

RESOLUTION

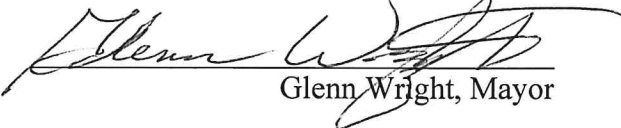
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

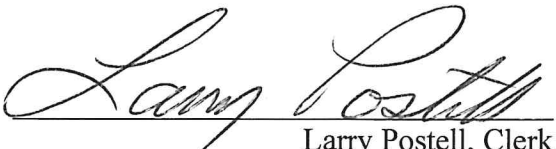
WHEREAS, the Comprehensive Plan Update for the City of Greensboro, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Greensboro, Georgia that the Comprehensive Plan Update for the City of Greensboro, Georgia dated 2020, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 2nd day of March, 2020.

City of Greensboro, Georgia


Glenn Wright, Mayor


Larry Postell, Clerk

City of Greensboro Comprehensive Plan

2019 Update



Acknowledgements

Steering Committee

Morris Miller, Greensboro City Council
Terri Thornton, Downtown Development Authority
Caty DeLaigle, Historic Preservation Commission
Anna Dunn, Historic Preservation Commission
Noreen Parker, Greensboro Business Association
Terry Lawler, Greene County Chamber of Commerce
Rick Zeier, Greensboro Planning & Zoning Director
Cail Hammons, Greensboro Community Development

Identified Stakeholders

Greensboro: Business Association, Police, Festival Hall
Greene County: Development Authority, Farm Bureau,
Extension, Family Connection, Lake Oconee Tourism
Businesses: BankSouth, Farmers Bank, CW Smith Insurance
Housing: Habitat for Humanity, Public Housing, Fairway
Other: McGarity Development, ATLAS Ministry

Northeast Georgia Regional Commission

Burke Walker, Executive Director
Eva Kennedy, Planning & Government Services Director
John Devine, AICP, Principal Planner (project lead)
Mark Beatty, Planner
Stephen Jaques, Project Specialist

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Chapter 1

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public, stakeholders, and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), [Minimum Standards and Procedures for Local Comprehensive Planning](#), effective 10/1/2018.

Public Involvement

Public Input & Steering Committee

The planning process began with a public hearing and was followed by a series of community input sessions during which the public and a local steering committee were invited to discuss local trends and aspirations. Availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing) provided additional feedback opportunities. The City held a final public hearing before transmittal of the plan to the DCA for review.

Northeast Georgia Regional Commission

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating input meetings.



Chapter 2

Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting with both steering committee and public in attendance as well as professional analysis of relevant data.

**Italicized entries indicate high priorities (with STWP project number in parentheses)*



Population

Greensboro is a majority-minority community with a population of 3,376 that is projected to grow at an annual average rate of 1.5% through 2024 (Esri BAO). The current daytime population increases to 5,365, providing an opportunity to boost local businesses. The median age is 37 years and 30% of the population is over the age of 55 (26% of the State of Georgia population is over 55). However, the portion of Greensboro's population under 20 years old is in line with the state's, at 26% (Esri BAO). The poverty rate stands at 42%, with per capita income of approximately \$19,500. This is significantly higher than the 18% state poverty rate (Esri BAO).

Community feedback indicates that social capital needs to improve to counteract boredom among youth, drug use, loitering, and a lack of community connection. The following sections present several options to address this need. Given the complexity of this issue, identifying how and where people struggle in the community, and then taking immediate small steps to address those struggles, may be the best approach for the City.

Planning, Land Use, and Housing

The median home value in Greensboro is \$128,000 and 54% of residences are over 40 years old. Mobile and single-family homes account for 77% of the housing stock. Ten percent of the housing stock is in three- and four-unit buildings, with an additional 7% in 10- to 19-unit structures (Esri BAO). Permitting higher-density housing options can add incremental growth that blends into existing neighborhood patterns. It can also ease residents' affordability concerns by allowing smaller-scale, neighborhood-friendly development to augment the existing supply. In particular, adding

infill construction could improve homeownership access within the city, reduce infrastructure costs, and build the critical mass of residents necessary to sustain thriving businesses. *Auditing existing regulations to allow for compact, walkable development and more diverse housing options could open opportunities for affordable housing, blight eradication, and business growth. (1)*

Greensboro's I-20 exit has attracted auto-oriented chain stores typically found along major highway interchanges. This kind of development frequently delivers a negative return to the tax base, and can threaten "main street" businesses. *While access to I-20 should be used to attract businesses and visitors for economic development, managing highway-style development will help avoid negative impacts. (1)*

The housing stock is split relatively evenly between owners and renters. However, residents note that dilapidated properties, often owned by absentee landlords, are a problem. *Greensboro should plan to address vacant and dilapidated properties by creating a standard for assessing and inventorying blight. (2)* One example worth considering is Mobile, AL's approach to blight eradication. Mobile created a standard to judge blight and a policy that gives owners 20 days to fix a violation, or the city will fix it and place a lien on the property for the cost of repairs. This has worked better for Mobile than the more typical notices, fines, and court battles associated with blight control.¹

