

**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*

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Introduction / County & Cities

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.

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.

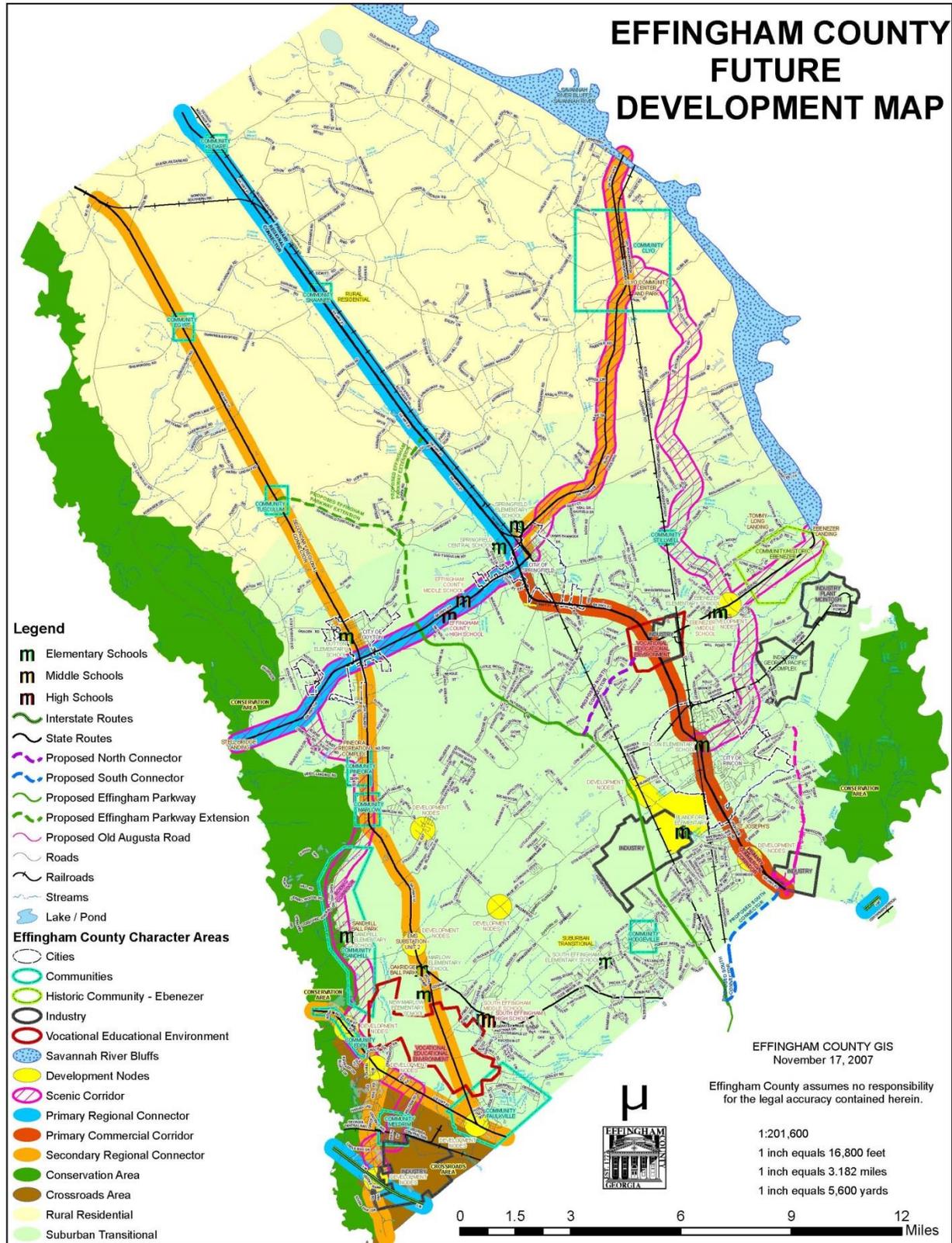
The Defining Narrative includes a specific vision and description for each character area, as well as recommended implementation measures to achieve the vision for each area. The written descriptions for each character area, along with accompanying photographs, make it clear what types, forms, styles, 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"> • Traditional Neighborhoods • Infill Development • Open Space Preservation • Regional Identity • Growth Preparedness • Housing Choices 	<ul style="list-style-type: none"> • Single-family Detached Housing • Multi-family Housing • Mixed-use • Parks and Recreation • Public/Institutional • Neighborhood-oriented Business • Continuation of Agriculture and Silviculture Uses 	<ul style="list-style-type: none"> • 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. • There should be strong connectivity and continuity between each development. • 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. • Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes. • Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.

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

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"> • Traditional Neighborhoods • Infill Development • Sense of Place • Regional Identity • Heritage Preservation • Appropriate Businesses • Housing Choices 	<ul style="list-style-type: none"> • Single-family Detached Housing • Multi-family Housing • Mixed-use • Neighborhood-oriented Business 	<ul style="list-style-type: none"> • Encourage new development to connect with and expand the existing street grid in these communities. • Focus on reinforcing stability by encouraging maintenance or upgrade of existing properties. • Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. • 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. • 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.

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"> • Traditional Neighborhoods • Infill Development • Appropriate Businesses • Housing Choices • Open Space Preservation • Employment Options • Growth Preparedness 	<ul style="list-style-type: none"> • Single-family Detached Housing • Multi-family Housing • Mixed-use • Neighborhood-oriented Business • Commercial • Office • Public/Institutional 	<ul style="list-style-type: none"> • 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. • Pedestrian and bicycle connections should be provided to allow circulation within the node and to encourage residents to walk to their destinations. • Adopt access management standards to limit driveway cuts into the highway. • Encourage appropriate mix of commercial uses to support surrounding residential uses. • Explore implementation of passenger train service from Development Node to Savannah and surrounding populated areas. • Consider the possible location of future transit routes and the opportunity to provide multi-family housing and commercial uses adjacent to transit routes. • Focus on appearance with appropriate signage, landscaping and other beautification measures.

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

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"> • Appropriate Businesses • Employment Options • Regional Solutions • Regional Cooperation • Growth Preparedness 	<ul style="list-style-type: none"> • Industrial • Commercial • Distribution/Warehousing • Office • Research and Development 	<ul style="list-style-type: none"> • 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. • Incorporate signage and lighting guidelines to enhance quality of development.

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

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"> • Sense of Place • Open Space Preservation • Transportation Alternatives • Regional Identity • Growth Preparedness • Infill Development 	<ul style="list-style-type: none"> • Commercial • Office • Mixed-use • Public/Institutional 	<ul style="list-style-type: none"> • Maintain a vegetated buffer along the corridor. • 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. • Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge. • Provide pedestrian facilities. • Provide paved shoulders for bicycles which can also function as emergency breakdown lanes. • Coordinate land uses and bike/pedestrian facilities with transit stops, if applicable. • Manage access to keep traffic flowing.

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

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

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"> • Sense of Place • Regional Identity • Open Space Preservation • Growth Preparedness • Heritage Preservation • Environmental Protection 	<ul style="list-style-type: none"> • Single-family Detached Housing • Agriculture/Silviculture • Parks and Recreation 	<p>Maintain rural atmosphere while accommodating new residential development by:</p> <ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design that incorporates significant amounts of open space. • Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • 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.

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"> • Sense of Place • Transportation Alternatives • Appropriate Businesses • Employment Options • Environmental Protection • Regional Solutions • Regional Cooperation • Growth Preparedness 	<ul style="list-style-type: none"> • Industrial • Distribution/Warehousing • Office • Research and Development • Single-family Detached Housing • Mixed-use • Parks and Recreation • Public/Institutional • Neighborhood-oriented Business 	<ul style="list-style-type: none"> • 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. • Encourage greater mix of uses (such as retail and services to serve office employees) and to reduce automobile reliance/use on site. • Residential areas should be properly buffered so that they will be minimally impacted by future commercial and industrial development.

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

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.

The county now has a buffer ordinance that does help maintain some trees and require others to be planted.

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.

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.

Recycling

The county now has a county wide recycling program. This is a curbside program administered by Republic Waste and available to all residents of the unincorporated county who have trash service.

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 silvicultural 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.

