.
- Land and transportation networks will be developed and managed to ensure the quality of both air and water.

*Septic waste systems*

- Promote best available technology, appropriate siting, and operations and maintenance of septic systems.

**III. Community Facilities and Services***Infrastructure and services*

- Make efficient use of existing infrastructure, future investments and expenditures for capital improvements, and long-term operation and maintenance costs.
- Coordinate investments in public facilities and services with land use planning to promote more compact development.
- Ensure that new public facilities are in compliance with the American Disabilities Act (ADA).

*Parks and recreation facilities*

- Promote coordination between the county and cities for recreation facilities and programs.
- Encourage pedestrian and bicycle connectivity between residential areas and surrounding land uses.
- Promote the inclusion of parks, recreational facilities, and bicycle and walking trails in new developments.
- Pursue State and Federal grant assistance for existing recreational facility improvements, new facilities, and programs.
- Design recreation to be easily accessible to neighborhoods, especially children.

*Health care*

- Promote the availability of a wide variety of health care services both public and private.

*Education*

- Expand the opportunities for adult education in the city.
- Actively plan for the growth of the school system.

## **IV. Housing**

### *Housing growth*

- Accommodate for a variety of housing types and densities to meet the changing needs of the population.
- Stimulate infill housing in existing neighborhoods and commercial activity centers.
- Promote the preservation and adaptive reuse of the city's historic homes and structures.

### *Affordable housing*

- Create affordable housing opportunities to insure that all those who work in the community have viable choices to live in the community.
- Eliminate substandard or dilapidated housing in the city and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- Ensure compatibility of affordable housing and land use ordinances.

### *Special needs housing*

- Promote more housing availability for residents with special needs.
- Encourage “easy living” design features in homes and apartments to assist with movement and mobility.
- Maintain and enforce safety standards on vacant parcels.
- Enforce Americans with Disabilities Act (ADA) compliance in rental properties.

## **V. Land Use**

### *General land use policies*

- Coordinate future land use with transportation.
- Allow greater residential densities in areas where water/sewer infrastructure already exists.
- Protect residential areas from intrusion of incompatible and conflicting non-residential land uses.
- Promote efficient use of land by creating well-designed, pedestrian-friendly developments that consist of interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths and other pedestrian-friendly infrastructure.



- Promote the development of mixed uses and the redevelopment/revitalization of existing and underutilized commercial and industrial areas over development of new land for commercial purposes.
- Encourage innovative land use planning techniques to be used in building higher density and mixed use developments, as well as infill developments.
- Accommodate new development while enhancing existing local assets.

#### *Existing infrastructure and services*

- Encourage development in areas where infrastructure and services already exist to maximize efficiency of services and reduce costs associated with sprawling development patterns.

## **VI. Transportation**

#### *Transportation planning*

- Promote comprehensive, long-range transportation planning in conjunction with comprehensive planning.
- Promote alternative modes of transportation, such as walking, bicycling and public transit.

#### *Accessibility and mobility*

- Encourage mixed-use development and design standards that are pedestrian-oriented to promote mobility access for all citizens.
- Ensure that new and reconstructed roadways will support multiple modes of transportation and enhance the aesthetics of the community.
- Support access management strategies to improve the safety and aesthetics of commercial corridors.

#### *Network connectivity*

- Ensure connectivity between road network, public transit, and pedestrian/bike paths.
- Promote mixed use developments in areas conducive to walking and bicycling.
- Promote a continuous network of bicycle routes and provide bicycle facilities (e.g., parking racks) at destinations throughout the city.
- Promote pedestrian and bicycle mobility and circulation in and between residential subdivisions and surrounding commercial uses.

#### *Public transportation*

- Promote city participation in a regional bus system, such as commuter routes to Chatham County and rural routes between populated areas of the county.

- Identify potential linkages with social service agencies and proposed rural transit to provide transportation for those with special needs.
- Protect opportunities for the future re-use of railroad infrastructure for public transit.

#### *Aesthetics and scenic corridors*

- Reduce the visual impact of the automobile in both commercial and residential areas of the city.
- Protect scenic corridors and promote the preservation of existing trees within the right-of-way.
- Create a “sense of place” along the city’s gateways and entrance corridors.
- Adopt and enforce a signage ordinance to minimize the negative aesthetic impacts of inappropriate signage on the landscape.
- Evaluate the entryways into the community and develop landscaping, signage, etc., at all points of entry in conjunction with private landowners and the Georgia Department of Transportation.
- Develop a vision for the aesthetic quality of future arterial highways, gateway interchanges, and collector streets.