¹ <https://www.fastcompany.com/90298534/blight-is-eating-american-cities-heres-how-mobile-stopped-it>

Transportation

Based on data from the Center for Neighborhood Technology's Housing + Transportation Index, over three-quarters of households spend 54% or more of their income on housing and transportation combined (H+T Index). The index considers individuals to be cost-burdened when the combined expenses of housing and transportation exceed 45% of a person's income. Addressing this issue requires a multi-pronged approach that includes land use, economic development, and transportation. Compact land use can lower the cost of housing and make driving optional, while investments in safe bicycling and walking infrastructure can lower the cost of transportation and targeted economic development can boost individual incomes.

In Greensboro, 75% of commuters drive alone to work and 33% travel more than 20 minutes to their jobs (Esri BAO). Greensboro's street grid and sidewalks provide a functional base to build a robust bicycling and walking network. An estimated 33% of residents commute less than 10 minutes to work (Esri BAO); safe walking and bicycling options could allow many of these workers to lower their transportation costs. Nearly 22% of Greensboro households include someone living with a disability, so it is important to create transportation choices that are safe for all ages and abilities. *Greensboro can increase safety and lower the cost of living for residents by adopting a complete streets ordinance and plan, and by calming traffic in key areas. (3, 4)*

Safety for all street users increases when bike lanes are separated from motor vehicles by physical barriers, and several state highways running through Greensboro have enough space for protected bike lanes. Barriers can be as simple as plastic flex posts and parking stops or as extensive as a concrete curb. *Greensboro should work with the Georgia Department of Transportation and other partners to convert these corridors into complete streets. (5)*

Natural and Cultural Resources

Greensboro is positioned to take advantage of nearby natural resources, including Lake Oconee, Oconee National Forest, and local agriculture, through increased recreational and tourism spending. However, care should be taken to protect resources and to encourage a diverse mix of businesses that cater to both residents and visitors. *Greensboro could identify marketing and public-private partnership opportunities to connect businesses, such as Oconee Brewing Company, with visitors to the Lake and the National Forest. (6, 7)*

Community Facilities and Services

The State of Georgia's Broadband Deployment Initiative considers Greensboro to be "served" by broadband because the City has access to internet service that meets or exceeds the 25 Mbps (download) and 3 Mbps (upload) standard. Data from the Federal Communications Commission indicate that the majority of the Greensboro city limits has access to cable internet from Charter Communications (100 Mbps max. download speed; higher-speed cable service does not appear to exist in the area) and satellite connectivity offered by a variety of providers (30 Mbps max.). One exception to this moderately strong coverage is the commercial and agricultural area south of I-20. The nearest 1,000 Mbps fiber connectivity, offered by AT&T, is

approximately 9 miles from the center of Greensboro, along Carey Station Rd. *Local officials should develop a basic broadband plan and make contact with both AT&T and Charter to gauge the potential for strengthening access throughout Greensboro to remain economically competitive. (8)*

Residents also label several community facilities like the Festival Hall, library, schools, and private gathering spaces, such as religious institutions and the brewery, as a collective strength on which to build. *The City should identify potential partners for programs, events, and community outreach to build social capital and provide education, recreation, and entertainment opportunities for all ages. (9)*

Intergovernmental Coordination

Community feedback indicates that Greensboro has good relationships with other local governments but that communication needs improvement. Scheduling a standing meeting between Greene County and its municipalities could ensure that communication channels and opportunities for cooperative action remain open.

Economic Development

Greensboro's economic base is primarily white-collar labor (44%), blue-collar labor (29%), and services (27%) (Esri BAO). Construction, transportation, and professional white-collar services stand out as the major industries. The share of people aged 25+ without a high-school diploma is 27%, more than double the state average. Additionally, 32% of the population has no training beyond a high-school diploma. These two factors may contribute to the elevated unemployment rate of 7.2% (Esri BAO). Community feedback also indicates that finding quality employees is difficult. Significant workforce development

opportunities exist at the local, regional, and state levels, including several nearby educational institutions. A coordinated effort will be necessary to successfully leverage these resources. *Greensboro should form a stakeholders committee to coordinate workforce development resources. (10)*

Community feedback indicates a need to improve opportunities for local businesses, create jobs, and cater to area residents and visitors. Strengthening downtown could accomplish all of these goals. Common strategies include: reforming codes and ordinances, creating and improving public spaces, hosting events, building bicycling and walking infrastructure, offering façade grants, establishing revolving loan funds, organizing “pop-up” spaces for fledgling businesses, and making use of available governmental programs including Georgia Rural Zones and state and federal Opportunity Zones. *The City should identify and pursue appropriate improvements based on feedback from business owners and residents. (11)*



Chapter 3

Vision

As the seat of Greene County, Greensboro will be anchored by a thriving downtown that serves residents and visitors. People of all ages and incomes will have access to quality housing, safe transportation options, employment opportunities, recreation, and entertainment.