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
Nominate historic resources to National Register			Yes		Awaiting input from property owners
Adopt local historic preservation ordinances				Yes	
Develop design guidelines for historic districts				Yes	
Develop revolving loan program for restoration of historic properties				Yes	
Seek funding for historic preservation projects				Yes	
Review zoning and subdivision regulations for compatibility with historic preservation goals			Yes		The goals have not been set.
Develop historical and ecological heritage education programs				Yes	
Adopt DCA criteria for water supply watershed protection		Yes			
Adopt DCA criteria for groundwater recharge areas		Yes			

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
Adopt DCA criteria for river corridors and amend zoning ordinance to require new development on river corridor bluffs to be on two 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	
Review and update Comprehensive Plan		Yes			
Conduct comprehensive review of zoning ordinance and land use regulations		Yes			. Waiting until 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				-Transportation committee is established.
Review development	Yes				

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
regulations and amend to meet EPA/EPD storm-water requirements					
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		
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	

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
Inventory and classify county roads as to their development suitability objective criteria)			Yes		
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		
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,		Yes			

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
and nearby universities					
Draft a functional classification system with design criteria for the county road network		Yes			
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		Yes			

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
of McCall recreational park					
Study and plan the development of a regional or state park in Effingham County		Yes			
Explore the feasibility of constructing a second senior citizens center in the county				Yes	
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		Yes			

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
recreation facilities between the County Commission, cities, and the School Board					
Seek grant funding for track and field facilities, tennis courts, and football fields		Yes			
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				
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.

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 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			
Consider reclassification of residential zones		Yes			
Promote higher paying varieties of employment through the local marketing program		Yes			
Consolidate and coordinate local economic development planning, promotion, and implementation				Yes	
Support development of various data management and telecommunications businesses and labor force skills				Yes	

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
Promote establishment of a revolving loan fund to provide venture capital for local entrepreneurs				Yes	
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			
Adopt and implement Wastewater Treatment Plan to re-use effluent disposal	Yes				
Support a cooperative effort to implement and continually develop a comprehensive economic development plan		Yes			
Seek funds to establish monuments and markers at historic sites throughout the County		Yes			

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
Adopt a local preservation ordinance to protect Ebenezer and historic sites along the Savannah River			Yes		No directive to create such an ordinance
Adopt ordinance to protect aquifer recharge areas			Yes		Will work into MS4 compliance plan
Develop program to monitor aquifer recharge areas			Yes		Will work into MS4 compliance plan
Adopt greenspace ordinance			Yes		Required for PDs but not yet required for other development.

II. Short Term Work Program: *Update*

EFFINGHAM COUNTY SHORT TERM WORK PROGRAM: 5-YEAR UPDATE

<i>Project or Activity</i>	<i>Start Date</i>	<i>End Date</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
ECONOMIC DEVELOPMENT					
<i>Promote County & Cities through all available media</i>	<i>2014</i>	<i>2019</i>	<i>CC; EDA; County</i>	<i>\$5,000 annually</i>	<i>Local funds</i>
<i><u>Support a cooperative effort to implement and continually develop a comprehensive economic development plan</u></i>	<i><u>2014</u></i>	<i><u>2019</u></i>	<i><u>CC; EDA; County</u></i>	<i><u>\$5,000 annually</u></i>	<i><u>Native funds, EDA</u></i>
<i>Review property tax policies</i>	<i>2014</i>	<i>2019</i>	<i>County</i>	<i>\$2,000</i>	<i>General funds</i>
<i>Access the possibilities of generating revenue through user fees for each service provided by the county</i>	<i>2014</i>	<i>2019</i>	<i>County</i>	<i>\$1,000</i>	<i>General funds</i>
NATURAL & HISTORIC RESOURCES					
<i>Seek funding to establish monuments and markers at historic sites throughout the County</i>	<i>2014</i>	<i>2019</i>	<i>County; Historic Effingham</i>	<i>\$50,000</i>	<i>General funds; Historic Effingham Society</i>
<i>Adopt local preservation ordinance to protect Ebenezer and historic sites along Savannah River</i>	<i>2014</i>	<i>2019</i>	<i>County</i>	<i>\$1,000</i>	<i>General Funds</i>
<i>Adopt ordinance to protect aquifer recharge areas</i>	<i>2014</i>	<i>2019</i>	<i>County</i>	<i>\$1,000</i>	<i>General Funds</i>
<i>Develop program to monitor aquifer recharge areas</i>	<i>2014</i>	<i>2019</i>	<i>County</i>	<i>\$10,000</i>	<i>General funds</i>
<i>Finalize amendments to Part V Environmental Planning criteria</i>	<i>2009</i>	<i>2010</i>	<i>County</i>	<i>\$2,000</i>	<i>General Funds</i>

<i>Develop program to increase public awareness of wetland and flood zone sensitivity</i>	2014	2019	County	\$5,000	General Funds
<i>Develop Historical and Ecological Heritage Tourism Programs</i>	2014	2019	CC	\$5,000	Private funds
<i>Adopt DCA criteria for water supply watershed protection</i>	2007	2012	County	\$4,000	General Funds
<i>Adopt DCA criteria for groundwater recharge areas</i>	2007	2012	County	\$6,000	General Funds
<i>Review development regulations and amend as necessary to meet EPA/EPD requirements for stormwater management</i>	2012	2015	County	\$1,000	General Fund
<i>Adopt DCA criteria for wetland protection</i>	2007	2012	County	\$8,000	General Funds
<i>Adopt greenspace ordinance</i>	2008	2009	County	\$2,000	General funds
<i>Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances</i>	2014	2019	County	\$2,000	General funds

COMMUNITY FACILITIES AND SERVICES

<i>Draft plan for county-wide drainage network and improvement program</i>	2014	2019	County	\$2,000	General Funds; SPLOST
<i>Implement road and drainage improvement program</i>	2014	2019	County	\$10 million	SPLOST; OneGeorgia Authority
<i>Study and plan the development of a regional or state park in Effingham County</i>	2014	2019	County	\$50,000	SPLOST
<i>Review public safety needs; create and expand programs and facilities as necessary</i>	2014	2019	County	\$100,000	General Funds; FEMA; SPLOST
<i>Review government record storage facilities and upgrade as necessary</i>	2014	2019	County	\$500,000	SPLOST; General Funds; CDBG; DCA; OneGeorgia Authority
<i>Complete surface treatment for all ash roads</i>	2014	2019	County	\$2 million	<u>SPLOST</u> ; General Funds
<i>Sheriff's Jail, Office Admin. Complex, Storage</i>	2012	2015	County	\$ 16,425,000.00	Jail Fund / Splost

<i>Radio System/Tower Update</i>	2012	2013	County	\$	
				2,337,075.00	Grant / Fire Fund
<i>Fire Vehicles/Apparatus</i>	2015	2016	County	\$	
				1,150,000.00	Fire Fund / Splost
<i>Hodgeville Rd. Fire</i>	2015	2016	County	\$	
				400,000.00	Fire Fund/Splost
<i>Pineora Fire Station</i>			County	\$	
				-	Fire Fund / Splost
<i>Tusculum Fire Station</i>	2014	2015	County	\$	
				152,000.00	Fire Fund / Splost
<i>Ledessie Zeigler</i>	2015	2016	County	\$	
				75,000.00	Fire Fund / Splost
<i>Ardmore-Oakey</i>	2015	2016	County	\$	
				75,000.00	Fire Fund/Splost
<i>Courthouse Road</i>	2015	2016	County	\$	
				85,000.00	Fire Fund / Splost
<i>Sheriff's Jail Complex Addendum</i>	2014	2015	County	\$	
				1,618,659.00	Jail Fund / Splost
<i>EMS Vehicles/ Apparatus</i>	2014	2017	County	\$	
				650,000.00	Splost
<i>EMS Vehicles/ Apparatus</i>	2013	2014	County	\$	
				165,588.00	Splost
<i>119 Recreation Complex/Gym Renovations</i>	2014	2016	County	\$	
				1,755,205	I.F./SPLOST
<i>Park Promenade/Ulmer Park</i>	2014	2017	County	\$	
				350,000	Pending
<i>Gym at Central Learning</i>	2014	2015	County	\$	
				65,000	SPLOST
<i>Sand Hill Playground</i>	2014	2016	County	\$	
				37,000	I.F./SPLOST
<i>Baker Pond HC Accessible Playground</i>	2014	2016	County	\$	
				80,000	I.F./SPLOST
<i>Sand Hill Batting Cages</i>	2014	2016	County	\$	
				25,000	I.F./SPLOST
<i>McCall Rd. Batting Cages</i>	2014	2016	County	\$	
				25,000	I.F./SPLOST