## **VII. Intergovernmental Coordination**

- Address community issues and opportunities collectively.
- Share services and information with other public entities within and surrounding the jurisdiction in order to foster good working relationships.
- Establish coordination mechanisms with the county, other cities, boards and authorities to provide for exchange of information.
- Pursue joint processes for collaborative planning and decision-making.
- Work collaboratively with the county and other cities to provide efficient delivery of facilities and services.
- Utilize and share common population projections with all local governments, authorities and boards to ensure that future infrastructure and community facilities and services decisions are consistent.
- Consider the benefits of consolidating services to provide improved and more efficient access and delivery.
- Actively seek citizen input.
- Promote a unified transportation planning effort.

## **VIII. Community Character and Design**

### *Community centers*

- Encourage planned developments that are cohesive and offer the features of the traditional area.
- Ensure that new developments are contextually-sensitive to surrounding developments and land uses.
- Promote the city's historic buildings as models for design.

### *Public realm and quality of life*

- Enhance the public realm through policies and community design standards.
- Facilitate design decisions with a range of stakeholders using an open public process.
- Support and enhance transportation, pedestrian and greenway corridors with amenities and urban design elements that are functional and aesthetically pleasing.
- Integrate quality of life features and facilities, such as passive parks, playgrounds and sports facilities into the community, wherever possible.
- Consider quality of life issues when reviewing development proposals.

## City of Springfield

### I. Economic Development

#### *Economic growth*

- Support programs for retention, expansion and creation of businesses that enhance the city's economic well-being.
- Encourage economic development and redevelopment where possible.
- Emphasize the potential for economic activities based on historic and natural resources, such as tourism and recreation.

#### *Employment base*

- Support initiatives, such as job fairs, to introduce residents into the work force.
- Support continuing education programs for workforce training.
- Encourage the hiring of City of Springfield residents for jobs created in both the public and private sectors.
- Increase the level of participation of under-employed Springfield residents in job training and adult education programs.

#### *Economic development plan*

- Support a cooperative effort to implement and continually develop a comprehensive economic development plan.
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community.
- Maintain economic growth in the city through regular reviews and updates of the plan.
- Support Savannah Technical College.

#### *Shopping and services*

- Encourage development downtown as a vibrant center of diverse businesses, service industries and shopping venues (restaurants, grocery, retail, entertainment, etc.).
- Encourage residential growth patterns and densities which support the development of commercial enterprises.

### II. Natural and Cultural Resources

#### *Cultural Resources*

- Support the development of cultural opportunities and facilities such as theaters, live music venues, festivals, and museums.
- Support permanent community gathering places and cultural arts facilities, such as a civic center.

- Encourage new developments in suitable locations in order to protect natural resources or valuable historic resources through land development regulations and/or incentives.

#### *Historic resources*

- Reduce the impact of development on the city's valuable historic, archaeological and cultural resources.
- Encourage the addition of eligible historic properties and sites to the National Register of Historic Places.
- Establish monuments and markers at historic sites and structures to commemorate and promote the city's vital historic resources.
- Support the acquisition of state and federal grant assistance for funding historic preservation projects.
- Encourage local efforts to market historic properties as important cultural resources to tourists and residents alike.

#### *Wetlands and floodplains*

- Limit development impacts to wetlands and floodplains.
- Increase public awareness of the importance and sensitivity of wetlands and flood zones.
- Re-evaluate existing local zoning ordinances periodically to confirm that protection measures for river corridors continue to be adequate.
- Continue to promote the implementation of environmental regulations consistent with DNR's Rules for Environmental Planning (Part V).

#### *Tree preservation*

- Reduce the impact of development on natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- Adopt and enforce a tree preservation ordinance, with requirements for preserving mature trees wherever possible and planting trees in new developments and redeveloped areas.