Goals & Policies

1. Build social capital within the community by providing opportunities for enrichment, education, and entertainment for area residents, especially youth
2. Improve the quality and affordability of the housing stock through code enforcement, repair, and zoning adjustments
3. Strengthen downtown by concentrating new growth within the existing city footprint and identifying appropriate development strategies
4. Improve multimodal access throughout the City by expanding safe transportation options, especially by building complete streets
5. Leverage natural and cultural resources to attract more people to live, play, and do business in Greensboro
6. Maintain and expand high-quality broadband access
7. Identify community partners to work with the City on mutual goals
8. Develop the local workforce to create more employment opportunities and attract more businesses
9. Strengthen regulatory and procedural practices related to small business development, especially in downtown

Chapter 4

Land Use

These future land uses (FLU) correspond to the map that follows. While zoning regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, inconsistencies between FLU and existing land use or zoning maps may arise because FLU presents a blueprint for what is to come.

(Land use categories are followed by appropriate zoning classifications in parentheses)

Agriculture

Farms and forestland; residential development on very large lots.
(A1, A2)

Commercial

Business and trade areas. Includes retail stores, shopping centers, dining establishments, and office buildings.
(B1, B2, C3, CO, CPUD, OI)

Civic

Local community facilities, general government, and institutional purposes. Includes schools, government buildings, health facilities, and libraries.
(NA – no Civic-specific zoning)

Industrial

Property used for manufacturing, warehousing, distribution, trucking, etc.
(LI, HI)

Multi-Family Residential

Apartments, town homes, or duplexes with supportive amenities and public/institutional uses.
(RM, PUD)



Single-Family Residential

Conventional residential subdivisions with supportive amenities and small-scale public/institutional uses.
(R1, R2, OR, PUD)








Park/Recreation/Conservation

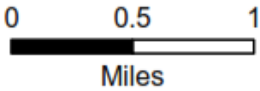
Recreation areas, lands held for conservation, and floodplains.
(NA – No Park/Recreation/Conservation-specific zoning)

City of Greensboro Future Land Use Map

-  Railroad
-  City Limits

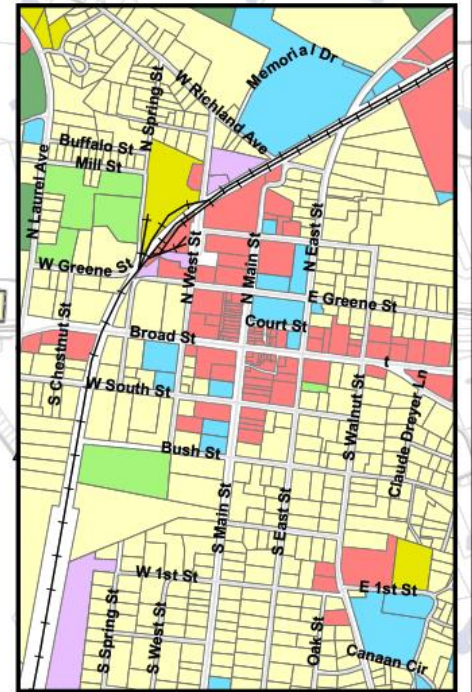
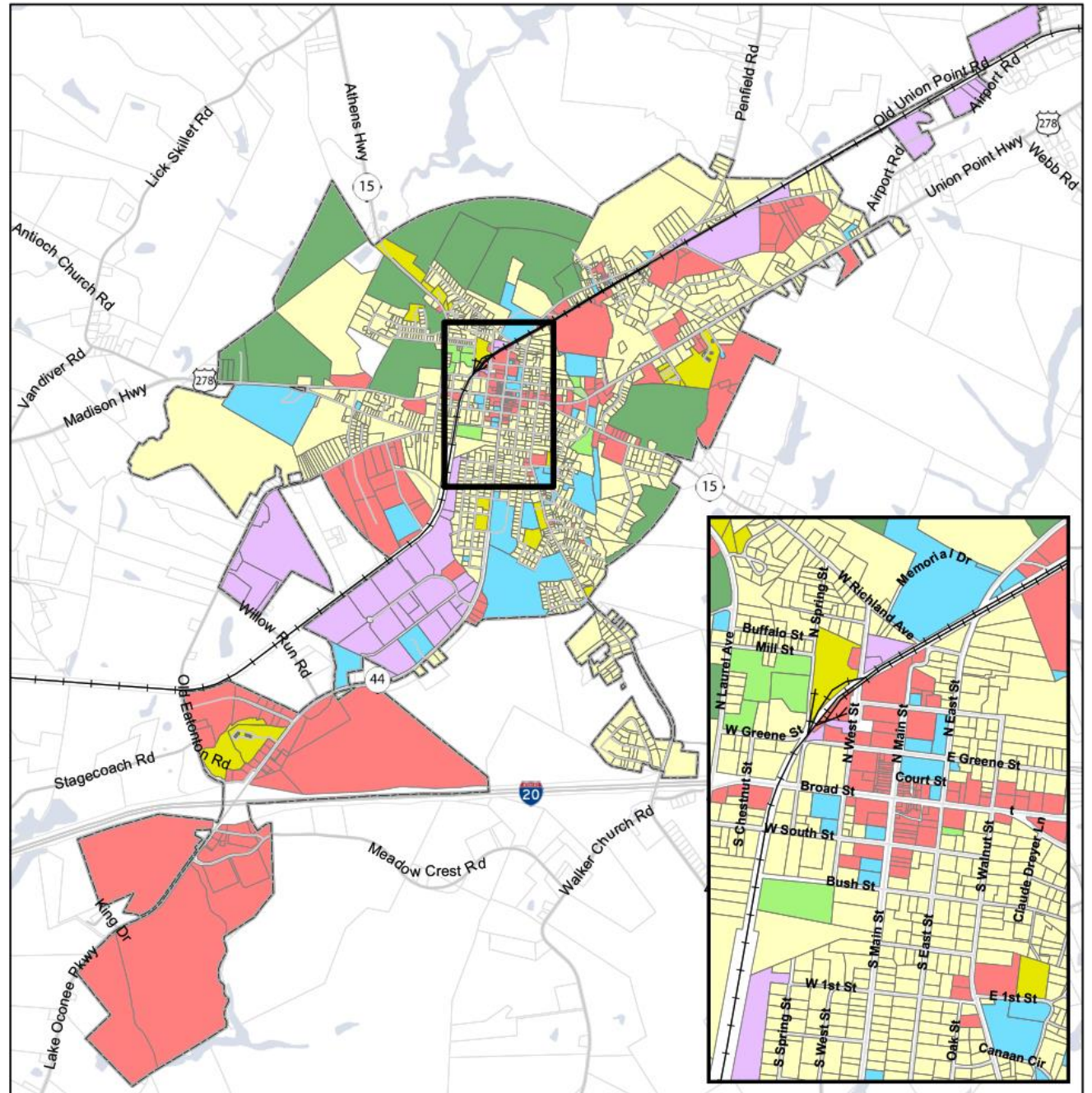
Future Land Use Categories