<i>Springfield land acquisition</i>	<i>2014</i>	<i>2016</i>	<i>County</i>	<i>477,000</i>	<i>SPLOST</i>
<i>Soccer Goals</i>	<i>2014</i>	<i>2016</i>	<i>County</i>	<i>7,000</i>	<i>I.F./SPLOST</i>
<i>6 Pitching Machines</i>	<i>2014</i>	<i>2016</i>	<i>County</i>	<i>10,000</i>	<i>I.F./SPLOST</i>
<i>Atlas Mine Site Planning</i>	<i>2014</i>	<i>2015</i>	<i>County</i>	<i>69,241</i>	<i>I.F./SPLOST</i>
<i>Atlas Mine Site Reclamation</i>	<i>2015</i>	<i>2016</i>	<i>County</i>	<i>373,450</i>	<i>I.F./SPLOST</i>
<i>Atlas Mine Site Pavilion and Dock</i>	<i>2016</i>	<i>2017</i>	<i>County</i>	<i>125,000</i>	<i>I.F./SPLOST</i>
<i>Old Augusta Rd. Sewer</i>	<i>2006</i>	<i>2016</i>	<i>County</i>	<i>\$5,000,000</i>	<i>Pending</i>
<i>Lift station #5, #11, #9 pump upgrades</i>	<i>2014</i>	<i>2016</i>	<i>County</i>	<i>\$270,000</i>	<i>Pending</i>
<i>Sprayfield upgrades</i>	<i>2013</i>	<i>2014</i>	<i>County</i>	<i>\$75,000</i>	<i>W/S fund</i>
<i>Septic receiving station at WRF</i>	<i>2014</i>	<i>2015</i>	<i>County</i>	<i>\$100,000</i>	<i>Pending</i>
<i>Lift station #4 and force main upgrade</i>	<i>2014</i>	<i>2015</i>	<i>County</i>	<i>\$3,070,000</i>	<i>Pending</i>
<i>Old Augusta Rd. Water</i>	<i>2006</i>	<i>2016</i>	<i>County</i>	<i>\$3,000,000</i>	<i>Pending</i>
<i>Loop from Greystone to Midland Rd.</i>	<i>2014</i>	<i>2016</i>	<i>County</i>	<i>\$680,000</i>	<i>Pending</i>
<i>Meldrim Well system</i>	<i>2014</i>	<i>2016</i>	<i>County</i>	<i>\$350,000</i>	<i>Pending</i>
<i>Loop from Emerald Plantation to Marlow Elem.</i>	<i>2015</i>	<i>2016</i>	<i>County</i>	<i>\$1,400,000</i>	<i>Pending</i>
<i>County Line Booster Station</i>	<i>2014</i>	<i>2015</i>	<i>County</i>	<i>\$1,500,000</i>	<i>Pending</i>

	HOUSING				
<i>Conduct a comprehensive review of Zoning Ordinance. Consider reclassification of residential zones</i>	2014	2019	County	\$3,000	General Funds
	LAND USE				
<i>Amend zoning ordinance to include smaller lot sizes, reduced setbacks and more mixed use options</i>	2014	2019	County	\$5,000	General Funds
<i>Amend zoning ordinance to include increased residential densities in areas that meet community design standards and available infrastructure and service capacities</i>	2014	2019	County	\$5,000	General Funds
<i>Review and update Comprehensive Growth Management Plan</i>	2014	2014	County	\$2,000	General Funds
<i>Conduct comprehensive review of zoning ordinance and land use regulations</i>	2014	2019	County	\$20,000	General Funds
<i>Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county</i>	2014	2019	County	\$1,000	General Funds
	TRANSPORTATION				
<i>Create Transportation Master Plan</i>	2008	2009	County	\$20,000	General Funds
<i>Draft a functional classification system with design criteria for the County road network.</i>	2007	2010	County	\$2,000	General Funds; GDOT
<i>Develop, publish and publicize comprehensive road improvement plan based upon functional classification system and design criteria.</i>	2007	2010	County	\$2,000	General Funds; SPLOST; DOT
<i>Effingham Parkway</i>	2016	2022	County	\$120,000,000	I.F./SPLOST/GDOT/FED.
<i>Old Augusta Rd. Phase IIA</i>	2010	2014	County	\$5,243,000	SPLOST / GDOT

<i>Old Augusta & Hwy. 21 light</i>	2010	2014	County	162,000	GDOT
			County		
<i>Old Augusta Rd. Phase IIB</i>	2011	2014	County	\$1,270,000	SPLOST / GDOT
			County		
<i>Old River Road & I16 interchange</i>	2010	2020	County	\$12,850,000	FED/GDOT/SPLOST
			County		
<i>Resurfacing</i>	2014	2017	County	\$7,789,133	SPLOST
			County		
<i>Court House Road Ext</i>	2014	2016	County	\$690,000	SPLOST
			County		
<i>Herbert Kessler</i>	2013	2015	County	\$65,000	SPLOST
			County		
<i>Lowground & Zittourer</i>	2013	2015	County	\$815,120	SPLOST
			County		
<i>Patterson</i>	2012	2014	County	\$150,000	SPLOST
			County		
<i>Cherokee/Ogeechee</i>	2012	2014	County	\$174,000	SPLOST

INTERGOVERNMENTAL COORDINATION

<i>Study the cost effectiveness of consolidating recreation facilities</i>	2014	2019	County, Cities	\$5,000	County, Cities
<i>Explore the feasibility of consolidating land use regulation and enforcement programs</i>	2014	2019	County, Cities	\$5,000	County, Cities

COMMUNITY CHARACTER AND DESIGN

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.