#### *Green spaces and Open spaces*

- Encourage new development in suitable locations in order to protect natural resources, and environmentally-sensitive areas from human encroachment through land development regulations and incentives.
- Promote greenspace within all new developments and encourage linkages between greenspaces.
- Invest in parks and open space.
- Encourage more compact commercial development in preservation of open space.
- Support efforts to preserve environmentally-sensitive properties and greenspaces which are likely to be developed.

*Water resources*

- Ensure adequate supplies of quality water through protection of ground and surface water sources.
- Land and transportation networks will be developed and managed to ensure the quality of both air and water.

*Septic waste systems*

- Promote best available technology, appropriate siting, and operations and maintenance of septic systems.

**III. Community Facilities and Services***Infrastructure and services*

- Make efficient use of existing infrastructure, future investments and expenditures for capital improvements, and long-term operation and maintenance costs.
- Coordinate investments in public facilities and services with land use planning to promote more compact development.

*Parks and recreation facilities*

- Promote coordination between the county and cities for recreation facilities and programs.
- Encourage pedestrian and bicycle connectivity between residential areas and surrounding land uses.
- Promote the inclusion of parks, recreational facilities, and bicycle and walking trails in new developments.
- Pursue State and Federal grant assistance for existing recreational facility improvements, new facilities, and programs.
- Design recreation to be easily accessible to neighborhoods, especially children.
- Expand the opportunities for adult education in the city.
- Actively plan for the growth of the school system.

*Health care*

- Promote the availability of a wide variety of health care services both public and private.

**IV. Housing***Housing growth*

- Accommodate for a variety of housing types and densities to meet the changing needs of the population.

- Stimulate infill housing in existing neighborhoods and commercial activity centers when appropriate.
- Promote the preservation and adaptive reuse of the city's historic homes and structures.
- Promote walkable, safe neighborhoods.

#### *Affordable housing*

- Create affordable housing opportunities to insure that all those who work in the community have viable choices to live in the community.
- Eliminate substandard or dilapidated housing in the city and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- Ensure compatibility of affordable housing and land use ordinances.

#### *Special needs housing*

- Promote more housing availability for residents with special needs.
- Encourage "easy living" design features in homes and apartments to assist with movement and mobility.
- Maintain and enforce safety standards on vacant parcels.
- Offer development incentives for retirement communities.

## **V. Land Use**

#### *General land use policies*

- Coordinate future land use with transportation.
- Allow greater residential densities in areas where water/sewer infrastructure already exists.
- Protect residential areas from intrusion of incompatible and conflicting non-residential land uses.
- Promote efficient use of land by creating well-designed, pedestrian-friendly development patterns that contain a mix of uses.
- Promote the development of mixed uses and the redevelopment/revitalization of existing and underutilized commercial and industrial areas over development of new land for commercial purposes.
- Encourage innovative land use planning techniques to be used in building higher density and mixed use developments, as well as infill developments.
- Promote mixed-use development by right in appropriate areas.

- Accommodate new development while enhancing existing local assets.

#### *Existing infrastructure and services*

- Encourage development in areas where infrastructure and services already exist to maximize efficiency of services and reduce costs associated with sprawling development patterns.
- Promote increases in residential densities in areas that meet community design standards, environmental constraints and available infrastructure and service capacities.

## **VI. Transportation**

#### *Transportation planning*

- Promote comprehensive, long-range transportation planning in conjunction with comprehensive planning.
- Promote alternative transportation modes and mobility access for all citizens, such as walking, bicycling and public transit.

#### *Accessibility and mobility*

- Encourage mixed-use development and design standards that are pedestrian-oriented to promote mobility access for all citizens.
- Ensure that new and reconstructed roadways will support multiple modes of transportation and enhance the aesthetics of the community.
- Support access management strategies to improve the safety and aesthetics of commercial corridors.

#### *Network connectivity*

- Ensure connectivity between road network, public transit, and pedestrian/bike paths.
- Promote higher-density and mixed use developments in areas conducive to walking and bicycling.
- Promote a continuous network of bicycle routes and provide bicycle facilities (e.g., parking racks) at destinations throughout the city.

#### *Public transportation*

- Promote city participation in a regional bus system, such as commuter routes to Chatham County and rural routes between populated areas of the county.
- Identify potential linkages with social service agencies and proposed rural transit to provide transportation for those with special needs.
- Protect opportunities for the future re-use of railroad infrastructure for public transit.