-  Agriculture
-  Commercial
-  Civic
-  Industrial
-  Multi-Family Residential
-  Single-Family Residential
-  Park/Recreation/Conservation



August 22, 2019

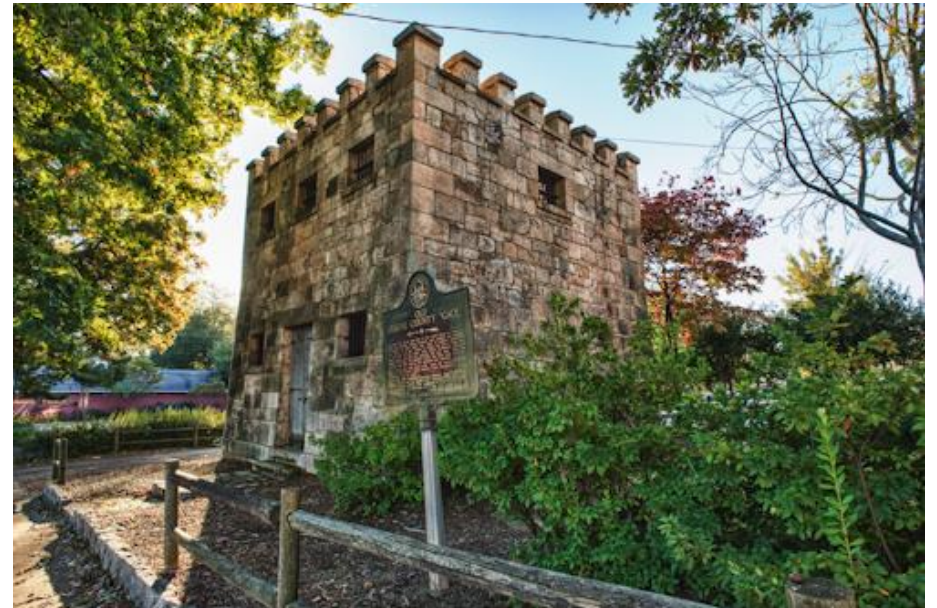
Prepared by: NEGRRC, PGS Division



Chapter 5

Community Work Program

The Short-Term Work Program (2019-2023), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2014-2018), follows.