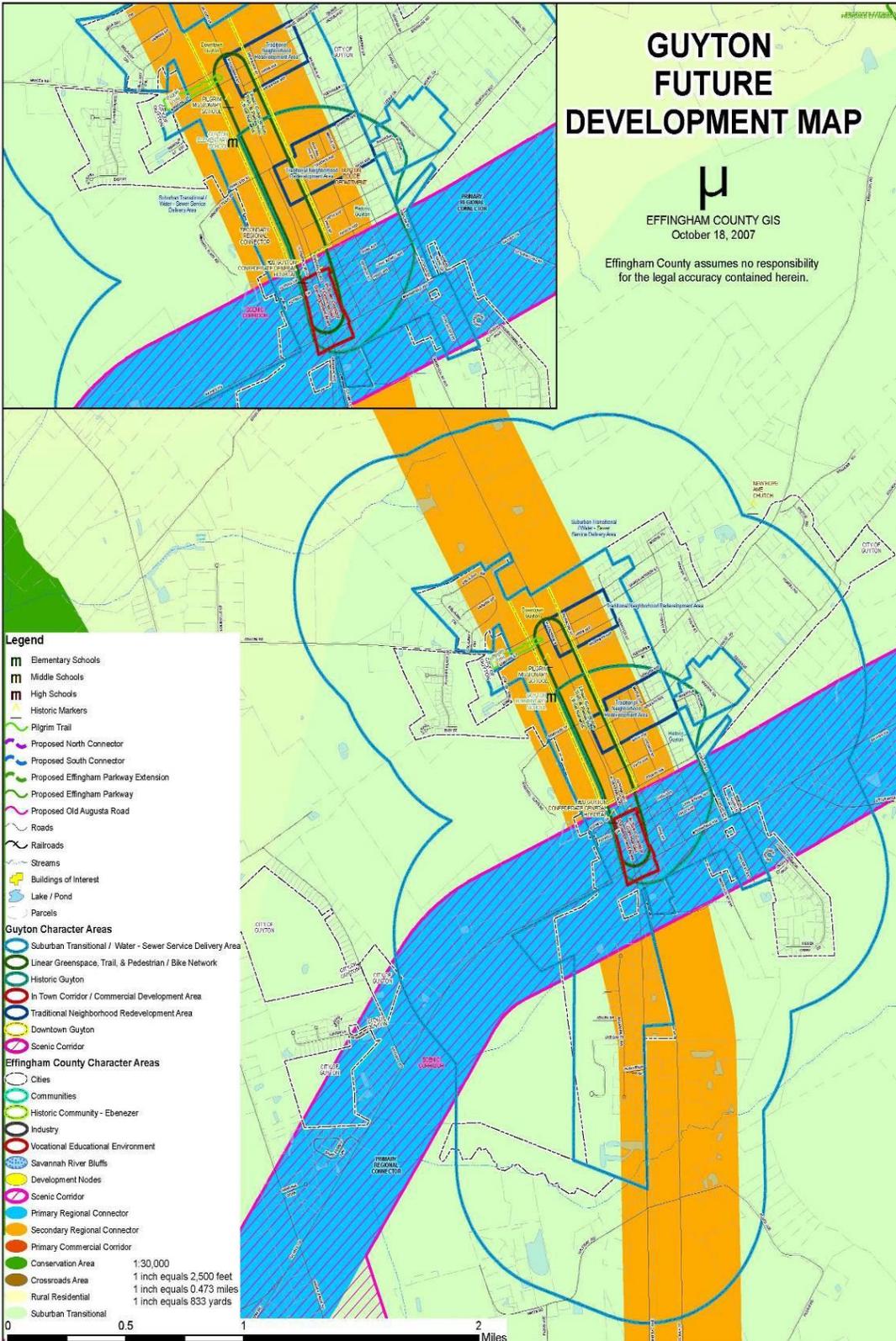
City of Guyton

GUYTON FUTURE DEVELOPMENT MAP



EFFINGHAM COUNTY GIS
October 18, 2007

Effingham County assumes no responsibility for the legal accuracy contained herein.



Legend

- m** Elementary Schools
- m** Middle Schools
- m** High Schools
- Historic Markers
- Pilgrim Trail
- Proposed North Connector
- Proposed South Connector
- Proposed Effingham Parkway Extension
- Proposed Effingham Parkway
- Proposed Old Augusta Road
- Roads
- Railroads
- Streams
- Buildings of Interest
- Lake / Pond
- Parcels

Guyton Character Areas

- Suburban Transitional / Water - Sewer Service Delivery Area
- Linear Greenspace, Trail, & Pedestrian / Bike Network
- Historic Guyton
- In-Town Corridor / Commercial Development Area
- Traditional Neighborhood Redevelopment Area
- Downtown Guyton
- Scenic Corridor

Effingham County Character Areas

- Cities
- Communities
- Historic Community - Ebenezer
- Industry
- Vocational Educational Environment
- Savannah River Bluffs
- Development Nodes
- Scenic Corridor
- Primary Regional Connector
- Secondary Regional Connector
- Primary Commercial Corridor

1:30,000
1 inch equals 2,500 feet
1 inch equals 0.473 miles
1 inch equals 833 yards

0 0.5 1 2 Miles

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.



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

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"> • Transportation Alternatives • Heritage Preservation • Open Space Preservation 	<ul style="list-style-type: none"> • Parks • Open space • Multi-use trails • Passive recreation • Conservation areas 	<ul style="list-style-type: none"> • Require set aside land for linear greenspace in new developments • Draft or participate in a regional linear greenspace, trail, and pedestrian/bicycle master plan • Promote existing golf cart ordinance

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

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"> • Infill Development • Transportation Alternatives • Regional Identity • Growth Preparedness • Appropriate Businesses • Employment Options 	<ul style="list-style-type: none"> • Neighborhood Commercial • Office • Public/Institutional 	<ul style="list-style-type: none"> • Adopt a Master Plan for Highways 119 and 17 • Promote and support efforts for tourism • Require parking areas to be landscaped to minimize visual impact on adjacent streets and uses • 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 • Upgrade the appearance of existing older commercial buildings with façade improvements or new architectural elements • Require landscaped buffers between residential and commercial uses • Adopt ordinances that preserve the existing tree cover • Promote use of native species in landscaping • Require inter-parcel connectivity when feasible along the state highways to limit number of access points • Enact design guidelines for new development, including minimal building setback requirements parking that is aesthetically pleasing • Promote installation of underground utilities

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

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

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

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 the existing 2-mile 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 the infrastructure ages, there is a need to replace and upgrade the older water and sewer lines
The City has extended water and sewer lines to new developments, but this has left few resources needed for the upgrades needed for the system.

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 USDA monies to extend wastewater treatment to those residents currently on septic. In addition, these grants could be used to upgrade the older infrastructure.

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 housing to serve the diverse populations, especially 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

New construction ranges from starter homes to large family homes. There are several subdivisions currently under construction.

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 future development, such as housing, businesses, and 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 promoting activities in the civic center, which is a renovated historic gymnasium

While the City has a cohesive and central downtown, there now exists an opportunity to expand its downtown activity by hosting and encouraging events in the 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 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				Completed by UGA students and 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)
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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
Participate in County-wide or Area-wide Drug Enforcement Task Force		X			
Study the cost effectiveness of consolidating recreational facilities	X				Guyton Leisure Services coordinates recreational activities with Effingham County
Explore feasibility of consolidating water and sewer services	X				Guyton will maintain a separate water and sewer system
Draft and adopt an agreement for dual and coordinated use of County recreation facilities between County Commission, School Board and other Cities	X				Guyton Leisure Services coordinates recreational activities with Effingham 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				Supports the efforts and programs sponsored by Savannah Technical College Effingham Campus

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
Explore options for reducing traffic congestion on commercial corridors		X			DOT has planned a round-about for the intersection of Hwys 119 and 17
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				Staff has prepared the document for review
Assess feasibility of county wide planning commission to address countywide issues such as drainage and transportation infrastructure	X				Guyton is a member of the county-wide Transportation Advisory Committee. The drainage issues will be handled by Effingham County per the Service Delivery Strategy agreement.
Develop drainage and stormwater management program				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
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
Evaluate appropriateness of assisting certain agencies in developing a plan to address homeless issues within the City	X				A local non-profit was established to address the needs of the homeless population

II. Short Term Work Program: Update

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
Adopt DCA criteria for wetland protection			X			City	\$5,000	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			City	\$2,000	General Fund
LAND USE								
Conduct comprehensive review of zoning ordinance and land use regulations	X	X	X	X	X	City	\$10,000	General Fund; DCA

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space	X					City	\$5,000	General Fund
Explore revisiting zoning reclassifications in order to promote mixed use	X					City	\$2,000	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	X	City	\$5,000	General Fund
Develop a long range annexation plan	X	X	X	X	X	City	\$5,000	General Fund

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
COMMUNITY FACILITIES								
Develop a capital improvement plan for water and sewer service	X	X	X			Cities and County	\$5,000	General Fund; DCA
Participate in County-wide or Area-wide drug Enforcement Task Force	X	X	X	X	X	Cities and County	\$5,000	General Fund; Department of Justice
Explore options for reducing traffic congestion on commercial corridors	X	X	X	X	X	City	\$10,000	SPLOST; DOT; RDC; General Fund

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	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, Springfield, Effingham County	\$10,000	General Fund; Grants; DNR; Land Trust organizations; Georgia Land Conservation Program; DOT
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								
Continue to coordinate with adjacent communities for land areas near mutual boundaries	X	X	X	X	X	Cities and County	Staff time	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	X	Cities and County	Staff time	General Fund

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Explore ways to promote Guyton as an attractive retirement destination	X	X	X	X	X	City	\$2,000	General Fund; Chamber of Commerce; Development Authority
Assess need for senior housing	X	X	X	X	X	City	\$2,000	General Fund; DCA
Explore the need for additional Special Needs Housing		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	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	X	City	\$5,000 annually	General Fund; DCA

CITY OF GUYTON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	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	X	City	\$2,000	General Fund; Chamber of Commerce

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, Georgia Ports, 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.

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 needs a long-term water/sewer replacement program

Due to the rapid growth experienced in the past 10 years, the City has not worked on a long-term replacement program plan for infrastructure extensions.

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. Need a walking trail, and try to connect sidewalks for connectivity.

V. Housing Issues

There continues to be demand for new, single-family housing in Rincon.

Homes are needed for different income levels and lifestyles. As the development occurs, the City must consider the impacts on the natural resources and the existing neighborhoods.

