

**PURPOSE**

The *Community Agenda* document is the portion of the *Grovetown Comprehensive Plan* that will guide the city’s future and serve as the basis for the policy decisions of the city’s elected and appointed leaders; and, administrative staff. Local decisions should be consistent with the recommendations contained within this document.

The *Community Agenda* contains a final list of identified community-wide issues and opportunities. Through the implementation of the steps contained within the *Community Participation Plan*, community issues and opportunities have been prioritized in order to create a short-term and long-term guide for citizens and community leaders to utilize. Through community input, the goals, objectives and policies contained in this document are best represented through the following vision statement:

**Grovetown Vision Statement**

*Grovetown will become a city of neighborhoods which continues to promote a variety of growth opportunities while adding and improving citizen access to community services. The city will balance new investment and change in a manner that increases the community’s physical distinctiveness and unique identity while preserving valuable natural resources and, enhancing inherent characteristics that enable the growing city to retain a small-town charm and atmosphere.*

Grovetown’s community vision statement is a prominent reminder of citizen preferences that were expressed during the preparation of the *Community Agenda* document. All sections of the *Community Agenda*, including the: Future development map, character area narratives, final list of issues and opportunities, the short-term work program and long-term goals and policies have been prepared with the vision statement in mind. Local decisions that adhere to the goals, objectives and strategies contained in the *Community Agenda* are a direct implementation of the community’s preferred vision.

**PROCESS**

**Public Notification**

The *Community Agenda* was prepared according to the process outlined in the *Community Participation Plan* document (**Appendix A**). While much of the *Community Assessment* document was prepared relying on the input of the Grovetown Advisory Committee, *Community Agenda* preparation was based on open house style public workshops. In order to generate community participation in the planning process, the following means were utilized to generate citizen interest:

- *Press release generated and distributed to local media.*
- *Public meeting notice generated and advertised in multiple editions of the Columbia-News Times (Posted in block-format for easy recognition).*
- *Interview solicited with Columbia-News Times to generate community interest.*



- “Community Announcements” applied for with local TV media for posting during news telecasts.
- Meeting Announcements at City council meetings.
- Announcement posted on City Hall message board.
- Two-sided flyers created for distribution including mayoral invitation (**Appendix B**).  
Distributed via:
  - Postings at city buildings.
  - Police Department distribution to businesses and churches.
  - Mailed to stakeholder groups.
  - Mailed to previous public participants.
  - Provided to public visiting city hall to pay utility bills.
  - Distributed to students at Grovetown Elementary and Grovetown Middle School for distribution to parents (over 1288 copies).

### Public Workshops

Public workshops were held in an informal “open house” format in which attendees could meet directly with the city officials and staff from the CSRA Regional Development Center. Upon signing-in to a workshop, attendees could meet with planners, view information boards, review future development maps and accompanying narrative charts, acquire informative handouts, fill out surveys, talk with city officials and watch 2 scrolling presentations at their leisure. The focus of the first open house was to develop, finalize and prioritize community issues and opportunities. The second open house was used to solicit input on the proposed implementation program and allow for applicable revisions. Survey materials and comment cards can be found in **Appendix C**.

### Grovetown Advisory Committee

Additional meetings of the Grovetown Advisory Committee were held in conjunction with public open houses. The advisory committee was invaluable in preparing for upcoming open houses and interpreting public input. The public has been provided with the opportunity to review all documentation prepared during the planning process – including the draft *Community Agenda* document. In fact, many citizens who participated in the public open houses also opted to attend intervening advisory committee meetings. The result was that some advisory committee meetings held during the preparation of the *Community Agenda* actually enjoyed the benefit of being conducted as public forums above and beyond the scheduled open houses.