Short-Term Work Program, 2019-2023

(* entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Audit and, where necessary, adjust zoning and development regulations to promote compact/walkable development with more diverse housing options, and to control highway development	2019-2021	Planning	Minimal	NA
2	Develop objective standard for identifying blight, inventory of blighted properties, and strategy for enforcement and repair	2019-2021	Planning, Police, Mayor & Council	Minimal	NA
3	Adopt complete streets ordinance and plan for bicycling and walking infrastructure (on-road facilities and trails); implement initial projects where possible	2020-2021	Planning, Community Development, Mayor & Council	\$1,000 (ordinance) \$1,000 (plan) TBD (projects)	GDOT, City, SPLOST, Grants
4	Establish program to calm traffic through residential and downtown streets	2021	Planning, Community Development, Police, Mayor & Council	\$1,000	GDOT, City
5	Where feasible, retrofit state highways into complete streets by partnering with GDOT and community organizations such as Greene County Schools	2020-2023	Mayor & Council, GDOT	TBD, based on projects	GDOT, City, Grants
6	Create community economic development task force with membership from City, stakeholder groups, merchants, and others	2019	Mayor & Council	None	NA
7	Define and implement "economic gardening" initiative to promote local businesses and connect them to potential customers	2020	Community Development, Mayor & Council, etc.	Minimal	NA
8	Create plan to expand and improve broadband service in Greensboro; become Broadband Ready Community	2022-2023	Community Development	None	NA
9	Develop community-driven plan for education, recreation, and entertainment facilities and programming	2021-2023	Planning, Community Development	\$2,500	DCA, City, Grants
10	Identify local stakeholders and form committee to coordinate workforce development resources	2020	Mayor & Council	None	NA
11	Audit and strengthen regulatory and procedural practices related to small business development, especially in downtown	2021	Community Development, Mayor & Council	Minimal	NA
12	Generate plan to invigorate downtown Greensboro based on community feedback, focusing on immediate, small improvements to the area followed by larger-scale investment where appropriate	2020	Community Development	\$5,000	DCA, City

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
13	Renovate and adaptively use current city hall, including greenspace provision	2019-2022	Mayor & Council, Manager	\$200,000-\$400,000	City, SPLOST
14	Delineate and establish neighborhood districts; where/if appropriate, adopt tailored design guidelines	2021-2023	Planning	\$5,000	DCA, City
15	Outline basic housing plan that includes affordability, age/condition, diversity, quantity, etc.	2020-2021	Planning, Community Development	\$3,000	DCA, City
16	* Develop historic/wayfinding/tourism signage and brochures	2022-2023	Community Development	TBD	City, SPLOST
17	Formulate partnership and, if desired, agreement on affordable housing provision	2020	Mayor & Council	None	NA
18	Plan for and implement upgrades to water and sewerage systems in residential areas	2020-2023	Mayor & Council, Manager	TBD, based on projects	City, SPLOST, Grants/Loans
19	Establish commercial corridor guidelines (SR44 and US278)	2023	Planning	\$7,500	DCA, City
20	Determine appropriateness of special tax districts such as CIDs	2019-2020	Community Development, Mayor & Council	None	NA
21	Coordinate request to GDOT to improve maintenance/mowing along state rights-of-way	2019	Community Development	None	NA
22	Enact ordinance prohibiting motorized vehicle usage (including scooters) on sidewalks	2020	Mayor & Council, Manager	Minimal	NA
23	Install tourism and history information center/station/kiosk downtown	2020-2021	Community Development	TBD, based on design	City, SPLOST, Grants
24	Work with Greene County and Union Point to devise a plan to connect Greensboro to the Firefly Trail corridor	2019-2020	Planning, Mayor & Council	None	NA
25	Evaluate potential for and, if feasible, design and implement passive park in Mill Village	2020-2023	Community Development, Mayor & Council	TBD, based on design	City, SPLOST, Grants/Loans
26	* Determine appropriateness of impact fees for emergency services	2023	Police, Fire, Mayor & Council	Minimal	NA
27	* Perform stormwater infiltration survey of sewerage system	2023	Public Works & Utilities	\$50,000	SPLOST
28	* Complete landscape improvements at I-20	2019	Streets	\$50,000	City

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
29	* Develop passive park	2022	Planning, Greene Co. Recreation	\$100,000	City
30	* Identify and apply for funding opportunities for water, sewerage, and other infrastructure	2023	Public Works & Utilities, Community Development	Minimal	NA
31	* Complete survey of historic resources and designate additional districts as appropriate	2021	Historic Preservation Commission	\$45,000	City, DNR Grants
32	* Seek National Register listing for appropriate properties	2023	Historic Preservation Commission	\$6,000	City, DNR Grants
33	* Establish special fire tax	2021	Fire	None	NA
34	* Construct public restrooms	2023	Downtown Development Authority (DDA)	\$100,000	City, SPLOST
35	* Realign intersection of Apalachee Ave. and Oconee Ave.	2023	GDOT, Streets	\$200,000	GDOT, City, SPLOST
36	* Complete Phase III of streetscape program	2019	Planning, Community Development, DDA	\$750,000	GDOT, USDA, City, SPLOST
37	* Expand city parking lot by acquiring adjacent vacant parcel	2023	Planning, Streets, DDA	\$125,000	SPLOST
38	* Complete city hall construction	2021	Manager	\$1,000,000	SPLOST
Long-Range Projects Outside of the 2019-2023 Short-Term Work Program Timeline					
LR1	* Complete East Greensboro Highway Bypass	Long-range	GDOT	Unknown	GDOT
LR2	* Widen SR 44	Long-range	GDOT	Unknown	GDOT
LR3	* Install railroad crossing gate at South St. and CSX railroad	Long-range	CSX, City	\$100,000	CSX, City
LR4	* Install improvements at Love Springs	Long-range	Planning, DDA	\$250,000	SPLOST
LR5	* Upgrade water treatment plant to increase capacity	Long-range	Water	\$12,000,000	Water Fund, Bonds, GEFA