Opportunities

There starter homes, large family homes, and some subsidized housing available.

The city currently has a mixture of starter homes, large family homes, subsidized housing, multifamily development, and senior housing to meet the needs of the residents. There is undeveloped property that can be designated for future residential development.

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 continue to participate in 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 Rincon

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 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				Initially submitted in 2008, Completed in 2013
Adopt DCA criteria for groundwater recharge areas			X		Lack of Staff resources
Adopt DCA criteria for wetland protection			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
Develop a capital improvement plan for water and sewer with County and other Cities	X				Rincon has developed a long-term capital plan that includes water and sewer projects
Develop water conservation plans with the County and other Cities	X				Rincon's Water Conservation Plan was completed in 2008
Participate in County-wide or Area-wide Drug Enforcement Task Force				X	Not budgeted
Link Macomber Park with the Effingham County Recreation Department	X				Rincon and Effingham County collaborate on activities
Explore feasibility of constructing senior citizens center	X				Received a grant to renovate the Hinely Center
Study cost effectiveness of consolidating recreational facilities	X				Recreational activities coordinated through the County
Explore feasibility of consolidating water and sewer services	X				The County Water and Sewer Committee determined that consolidation was not feasible
Draft and adopt an agreement for dual and coordinated use of County recreational facilities between County, School Board and other Cities	X				Rincon is in agreement with the Board of Education and the County to utilize the local middle school and elementary schools for recreation purposes

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
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				Works in collaboration with Savannah Technical College Effingham Campus
Explore options for reducing traffic congestion on commercial corridors		X			Encourage more access roads (Commercial park) and frontage roads (Carolina Avenue Extension) in new developments
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use		X			The City also encourages the donation of land in exchange for tax credits
Review public safety needs; create and expand programs and facilities as necessary	X				New fire station; Increase in police and fire manpower
Construct new Public Works building	X				Bought a new building in 2012

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
Continue recreational facility improvement program: acquire land and prepare for recreation and organized sports		X			Acquired additional property to expand ball fields at Macomber Recreation Facility.
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				The City has contracted with a private provider
Review and update Comprehensive Growth Management Plan	X				Approved new Zoning Ordinance in 2010, which replaced the Growth Management Code
Assess feasibility of county wide planning commission to address countywide issues such as drainage and transportation infrastructure	X				No longer a consideration
Develop drainage and stormwater management plan	X				Required as part of the Development Review Process. The City maintains a work list.

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
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the County		X			Reviewing zoning districts, water and sewer SDA, and the Master Annexation Plan
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				The Effingham Chamber of Commerce hosts job fairs
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including work-study opportunities	X				Savannah Technical College, Effingham Career and College Academy, and Effingham Chamber of Commerce
Consolidate and coordinate local economic development planning, promotion & implementation	X				Centralized under EDA and Chamber

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
Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances			X		Staffing Issues
Rehabilitate downtown areas through coordinated main street & improvement programs		X			Discussing a corridor management plan to define downtown and encourage rehabilitation and streetscape improvements
Conduct comprehensive review of zoning	X				Completed in 2010
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space			X		Planned for 2015
Explore revisiting zoning reclassification in order to promote mixed use			X		5-year plan
Develop a long range annexation plan	X				Completed in 2013

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
Develop ongoing road and streetscape maintenance program (paving projects)		X			Annual, utilize LMIG funds
Develop water conservation plans with County and other Cities	X				Completed in 2008
Construct new Public Works building	X				Bought new building in 2012
Continue recreational facility improvement program; acquire land and prepare for recreation and organized sports		X			Built 4 new fields in 2013
Begin construction of Phase II of tertiary treatment facility	X				Completed in 2009
Rehabilitate lift station for Pine Manor	X				Completed in 2012
Rehabilitate lift station for 9th Street			X		Postponed due to other projects
Replace grinder pumps with gravity flow mains and centralized lift stations		X			Utilizing CDBG funds

II. Short Term Work Program: Update

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
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	2015	2016	2017	2018	2019	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	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	\$15,000	General Fund; Chamber of Commerce
LAND USE								
Review and update Local Comprehensive Plan	X	X	X	X	X	City	\$1,500	General Fund

CITY OF RINCON SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
TRANSPORTATION								
Purchase a pothole patching truck			X			City	\$90,000	General Fund; SPLOST
Explore ways to encourage development of bike paths to connect commercial and residential areas		X	X			City	\$2,000	General Fund; SPLOST
COMMUNITY FACILITIES AND SERVICES								
Participate in County-wide or Area-wide Drug Enforcement Task Force	X	X	X	X	X	Cities and County	\$25,000	General Fund; Department of Justice
Explore options for reducing traffic congestion on commercial corridors	X	X	X	X	X	City	\$20,000	SPLOST; DOT; 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	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Develop market for water reuse	X	X	X	X	X	City	\$20,000	GEFA; Impact Fees; Water & Sewer Enterprise Fund
Construct new 250,000 gal elevated water tank on the north 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	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Purchase 10 additional patrol vehicles for the police department	X	X	X	X	X	City	\$350,000	SPLOST; General Fund
Change over to a City-wide Records Management System	X	X	X	X	X	City	\$15,000	General Fund
HOUSING								
Explore ways to promote Rincon as an attractive destination	X	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	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Amend code enforcement ordinance and appropriate regulations to eliminate substandard housing and incompatible uses that negatively impact neighborhoods quality of life	X	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	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 regular meetings with County Sheriff and City Police	X	X	X	X	X	Cities and County	Staff time	General Fund
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	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Develop a database for City infrastructure (water, sewer, storm drain, and hydrants)	X	X	X	X	X	City and County	\$20,000	General Fund; SPLOST
ECONOMIC DEVELOPMENT								
Create new town center through rehabilitation of redevelopment area	X	X	X	X	X	City	\$2 million	General Fund; EDA; DCA; DNR; DOT
Actively recruit commercial and industrial to the City	X	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	X	City	\$2,000	General Fund; Chamber of Commerce

City of Springfield

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 *
Adopt a tree preservation ordinance			X		Change in priorities
Develop a long range annexation plan		X			
Continue discussions with Guyton on joint parks project that will connect various community attractions and promote preservation of open space			X		Lack of cooperation

II. Short Term Work Program: Update

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
Adopt local Historic Preservation Ordinances	X					City	\$2,000	General Fund
Nominate Historic Resources to National Register		X				City	\$5,000	General Fund
Develop Design Guidelines for Historic Districts		X				City	\$5,000	General Fund
TRANSPORTATION								
Explore options for reducing traffic congestion on commercial corridors				X		City	\$20,000	General Fund

City of Springfield

Public Hearing

October 14, 2014 @ 6:00 p.m.

Public Hearing

City Hall, 130 S. Laurel St.

A Public Hearing was held on October 14, 2014 at 6:00 p.m. in the City of Springfield Council Chambers located at 130 South Laurel Street, Springfield, GA, in reference to the City of Springfield Comprehensive Plan Update.

MAYOR BARTON ALDERMAN AND THE FOLLOWING COUNCIL MEMBERS WERE PRESENT:

Justin Cribbs	Charles Hinely
Jerry Maennche	Steve Shealy
Kenny Usher	Gary Weitman

ALSO PRESENT:

Brett Bennett, City Manager
Linda Rineair, City Clerk
Lauren Meadows, Assistant City Attorney
Travis Zittrouer, Fire Chief

GUEST PRESENT:

Billy Hill	Joyce Alderman
Erin Phillips	Sandra Moore

This Public Hearing was called to order at 6:00 p.m. by Mayor Barton Alderman.

PUBLIC COMMENTS

City Manager Brett Bennett explained that this public hearing is held on the Comprehensive Plan Update. This is a five year update.

Mayor Alderman also commented that this is also a status report.

No other public comments were made, therefore no opposition was expressed.

This Public Hearing closed at approximately 6:02 p.m.



ATTEST:


Linda T. Rineair, City Clerk

CITY OF SPRINGFIELD


Barton A. Alderman, Mayor

Minutes of Council Meeting
Council Chambers – 10/14/2014 – Regular Meeting

CALL TO ORDER

A Regular Meeting of the City of Springfield Mayor and Council Members was held on October 14, 2014, immediately following a Public Hearing, in the Council Chambers in Springfield, Georgia. This meeting was called to order by Mayor Alderman at 6:03 p.m.