## COMMUNITY ISSUES AND OPPORTUNITIES

Since the first Grovetown Advisory Committee meeting in January, 2006, the community’s list of issues and opportunities has continually been revised. The final list of identified issues and opportunities, with the exception of the topic of land use, is contained within this section (**Figure 11-A**). Issues and opportunities specifically related to the topic of land use are presented in narrative form within the “character area description” and “recommended development patterns” portions of the 11 character areas that have been developed by the community (See “Community Vision” section of this document.) Corresponding implementation measures of all final issues and opportunities can be found throughout the “Implementation Program” portion of the

# COMMUNITY AGENDA

*Community Agenda.* Please note that the issues and opportunities contained in **Figure 11-A** are not ranked according to priority.

<b>Figure 11-A: CITY OF GROVETOWN – ISSUES AND OPPORTUNITIES</b>	
<b>TOPIC: POPULATION</b>	
<b>A.</b>	Promote local growth in office-based professional services including occupations such as bankers, accountants, doctors, architects, engineers, etc. to provide employment options for an increasing number of residents with college educations.
<b>B.</b>	Increase employment and housing options for Grovetown’s young population to remain in town.
<b>TOPIC: ECONOMIC DEVELOPMENT</b>	
<b>A.</b>	Entice a greater number and variety of retail establishments to locate within the municipal limits.
<b>B.</b>	Ensure that new employment options balance the varying income levels of Grovetown's population by attracting a service sector jobs that cater to both higher-paying administrative and professional services and lower-paying service sector jobs (ex. Fast-food, grocery stores, etc.)
<b>C.</b>	Provide Grovetown's workforce with a variety of housing options.
<b>TOPIC: HOUSING</b>	
<b>A.</b>	Redevelop some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.
<b>B.</b>	Focus redevelopment activity in the central portion of Grovetown to promote a more defined town center.
<b>C.</b>	Provide safe, clean and affordable housing choices to Grovetown residents of varying income levels.
<b>D.</b>	Develop multi-family housing options for residents who may not be able to purchase single-family homes.
<b>TOPIC: NATURAL AND CULTURAL RESOURCES</b>	
<b>A.</b>	Protect the quality of drinking water sources (i.e. streams, ponds, lakes, aquifer, etc.) from the effects of new development.
<b>B.</b>	Incorporate open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.
<b>C.</b>	Include a greater proportion of natural landscape into new developments.
<b>D.</b>	Improve or increase standards that provide community-wide protection to sensitive wetland habitats.
<b>E.</b>	Protect and promote the reuse of remaining historic properties in Grovetown, and emphasize the city’s historic heritage.
<b>TOPIC: COMMUNITY FACILITIES</b>	
<b>A.</b>	Create partnerships to ensure the adequate provision of water and sewer discharge services to the current and future city residents and businesses.
<b>B.</b>	Eliminate drainage problems within the city - particularly in areas where there is no curb and gutter along streets.
<b>C.</b>	Provide additional public park space and recreational opportunities for all ages.
<b>D.</b>	Increase the commitment to reducing solid waste disposal through the active provision and promotion of household and yard waste recycling programs.
<b>E.</b>	Ensure the effective provision of services to the city's growing population.
<b>TOPIC: TRANSPORTATION</b>	
<b>A.</b>	Incorporate street design features on portions of Robinson Avenue that promote the long-term creation of a pedestrian-friendly town center district between Newmantown Road and Katherine Street.
<b>B.</b>	Increase pedestrian/bicycle safety and access to all portions of the city.
<b>C.</b>	Ensure that adequate funds exist to meet long-term street maintenance responsibilities.
<b>D.</b>	Promote greater interconnectivity between streets and developments to reduce dependency on existing major highways.
<b>E.</b>	Manage the access of motor vehicles to and from private properties along major roads in order to decrease motor vehicle conflicts and accidents created by traffic entering and exiting highways.
<b>F.</b>	Address future parking issues through the improvement of off-street parking standards and the targeted provision of on-street parking options.
<b>G.</b>	Promote higher-density development patterns to reduce distances between residential, retail and office areas.
<b>TOPIC: LAND USE (See “Community Vision”)</b>	



## COMMUNITY VISION

### Future Development Map

Following community input received during the preparation of the *Community Agenda* document, the preliminary character area map (**See: Community Assessment, Page 105-A, Map 9.2**) has been revised slightly to form the city of Grovetown's future development map (**Map 11.1**). As illustrated on **Map 11.1**, Grovetown has identified 10 character areas representing a variety of land use and development scenarios. Per the authority provided by the Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning," Grovetown has opted not to prepare a future land use map as part of its comprehensive plan. The parcel-specific parameters required for a future land use map have been determined to provide the high-growth city with less flexibility in accommodating development which may occur as a result of changing conditions in the area.