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
LR6	* Upgrade sewage treatment plant to increase capacity	Long-range	Public Works & Utilities	\$8,000,000	Sewer Fund, Bonds, GEFA
LR7	* Acquire satellite (decentralized) police annex near I-20 and SR 44	Long-range	Police	\$2,000,000	City, SPLOST
LR8	* Establish intergovernmental agreement with Greene County for firearms training center	Long-range	Police, Manager	None	NA
LR9	* Purchase ladder truck for fire/rescue	Long-range	Fire	\$750,000	Impact Fees, Tax District
LR10	Determine appropriateness of and, if desired, utilize governmental programs including Georgia Rural Zones and state and federal Opportunity Zones	Long-range	Mayor & Council, Planning, Community Development, Chamber of Commerce, etc.	Minimal	NA

Report of Plan Accomplishments, 2013-2017

#	Activity	Status	Notes
1	Master Drainage Plan	Ongoing	Not for carryover into STWP
2	Install drainage improvements per plan	Ongoing	Not for carryover into STWP
3	Develop Impact Fees for Emergency Services within Greensboro and Greene County	Postponed	2023 completion; not an immediate priority
4	Seek DCA funds to support DOJ and State of GA PC, CLA, and elderly care from state hospitals to local jurisdictions	Abandoned	Needs have changed
5	Participate on and support Citizen Steering Committee on Greensboro Revitalization	Ongoing	Not for carryover into STWP
6	Perform Stormwater Infiltration Survey of Sewer System	Postponed	2023 completion; not an immediate priority
7	Perform Water Leak Survey	Completed	
8	Pavement management and maintenance	Ongoing	Not for carryover into STWP
9	Install additional traffic calming where needed	Ongoing	Not for carryover into STWP
10	Repair existing sidewalks where needed	Ongoing	Not for carryover into STWP
11	Retrofit existing sidewalks where needed	Ongoing	Not for carryover into STWP
12	Landscaping (Phase 2)	Underway	2019 completion of I-20 improvements
13	Citywide clean-up and beautification program including graffiti removal	Ongoing	Not for carryover into STWP
14	Urban Forestry & Tree City USA Programs	Ongoing	Not for carryover into STWP
15	Pave, stripe, and sign additional off-street public parking lot; configure for bus loading/unloading	Completed	
16	New passive park - acquisition and development	Underway	2022 completion
17	Map existing water lines and service area	Completed	
18	Water line repairs	Postponed	2023 completion; not an immediate priority (carries over as STWP #30)
19	Map existing sewer lines and service area	Completed	
20	Repair existing sanitary sewer lines as needed	Ongoing	Not for carryover into STWP
21	Sewer line replacement program	Ongoing	Not for carryover into STWP
22	Extend sewer lines/service in priority areas	Ongoing	Not for carryover into STWP
23	Participate in update of regional comprehensive solid waste management plan	Completed	
24	Complete partial plan update of comprehensive plan	Completed	
25	East Broad corridor redevelopment and improvement plan	Completed	
26	Survey of historic resources	Underway	2019 completion of survey (carries over as STWP #31)