MAYOR BARTON ALDERMAN AND THE FOLLOWING COUNCIL MEMBERS WERE PRESENT:

Justin Cribbs	Charles Hinely
Jerry Maennche	Steve Shealy
Gary Weitman	Kenny Usher

A quorum of Council was represented at this meeting.

ALSO PRESENT:

Brett Bennett, City Manager
Linda Rineair, City Clerk
Lauren Meadows, Assistant City Attorney
Travis Zittrouer, Fire Chief
Tommy Deadwyler, Director of Cultural Affairs

GUEST PRESENT:

Billy Hill	Joyce Alderman
Erin Phillips	Sandra Moore

INVOCATION – Given by Mayor Alderman

PLEDGE OF ALLEGIANCE – Led by Mayor Barton Alderman

APPROVAL OF AGENDA

MOTION: Hinely made a motion to approve the Agenda.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

APPROVAL OF MINUTES

Consideration to replace minutes of 09/02/14 Called Meeting with Amended Minutes of 09/02/14 Called Meeting

MOTION: Weitman made a motion to replace minutes of 09/02/14 Called Meeting with the amended Minutes of the 09/02/14 Called Meeting.

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration for approval Minutes of the 09/09/14 Regular Meeting

MOTION: Hinely made a motion to approve the minutes of the 09/09/14 regular meeting.

Second: Usher seconded the motion.

MOTION PASSED unanimous without opposition.

APPEARANCES

Erin Phillips, representing the SRC, reference consideration to hold an event, "Springfield Dog Expo" in Springfield on 11/15/14, at Ulmer Ball Park located at 210 Jefferson Street, between the hours of 9am-12pm

Erin Phillips stepped to the podium and provided information on the event schedule. This will be a unique event for Springfield.

The Mayor and Council expressed concerns of the potential for a dog bite. Erin Phillips explained that a vet will be on-site.

Assistant City Attorney Lauren Meadows suggested that a waiver be signed by those who attend whereby they would acknowledge that they are aware that dogs will be at the event and that the city would not be liable if an incident occurs.

Erin Phillips suggested that a waiver could be signed as the public enters the event area.

MOTION: Usher made a motion to approve Erin Phillips of the SRC request to hold the "Springfield Dog Expo" on 11/15/14 at Ulmer Park with the stipulation that attendees sign a waiver before entering the event area.

Second: Weitman seconded the motion.

The SRC will be coordinating with the Police Chief on the area around Ulmer Ball Park which is normally a very low traffic route.

MOTION PASSED unanimous without opposition.

Billy Hill request consideration for temporary holding tank (sewer), not to exceed 2 years, or another option

Billy Hill stepped to the podium. He has a car lot on Hwy 21 now. He has purchased the property located at 1016 S Laurel Street, where W & W Housing had previously been located. There is no sewer system at this location. The property will not pass for a traditional septic system. There are costly solutions. He asked that the city work with him for a couple of years. Hill wishes to get the building built and business running before he has to pursue alternate sewer solutions. The location must have a paved parking off the highway, which is an additional expense. The building will be a metal building. These expenses are out of pocket.

Previously W & W Housing had used a temporary system, holding tank, at that same location. Mr. Hill would like to use a temporary system, which is certified and would consist of a 250 gallon holding tank, which would be placed behind the building and could be placed in the ground. A truck would come by every 2-3 weeks to empty it. The office will only have one single bathroom.

Three options for a future permanent system were also discussed. Mr. Hill would like to get the building built and the business going and certainly understands that a time frame for a permanent solution would be required.

The City Manager assured the Mayor and Council that the holding tank would be a temporary solution and would not be a permanent system.

Mr. Hill asked the Mayor and Council Members for consideration of the temporary system and advised that within 2 years of receiving the certificate of occupancy a permanent system would be installed.

Mr. Hill previously had a conversation with City Manager Bennett in which he offered to provide \$20,000 toward the costs of the city providing sewer to Hill's newly acquired property, so long as completion is done prior to him having to install an alternate permanent sewer system.

A discussion followed.

Assistant City Attorney Lauren Meadows suggested that the City enter into a written agreement with Mr. Hill allowing the use of the temporary holding tank for a 2 year period, beginning on the date of issuance of the certificate of occupancy, which expressly stipulates that revocation of the business license will occur in the event the temporary holding tank is not removed by the end of the 2 year period.

MOTION: Usher made a motion to approve that an agreement is drawn up reference the temporary holding tank at the requested location for a 2 year period which would begin with the date of the certificate of occupancy and further authorized the City Manager to sign this agreement with Mr. Hill further documenting the time line period specifying temporary usage.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

PUBLIC COMMENTS

Joyce Alderman stepped to the podium and commended the City of Springfield for all they have done recently and she believes that the citizens of Springfield think we are doing a good job. She especially commented on the Mars Theatre and the festival held this past weekend in which so many people attended. She again commended the City of Springfield and asked that we keep up the good work.

NEW BUSINESS

Consideration for an alternate member appointment to the Ethics Board, to replace Travis Blankenship

Council Member Hinely asked Joyce Alderman if she would consider being an alternate member to the Ethics Board and she advised that she would.

MOTION: Hinely made a motion to close the nominations.

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

MOTION: Weitman made a motion appoint Joyce Alderman as an alternate member appointment to the Ethics Board.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration of appointment to the Planning & Zoning Board – 3 member appointments (Travis Blankenship, Butch Kieffer & William Wallace term expired Sept. 2014), and 2 alternate appointments (currently vacant)

The City Manager will check with the two expired members to see if they would like to continue on the board, as Travis Blankenship has submitted resignation from the board.

Mayor Alderman suggested that Council Members be given more time and that nominations could be brought back to the next meeting.

No action was taken.

Consideration to approve a contract for survey and engineering reference Early Street Sidewalk Improvements

Bennett discussed his vision of the street sidewalk improvements. Two proposals were reviewed.

MOTION: Usher made a motion accept Parker Engineering's proposal for professional surveying, engineering, and architectural services for Early Street Sidewalk Improvements, in the amount of \$11,000.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration to award a contract to AIM Construction for the demolition of the property located at 505 N Oak Street

The City Manager advised the Mayor and Council that an extensive bid packet had been compiled and sent to 3 contractors and to a couple more that had requested the bid packets. Only one bid was received back.

MOTION: Hinely made a motion to approve a contract with AIM Construction for the demolition of the property located at 505 N Oak Street, in the amount of \$17,365.

Second: Weitman seconded the motion.

MOTION PASSED unanimous without opposition.

Consideration to approve a Proclamation proclaiming Sunday November 2, 2014 at "Retired Educators Day"

Mayor Alderman read the proclamation before the Council Members and those present.

MOTION: Shealy made a motion to approve the proclamation proclaiming Sunday November 2, 2014 as "Retired Educators Day"

Second: Maennche seconded the motion.

MOTION PASSED unanimous without opposition.

Sandra Moore stepped forward to accept the proclamation from Mayor Alderman.

Consideration to approve the City of Springfield Comprehensive Plan Update

City Manager Bennett addressed the Mayor and Council in the hopes that all have had time to read the City of Springfield Comprehensive Plan Update. Bennett was available to answer any questions. Bennett further stated that we have been following our previous plan and that this plan was tweaked to include things we are working on now. The Comprehensive Plan Update is due on October 31, 2014. Once the City of Springfield Comprehensive Plan Update is approved it will be forwarded to Effingham County.

MOTION: Weitman made a motion to approve the City of Springfield Comprehensive Plan Update.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

GENERAL GOVERNMENT

Reminder that the November Council Meeting will not be held on Tuesday 11/11/14 due to the Veterans Day Holiday, but will be held on Wednesday 11/12/14.

Discussion of Davis Street

This project is out to bid now. If the Council has any questions or concerns, now is the time to address them, as this is moving forward.

A brief discussion followed.

Discussion of schedule for FY2015 Budget Workshops

The budget is adopted by Ordinance which will require 2 readings. Between now and the November meeting a budget workshop will need to be held. Brett Bennett asked that the Mayor and Council Members let the City Clerk know which dates would not work for them. The budget workshop date will need to be selected by the middle of next week.