*Aesthetics and scenic corridors*

- Reduce the visual impact of the automobile in both commercial and residential areas of the city.
- Protect scenic corridors and promote the preservation of existing trees within the right-of-way.
- Create a “sense of place” along the county’s gateways and entrance corridors.
- Adopt and enforce a signage ordinance to minimize the negative aesthetic impacts of inappropriate signage on the landscape.
- Evaluate the entryways into the community and develop landscaping, signage, etc., at all points of entry in conjunction with private landowners and the Georgia Department of Transportation.
- Develop a vision for the aesthetic quality of future arterial highways, gateway interchanges, and collector streets.

**VII. Intergovernmental Coordination**

- Address community issues and opportunities collectively.
- Share services and information with other public entities within and surrounding the jurisdiction in order to foster good working relationships.
- Establish coordination mechanisms with the county, other cities, boards and authorities to provide for exchange of information.
- Pursue joint processes for collaborative planning and decision-making.
- Work collaboratively with the county and other cities to provide efficient delivery of facilities and services.
- Utilize and share common population projections with all local governments, authorities and boards to ensure that future infrastructure and community facilities and services decisions are consistent.
- Consider the benefits of consolidating services to provide improved and more efficient access and delivery.
- Actively seek citizen input.
- Promote a unified transportation planning effort.

**VIII. Community Character and Design***Community centers*

- Encourage planned developments that are cohesive and offer the features of the traditional area.

- Ensure that new developments are contextually-sensitive to surrounding developments and land uses.
- Promote the city's historic buildings as models for design.

*Public realm and quality of life*

- Enhance the public realm through policies and community design standards.
- Facilitate design decisions with a range of stakeholders using an open public process.
- Support and enhance transportation, pedestrian and greenway corridors with amenities and urban design elements that are functional and aesthetically pleasing.
- Integrate quality of life features and facilities, such as passive parks, playgrounds and sports facilities into the community, wherever possible.
- Consider quality of life issues when reviewing development proposals.

**STATE OF GEORGIA  
COUNTY OF EFFINGHAM**

**RESOLUTION TO TRANSMIT**

**BE IT RESOLVED**, in regular meeting assembled, pursuant to lawful authority thereof, as follows:

**WHEREAS**, the Effingham County Board of Commissioners has completed the Community Agenda section of the Effingham County and the cities of Guyton, Rincon, and Springfield Joint Comprehensive Plan 2027.

**WHEREAS**, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 20, 2007.

**BE IT THEREFORE RESOLVED**, that the Effingham County Board of Commissioners does hereby transmit the Community Agenda section of the Effingham County and the cities of Guyton, Rincon, and Springfield Joint Comprehensive Plan 2027 to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

**THIS 15<sup>th</sup> DAY OF APRIL, 2008.**

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

  
\_\_\_\_\_  
**MYRA LEWIS  
CHAIRPERSON**

**ATTEST:**

  
\_\_\_\_\_  
**PATRICE MORRIS  
CLERK**

State of Georgia

County of Effingham

**RESOLUTION 11-13-2007  
RESOLUTION TO TRANSMIT**

**WHEREAS**, the City of Guyton City Council has completed the Community Agenda phase as part of the 20-year Comprehensive Plan Update.

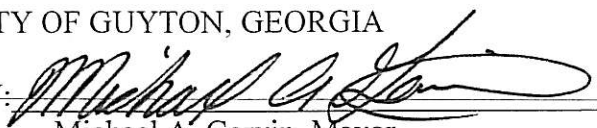
**WHEREAS**, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 13, 2007.

**BE IT THEREFORE RESOLVED**, that the City of Guyton City Council does hereby transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

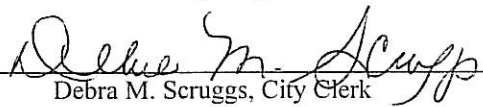
Adopted this 11<sup>th</sup> day of Dec, 2007

CITY OF GUYTON, GEORGIA

BY:

  
Michael A. Garvin, Mayor

ATTEST:

  
Debra M. Scruggs, City Clerk

[city seal]