#	Activity	Status	Notes
27	Designate additional local historic preservation districts	Postponed	2021 completion; City has been exploring use of overlay districts as an intermediary step before historic district designation (carries over as STWP #31)
28	Install signs that identify the City's historic districts	Postponed	2022 completion; resources not available (carries over as STWP #16)
29	Expand current National Register listing to all eligible properties	Postponed	2023 completion; pending community interest
30	Repairs and maintenance on existing city hall space	Ongoing	Not for carryover into STWP
31	Intergovernmental agreement with Greene County (various)	Ongoing	Not for carryover into STWP
32	Vigorously pursue all available grant and loan programs	Ongoing	Not for carryover into STWP
33	Patrol vehicle rotating annual replacement	Ongoing	Not for carryover into STWP
34	Evaluate and reassess fines, court charges, and related fees	Completed	
35	Establish special fire tax for City of Greensboro	Postponed	2021 completion; not an immediate priority
36	Participate in update of countywide emergency management plan	Completed	
37	Participate in/support Georgia Initiative for Community Housing - GICH	Completed	
38	Participate in/support Community HOME Investment Program (CHIP)	Ongoing	Not for carryover into STWP
39	Reduce the number of abandoned and substandard housing units	Ongoing	Not for carryover into STWP
40	Retrofit existing sidewalk system for access by people with disabilities	Ongoing	Not for carryover into STWP
41	Install additional landscaping in downtown	Ongoing	Not for carryover into STWP
42	Water line replacement	Ongoing	Not for carryover into STWP
43	Prepare new subdivision regulations and construction specifications	Completed	
44	Install street signs at intersections where missing	Ongoing	Not for carryover into STWP
45	Install additional streetlights where needed	Ongoing	Not for carryover into STWP
46	Investigate and correct sight visibility problems at selected road intersections	Ongoing	Not for carryover into STWP
47	Construct public restrooms	Postponed	2023 completion; resources not available
48	East Greensboro Highway Bypass	Postponed	Long-range completion; awaiting GDOT action
49	SR 44 Widening	Postponed	Long-range completion; awaiting GDOT action
50	Repair/replace bridge at Oconee Avenue/Old Eatonton Road across CSX Railroad	Underway	2020 completion (Greene County project, not for carryover into STWP)
51	Realign intersection of Apalachee Ave. and Oconee Ave.	Postponed	2023 completion; resources not available
52	Improve street intersections with poor geometry	Ongoing	Not for carryover into STWP
53	Install RR crossing gate at South St. and CSX Railroad	Postponed	Long-range completion; awaiting CSX action

#	Activity	Status	Notes
54	Widen Thomas St. at intersection with US 278	Abandoned	No longer a priority, resources not available
55	Install guardrails at water crossing and Phelps Dr.	Abandoned	No longer a priority, resources not available
56	Sidewalk extension program	Ongoing	Not for carryover into STWP
57	Consider participation in Keep Georgia Beautiful Program	Abandoned	No longer a consideration
58	Streetscape Program - Phase III	Underway	2019 completion (funded in part by USDA RBDG for \$99,999)
59	Close Court St. and construct civic space	Abandoned	No longer a consideration
60	Acquire vacant lot east of the city's existing off-street parking lot (accessed from South Main St.) for additional parking	Postponed	2023 completion; concept drawings completed, property owners not currently interested
61	Community Center for Mill Village	Abandoned	No longer a priority
62	Greenway (multi-purpose trail) development including bikeways	Postponed	2021 completion; resources not available (carries over as STWP #3)
63	Install improvements at Love Springs	Postponed	Long-range completion; not an immediate priority
64	Upgrade capacity at water treatment plant	Postponed	Long-range completion; not an immediate priority
65	Extend water lines to unserved area	Ongoing	Not for carryover into STWP
66	Sewer line replacement program: long-range	Ongoing	Not for carryover into STWP
67	Upgrade capacity at sewage treatment plant	Postponed	Long-range completion; not an immediate priority
68	New city hall	Underway	2021 completion
69	Hold bond referendum for general obligation bonds to fund capital improvements	Ongoing	Not for carryover into STWP
70	Acquire satellite (decentralized) police annex near I-20 and SR 44	Postponed	Long-range completion; not an immediate priority
71	Intergovernmental agreement with Greene County for firearms training center	Postponed	Long-range completion; not an immediate priority
72	Establish impact fee for commercial and residential developments with occupancies above typical second-story heights	Abandoned	No longer a priority
73	Purchase ladder truck for fire/rescue	Postponed	Long-range completion; not an immediate priority
74	Modify Greensboro fire district to de-annex northern part (intergovernmental agreement with Greene County)	Abandoned	No longer a priority
75	Acquire land and construct Greensboro Fire Station #2 at I-20 and SR 44 interchange	Abandoned	No longer a priority

Appendix

Appendix: Participation Records

Public Hearings: 5/22/19 & 12/18/19



STATE OF GEORGIA
COUNTY OF GREENE

Before me a notary public in and for Greene County appeared, Carey Williams, who on oath says that he is publisher of *The Herald-Journal* and he affirms the attached legal notice appeared in *The Herald-Journal*, an official newspaper in which the sheriff's notices appear, and legal organ of Greene County.

The attached legal notice did appear in *The Herald-Journal* on:

May 9, 2019

The *Herald-Journal* actually arrived in our office and stores on Wednesday, May 8, 2019

Carey Williams
The *Herald-Journal* Editor, Carey Williams

Sworn to and subscribed before me this 8 day of May 2019.

Pamela S. Corry
Notary Public
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Greene County, GA
Exp. Sept. 03, 2022

Notice of Public Hearing

The City of Greensboro announces a Public Hearing for the beginning of its comprehensive planning process at 10 am, Tuesday May 22, 2019 at Greensboro City Hall, 212 North Main Street. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein. A public meeting, at which attendees will be asked for their input on the City's future, will be held immediately following at the same location.