Effingham Magazine Articles

Mayor Alderman remarked on the latest Effingham Magazine which contained a good article on Sheriff McDuffie and also contained a good article on Police Chief Paul Wynn.

REPORTS

Administration

Mayor Day registration opened today. Effingham Day at the Capital follows the Mayor's Day Conference.

Director of Public Works – The interview process has not begun.

Police Department – The Police Department monthly report was provided in Council Packets for review.

Fire Department – The Fire Department report was provided in Council Packets for review. Fire Chief Travis Zittrouer discussed the news release in which he accepted a \$1,000 check from Norfolk Southern Corporation for the Springfield Fire Department. Fire Chief Zittrouer also noted that 3 Firefighters attended GA FF weekend training at the fire academy, 3 Firefighters attended NIMS 400 training, and FF/P Grenoble attended Rad/Nuc

detection training in Las Vegas, funded by DHS. Zittrouer also noted that the Local Boy Scouts came to the station for fire safety education.

Chief Zittrouer asked that the Mayor and Council break before the Executive Session in order to come outside to see two vehicles named attack 1 and attack 2. Zittrouer advised that these vehicles were received by surplus from the GA Forestry Commission Rural Fire Defense program. Once the agency is notified that the vehicle(s) have been set up for their intended use a one year period begins. After the one year period the vehicle(s) are then owned by the City of Springfield.

Brief Recess

A brief recess began at 7:25 p.m. in order for the Mayor and Council Members, and those present, to step outside to the parking lot to see the Fire Department vehicles previously discussed. After viewing the vehicles the Mayor and Council Members returned and the brief recess ended at 7:45 p.m.

Council Member Maennche revisited the Ethics Commission alternate appointment. Council Member Weitman reminded those present that it is difficult to get people to volunteer to serve on boards/committees. Council Member Shealy reminded Council Members and those present that the appointment made earlier was as an alternate.

MOTION TO MOVE FROM THE REGULAR MEETING INTO AN EXECUTIVE SESSION -- Reference Real Estate Acquisition and Personnel

MOTION: Weitman made a motion at 7:49 pm to move from the regular meeting into an executive session reference Real Estate Acquisition and Personnel.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

MOTION TO MOVE FROM THE EXECUTIVE SESSION BACK INTO THE REGULAR MEETING

MOTION: Hinely made a motion at 8:38 pm to move from the executive session back into the regular meeting.

Second: Cribbs seconded the motion.

MOTION PASSED unanimous without opposition.

TAKE ANY ACTION NEEDED ON ITEM(S) FROM THE EXECUTIVE SESSION

Resolution # 2014-7 authorizing the Mayor of City and the City Manager to (1) execute all documents necessary to memorialize the City's acquisition of the Property; (2) comply with the terms of the Agreement; (3) make all necessary

payments under the Agreement; and (4) execute all closing documents in conformity with the Agreement (Ebenezer crossing Property)

MOTION: Weitman made a motion to approve the resolution reference the Ebenezer Crossing property.

Second: Hinely seconded the motion.

MOTION PASSED unanimous without opposition.

MOTION TO ADJOURN THIS MEETING

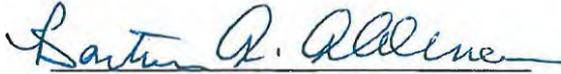
MOTION: Hinely made a motion at 8:42 p.m. to adjourn this meeting.

Second: Usher seconded the motion.

MOTION PASSED unanimous without opposition.



CITY OF SPRINGFIELD


Barton A. Alderman, Mayor

ATTEST:


Linda T. Rinear, City Clerk

**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 Kessler Wendall
Forrest Floyd
Vera Jones
Jamie Deloach
Reggie Loper
Phil Kieffer

Guyton City Council
Mayor Michael Garvin
Ulysses Eaton
Michael Johnson
Dr. Franklin Goldwire
Robert C. Black

Rincon Council
Mayor Ken Lee
Reese Browher
James Dasher
Scott Morgan
Christi Ricker
Levi Scott
Paul Wendelken

Springfield City Council
Mayor Barton Alderman
Charles Hinely
Jerry Maennche
Steve Shealy
Kenny Usher
Gary Weitman
Justin Cribbs

Introduction / County & Cities

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.

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.

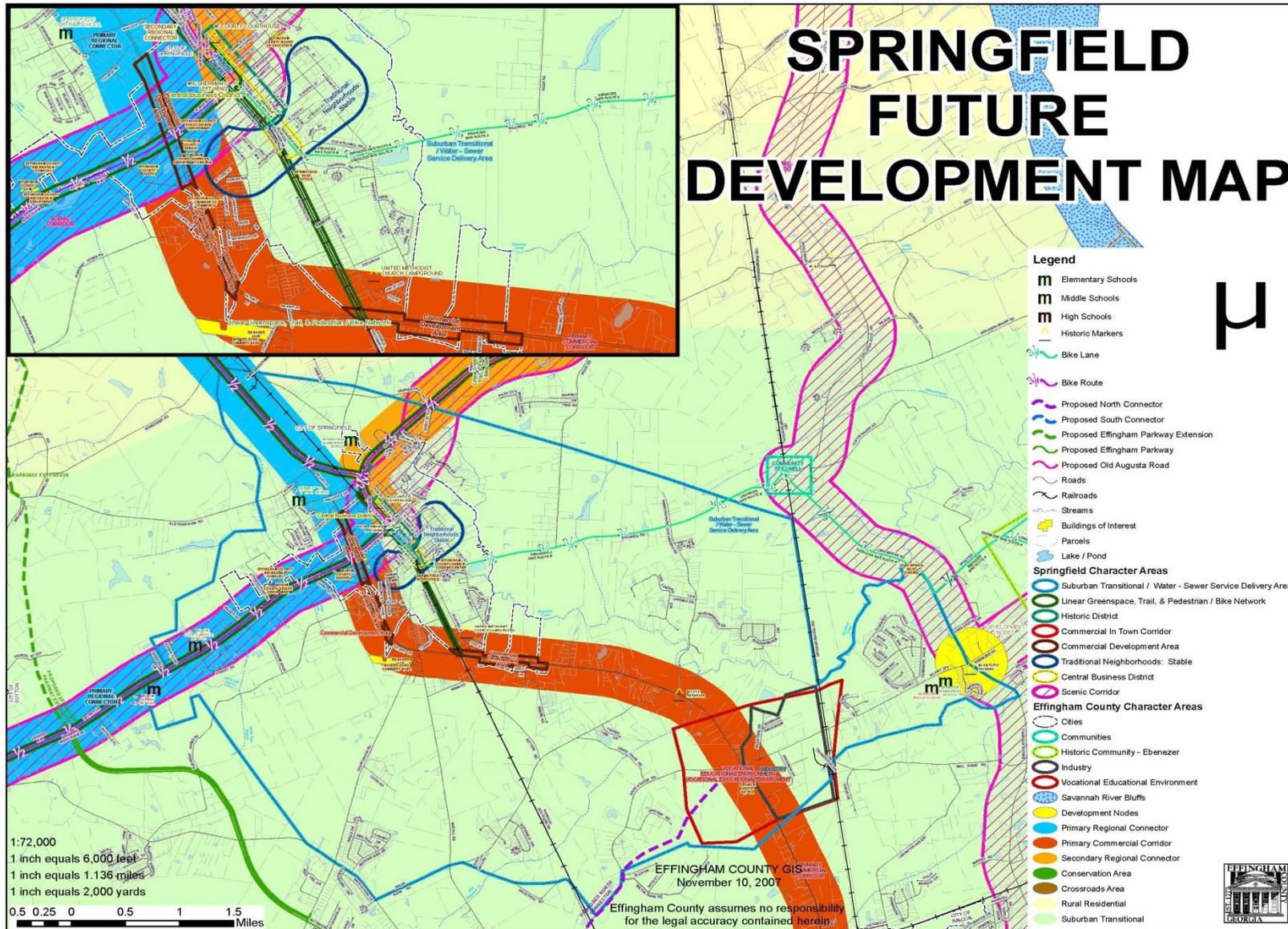
The citizens of Springfield see the city as a blend of premier communities in which to invest, live, work, and raise a family, organized into quiet residential neighborhoods and active multi-use community nodes. It will be a place where residents enjoy a rich quality of life based on the availability of excellent education, a range of housing options, 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

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.