# RESOLUTION

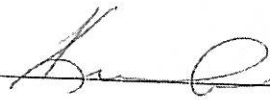
## *RESOLUTION TO TRANSMIT COMMUNITY AGENDA OF COMPREHENSIVE PLAN*


WHEREAS, the City of Rincon City Council has completed the Community Agenda phase as part of the 20-year Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED, that the City of Rincon City Council certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing these draft documents of the 20-year Comprehensive Plan Update; and

BE IT FURTHER RESOLVED, that the City of Rincon City Council hereby authorizes these draft documents of the 20-year Comprehensive Plan Update to be submitted to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 21<sup>st</sup> day of Nov., 2007

BY: 

ATTEST: 

**CITY OF SPRINGFIELD**


**A RESOLUTION TO TRANSMIT THE COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the City of Springfield Council has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update; and

**WHEREAS**, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 27, 2007;

**BE IT THEREFORE RESOLVED**, that the City of Springfield Council does hereby transmit the Community Agenda phase of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

**ADOPTED THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2007.**

  
Barton Alderman, Mayor

ATTEST:

  
Gaye Paquet, City Clerk

**RESOLUTION TO ADOPT  
THE COMPREHENSIVE PLAN UPDATE**

WHEREAS, the Effingham County Board of Commissioners has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update;

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

**BE IT THEREFORE RESOLVED**, that the Effingham County Board of Commissioners does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

THIS 21<sup>st</sup> DAY OF APRIL, 2009.

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

  
\_\_\_\_\_  
C. D. ZEIGLER  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
PATRICE CRAWLEY  
CLERK

State of Georgia

County of Effingham

**RESOLUTION TO APPROVE COMMUNITY AGENDA OF  
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Guyton City Council has completed the Community Agenda phase as part of the 20-year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 27, 2007; and

WHEREAS, the City of Guyton City Council did approve by resolution, dated December 4, 2007, transmittal of the Community Agenda portion of the 20-year Comprehensive Plan Update to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, as of October 15, 2008, the Georgia Department of Community Affairs has found that the Community Agenda for the City of Guyton, Effingham County, and the Cities of Springfield and Rincon adequately address the Local Planning Requirements; and

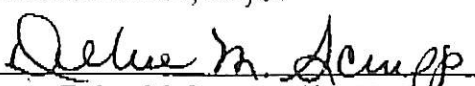
NOW BE IT THEREFORE RESOLVED, the City of Guyton by and through its City Council does hereby approve the Community Agenda portion of the 20-year Comprehensive Plan Update, and requests the Coastal Georgia Regional Development Center to provide a copy of same to the Georgia Department of Community Affairs.

Adopted this 8<sup>th</sup> day of Sept., 2009.

CITY OF GUYTON, GEORGIA

BY: 

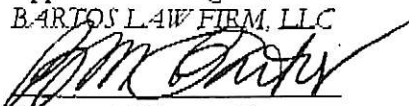
Michael A. Garvin, Mayor

ATTEST: 

Debra M. Scruggs, City Clerk

[city seal]

Approved as to legal form  
BARTOS LAW FIRM, LLC

  
Ramona M. Bartos, Esq.,  
City Attorney



Resolution # R2009-01

**WHEREAS**, the Effingham County Board of Commissioners and the City of Springfield has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update;

**WHEREAS**, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

**BE IT THEREFORE RESOLVED**, that the Effingham County Board of Commissioner did adopt the Community Agenda portion of the 20-year Comprehensive Plan Update on April 21, 2009. The City of Springfield does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

**THIS 9th DAY OF JUNE, 2009.**

City of Springfield



Barton Alderman, Mayor

ATTEST:

  
Linda T. Rinear, City Clerk

Resolution No. \_\_\_\_\_


RESOLUTION TO ADOPT  
COMPREHENSIVE PLAN COMMUNITY AGENDA

**WHEREAS**, the City of Rincon has completed the Community Agenda portion as part of the 20-year Comprehensive Plan Update that was prepared jointly with all jurisdictions within Effingham County; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and subsequently approved by the Georgia Department of Community Affairs.

**THEREFORE, BE IT RESOLVED**, that the Mayor and Council members of the City of Rincon do hereby adopt the Comprehensive Plan Community Agenda for official use.

Adopted this 22<sup>nd</sup> day of Dec, 2008.

BY:  \_\_\_\_\_  
Ken Lee, Mayor

ATTEST:  \_\_\_\_\_  
Wanda Hendrix, City Clerk