NEGRC		Greensboro Comprehensive Plan Update Public Hearing #1: May 22, 2019 Greensboro City Hall	
NAME	TITLE	ADDRESS	EMAIL
<i>Stu Scherer</i>		<i>10480 Sugar Run</i>	<i>stu.scherer@ncga.net</i>
<i>NORVILLE PARKER</i>		<i>PO Box 1115 30642</i>	<i>pinchnet@gmail.com</i>
<i>Cathy Delaigle</i>		<i>103 E Elm 30642</i>	<i>cathy.rush@gmail.com</i>
<i>Morri B Miller</i>	<i>City Council</i>	<i>105 Walker Ct 30642</i>	<i>miller.morri@bellsouth.net</i>
<i>Jan Broughton</i>	<i>GC Habitat Chair</i>	<i>P.O. Box 321 30642</i>	<i>broughton@gchabitat.com</i>
<i>Jim Johnston</i>	<i>Realtor, Greensboro DDA</i>	<i>401 W. Broad St Greensboro</i>	<i>1stt.johnston@eol.com</i>
<i>TEREKY LAWRENCE</i>	<i>GREENE CO. CHAIRMAN</i>	<i>111 N. MAIN ST.</i>	<i>president@greenecc.org</i>
<i>Lon Abramson</i>	<i>Greene City Habitat, ED.</i>	<i>P.O. Box 321, Gboro</i>	<i>lori@gchabitat.com</i>
<i>Anna Dunn</i>		<i>105 E. Bush St</i>	<i>dunn.anna@icloud.com</i>
<i>Carl Hammons</i>	<i>A'Bovo</i>	<i>PO BOX 741</i>	<i>chammons@greensboroga.gov</i>
<i>Larry Postell</i>	<i>City Manager</i>	<i>212 N. Main St</i>	<i>larry.postell@greensboroga.gov</i>

NEGRC		Greensboro Comprehensive Plan Update Public Hearing #2: 12:00 p.m., December 18, 2019 Greensboro City Hall	
NAME	TITLE	ADDRESS	EMAIL
<i>Jay Gradon</i>		<i>303 N East St</i>	
<i>Bill Gradon</i>	<i>Home owner</i>	<i>303 N East St</i>	
<i>Dick Zeier</i>	<i>Planning Training</i>	<i>212 N Main</i>	<i>zeierd@greensboroga.gov</i>
<i>Carl Hammons</i>	<i>Comm. Dev. Director</i>	<i>111 N Main St</i>	<i>chammons@greensboroga.gov</i>


Notice of Public Hearing


The City of Greensboro announces a Public Hearing for the draft comprehensive plan at 12 noon on Wednesday, December 18 at Greensboro City Hall, 212 North Main Street. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.

28nov19

Ad published
11/28/19

Input Meetings: 3/7/19 & 3/28/19

 NORTH EAST GEORGIA REGIONAL COMMISSION		Greensboro Comprehensive Plan Update Input Meeting #1: May 22, 2019 Greensboro City Hall	
NAME	TITLE	ADDRESS	EMAIL
Stu Scherer		1090 Sugar Run	stu.scherer54@gmail.com
Noreene Parker		P.O. Box 1115, 30642	pinchne1@gmail.com
Lori Abramson	Greene Cty Habitat E.D.	P.O. Box 324, G'boro	lori@gchabitat.com
Jan Broughton		"	jbroughton@gchabitat.com
Cathy DeGause		103 E Elm St. G'boro 30642	cathydush@gmail.com
Marris Miller	City Council	106 Walker Blvd 30642	MillerMarris@belkouth.net
Anna Dunn		105 E. Bush St	dunn.anna@icloud.com
Terry Hawlen	Greene Co Chamber of Commerce		
Carie Hammans	City of Greensboro	PO Box 741	chammans@greensboroga.gov
Lynn Postell	City Manager	212 N. Main St	lynnpostell@greensboroga.gov
Tori Thornton	Realtor, Greensboro UDA's Young	401 W. Broad St Greensboro GA	tstthornton@aol.com

 NORTH EAST GEORGIA REGIONAL COMMISSION		Greensboro Comprehensive Plan Update Input Meeting #2: July 10, 2019 Greensboro City Hall	
NAME	TITLE	ADDRESS	EMAIL
Noreene Parker	Bus. Owner	P.O. Box 1115 G'boro 30642	pinchne1@gmail.com
Anna Dunn	Res / Bus Owner	105 E. Bush St	dunn.anna@me.com
Stu Scherer	Habitat	PO Box 321	stu.scherer54@gmail.com
Jan Broughton	Habitat Chair	"	jbroughton@gchabitat.com
Tori Thornton	Realtor	401 W. Broad St	tstthornton@aol.com
Kendrick Ward	Main Street		
Sam Young	Greene Co Econ. Dev. (Gov)	1034 Silver Dr. Greensboro	syoung@greene-countyga.gov