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

LINEAR GREENSPACE, TRAIL, AND BICYCLE/PEDESTRIAN NETWORK

Description: Open space that follows natural and manmade linear features as well 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"> • Transportation Alternatives • Heritage Preservation • Open Space Preservation 	<ul style="list-style-type: none"> • Parks • Open space • Multi-use trails • Passive recreation • Conservation areas 	<ul style="list-style-type: none"> • Require set aside land for linear greenspace in new developments. • Draft or participate in a regional linear greenspace, trail, and pedestrian/bicycle master plan.

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

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

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

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

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

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

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 completed the restoration of the Historic Mars Theatre in downtown Springfield, we have begun the revitalization of downtown Springfield. We have created activity after hours that can lead to more dining opportunities, shopping opportunities. There is now entertainment opportunities in downtown Springfield on a regular basis that will foster additional business startup.

Heritage Tourism

From its historic buildings, such as its original courthouse and jail, to its Folk Victorian style homes, as well as being surrounded by the headwaters for of Ebenezer Creek, Springfield is a historic town that could be a draw in heritage tourism.

Downtown restoration and enhancement

Since restoring the Mars Theatre and the completing multiple phases of a streetscape project, it has encouraged private property owners to enhance their properties. As activity grows, this enhancement will create more opportunities for new businesses to locate to Springfield.

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 green space 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 have been falling and other associated costs for homeowners have been increasing.

One of the challenges City officials face is to maintain citizen pride in the appearance of the their property in the face decreasing property values and less disposable income due to the increased cost of living.

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 other cities on possible collaboration (or consolidation) of fire services. 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 made significant improvements in downtown and making other efforts to preserve Ebenezer Creek, we have capitalized on some of the history and culture of our community to return it due its former glory.

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.

City of Springfield

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				
Nominate Historic Resources to National Register		X			
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			
Develop a capital improvement plan for water and sewer service with the County and other Cities				X	Lack of cooperation from others
Develop water conservation plan with the County and other Cities				X	Lack of cooperation from others
Explore the feasibility of consolidating water and sewer services				X	Lack of cooperation from others

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
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use	X				
Conduct comprehensive review of zoning ordinance and land use regulations		X			
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including work-study opportunities	X				
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			
Develop Design Guidelines for Historic Districts	X				
Explore Opportunities to					

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
support enhanced solid waste reduction and recycling initiatives	X				
Explore revisiting zoning reclassifications in order to promote mixed used	X				
Explore options for reducing traffic congestion on commercial corridors			X		Not needed at this time
Adopt a tree preservation ordinance			X		Change in priorities
Develop a long range annexation plan		X			
Continue discussions with Guyton on joint parks project that will connect various community attractions and promote preservation of open space			X		Lack of cooperation

II. Short Term Work Program: Update

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
NATURAL & HISTORIC RESOURCES								
Adopt local Historic Preservation Ordinances	X					City	\$2,000	General Fund
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	X	X				City	\$3,000	General Fund
Nominate Historic Resources to National Register		X				City	\$5,000	General Fund
Develop Design Guidelines for Historic Districts		X				City	\$5,000	General Fund
Adopt a tree preservation ordinance		X	X			City	\$5,000	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	\$10,000	General Fund; DCA
Explore adopting a conservation subdivision ordinance to promote or require the preservation of		X	X			City	\$3,000	General Fund

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
open space								
Develop a long range annexation plan	X	X				City	\$5,000	General Fund
COMMUNITY FACILITIES								
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
INTERGOVERNMENTAL COORDINATION								
Continue quarterly meetings between Elected Officials, City Managers, etc.	X	X	X	X	X	Cities and County	Staff time	General Fund
Hold quarterly meetings with County Sheriff and City Police		X	X	X	X	Cities and County	Staff time	General Fund
Hold quarterly meetings with other city and county managers to improve communication and coordination	X	X	X	X	X	Cities and County	Staff time	General Fund
HOUSING								

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
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	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
Explore options for reducing traffic congestion on commercial corridors				X		City	\$20,000	General Fund
ECONOMIC DEVELOPMENT								
Acquire property to improve downtown parking	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

CITY OF SPRINGFIELD SHORT TERM WORK PROGRAM: 5-YEAR UPDATE								
Project or Activity	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
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

STATE OF GEORGIA
COUNTY OF EFFINGHAM

RESOLUTION 15-005
RESOLUTION TO ADOPT

WHEREAS, the Effingham County Board of Commissioners has completed the partial update 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 March 1, 2014 and established by the Georgia Planning Act of 1989; and

WHEREAS, The Effingham County Board of Commissioners held two hearings to receive public comments;

BE IT THEREFORE RESOLVED, that the Effingham County Board of Commissioners does hereby adopt the partial update of the 20-year Comprehensive Plan Update.

THIS 17TH DAY OF MARCH, 2015.

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**


WENDALL KESSLER, CHAIRPERSON

ATTEST:


STEPHANIE JOHNSON, COUNTY CLERK

**A RESOLUTION OF THE CITY OF GUYTON
FOR THE ADOPTION OF THE
EFFINGHAM COUNTY JOINT COMPREHENSIVE PLAN
2015-2019**

WHEREAS, the Guyton City Council, the governing authority of Guyton, Georgia in conjunction with the City of Rincon, Georgia, City of Springfield, Georgia and Effingham County, Georgia has prepared the *Effingham County Joint Comprehensive Plan 2015-2019* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *Effingham County Joint Comprehensive Plan 2015-2019* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Effingham County Joint Comprehensive Plan 2015-2019* has been reviewed by the Coastal Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

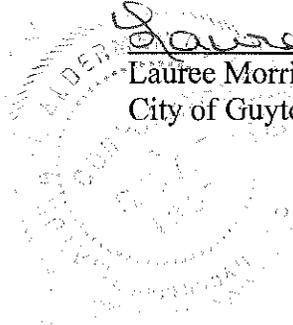
NOW, THEREFORE, BE IT RESOLVED by the Guyton City Council that the *Effingham County Joint Comprehensive Plan 2015-2019* is hereby adopted and that a copy of this resolution shall be submitted to the Coastal Regional Commission.

Adopted this 14 day of April, 2015



Michael Garvin, Mayor
City of Guyton

ATTEST:


Lauree Morris, City Clerk
City of Guyton

**A RESOLUTION OF THE CITY OF RINCON FOR THE ADOPTION OF THE
EFFINGHAM COUNTY JOINT COMPREHENSIVE PLAN
2015-2019**

WHEREAS, the Rincon City Council, the governing authority of Rincon, Georgia in conjunction with the City of Guyton, Georgia, City of Springfield, Georgia and Effingham County, Georgia has prepared the *Effingham County Joint Comprehensive Plan 2015-2019* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *Effingham County Joint Comprehensive Plan 2015-2019* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Effingham County Joint Comprehensive Plan 2015-2019* has been reviewed by the Coastal Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

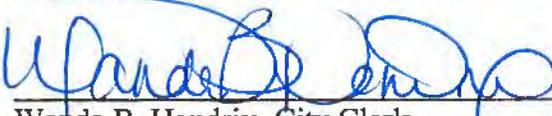
NOW, THEREFORE, BE IT RESOLVED by the Rincon City Council that the *Effingham County Joint Comprehensive Plan 2015-2019* is hereby adopted and that a copy of this resolution shall be submitted to the Coastal Regional Commission.

Adopted this 13th day of April, 2015



Ken Lee, Mayor
City of Rincon

ATTEST:



Wanda B. Hendrix, City Clerk
City of Rincon



Resolution # R2015-4

RESOLUTION TO ADOPT

WHEREAS, the City of Springfield Mayor and Council has completed the partial update 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 March 1, 2014 and established by the Georgia Planning Act of 1989; and

WHEREAS, The City of Springfield held a public hearing to receive public comments;

BE IT THEREFORE RESOLVED, that the City of Springfield Mayor and Council does hereby adopt the partial update of the 20-year Comprehensive Plan Update.

This the 14th day of April, 2015.

CITY OF SPRINGFIELD GEORGIA




Barton A. Alderman, Mayor


Linda T. Rineair, City Clerk