### Character Areas

As previously noted in the *Community Assessment* document, it is important to consider the following issues when interpreting the final character areas presented on Grovetown's future development map:

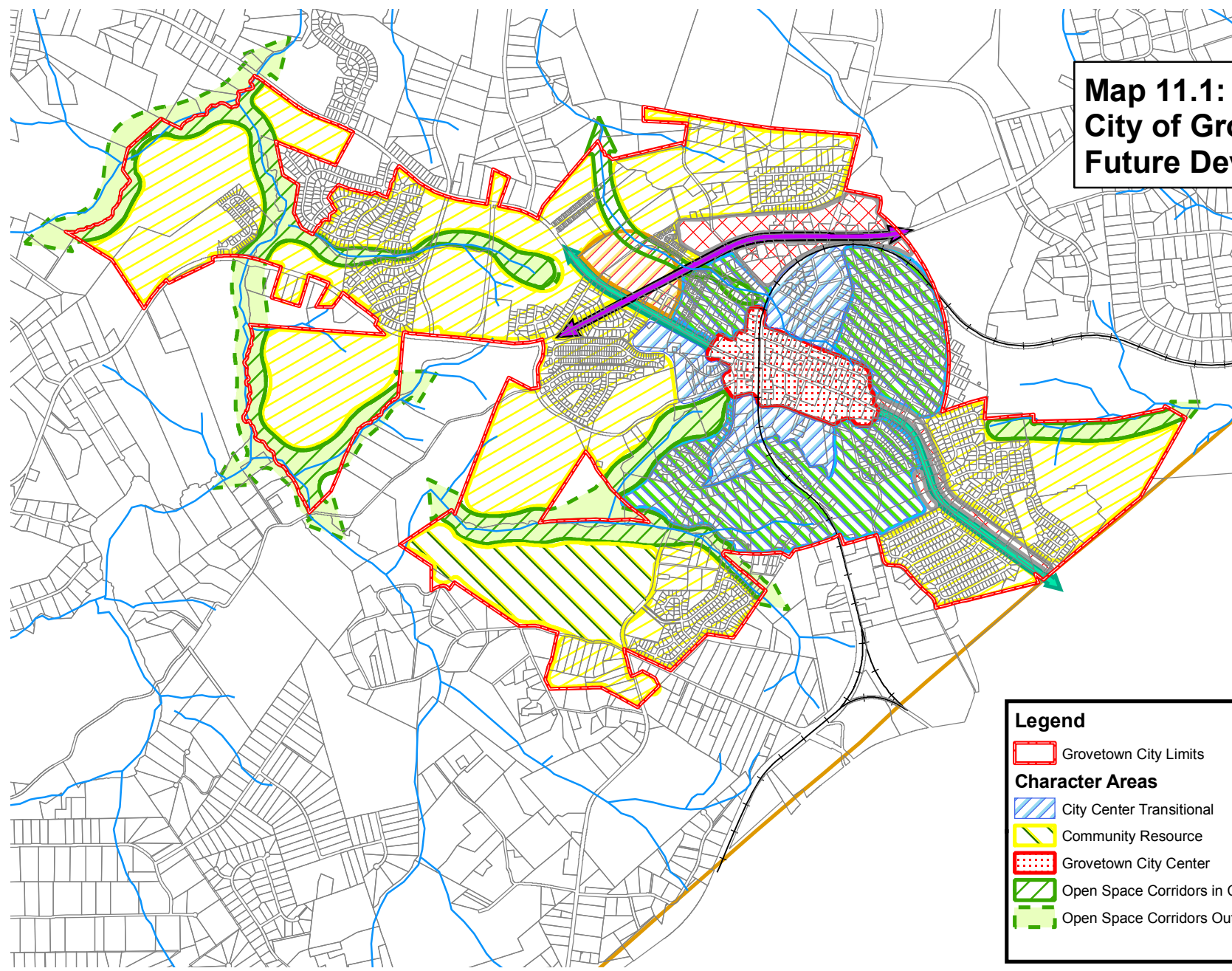
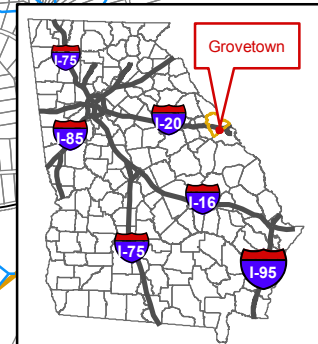
#### *Character Area Boundaries*

Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation of character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to 1 or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the *Grovetown Comprehensive Plan*. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Grovetown is strongly encouraged to initiate amendments to their future development map (**Map 11.1**) whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

#### *Annexations*

In recognition of Grovetown's recent and active annexation activities, one should assume that in most instances character areas represented on **Map 11.1** would merely be extended to adjacent parcels as they are annexed. Grovetown may also opt to create new character areas that are more appropriate for annexed land. Regardless, Grovetown should amend their future development map as they annex adjacent parcels.

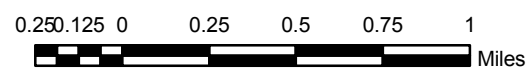
# Map 11.1: City of Grovetown Future Development Map



**Legend**

Grovetown City Limits	Parkway Commercial
<b>Character Areas</b>	Regional Commercial
City Center Transitional	Residential Infill
Community Resource	Robinson Parkway
Grovetown City Center	Suburban Residential
Open Space Corridors in City	Wrightsboro Parkway
Open Space Corridors Outline	Columbia County
	Railroads

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July, 2006



## *Overlay Character Areas*

Of the 10 character areas established by Grovetown, 7 are applied to separate segments of the city – reflecting preferred development patterns on topics ranging from building and site design and arrangement, to appropriate land uses. Three of the character areas established by the city should be viewed more as “overlay” character areas. The 3 overlay character areas are: Open Space Corridors, Robinson Parkway and Wrightsboro Parkway. The preferred development parameters contained in the overlay character areas supplement the ideas established in the adjacent or underlying character areas. Additionally, the Robinson Parkway and Wrightsboro Parkway character areas are applied solely to public street segments. Creating corridor-based character areas promotes the community’s desire to establish a uniform design standard for major thoroughfares that improves existing corridor function and aesthetics – regardless of the specific type of land development that is occurring on adjacent parcels.

## *Industrial Land*

With consideration to Grovetown’s limited land area, none of the recommended character areas highlighted in **Map 11.1** incorporate industrial uses. The lack of character areas incorporating industrial land uses is primarily due to the location of large industrial tracts directly adjacent to the northern edge of the city within the Horizon South Industrial Park. It is reasonable to assume that potential future annexations to the north and northeast of the city may best be utilized for industrial purposes. Should this scenario develop, Grovetown should amend their comprehensive plan document in order to develop a character area that is better suited for this distinct land use.

## *Relation to Columbia County*

A review of the *Columbia County Growth Management Plan* reveals that Grovetown’s character areas are consistent with the recommendations for adjacent areas of unincorporated Columbia County. When proposing character areas for parcels subject to future annexations, Grovetown should consider the recommendations of the *Columbia County Growth Management Plan* regarding the “Grovetown Area” character area. Factoring in the recommendations of the *Columbia County Growth Management Plan* does not obligate the city to apply similar character areas to annexed parcels; but, can promote regional consistency.

# COMMUNITY AGENDA

## CENTER CITY TRANSITIONAL CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The center city transitional character area includes developed areas within and in close proximity to the central part of the city. The area will promote a mixture of housing types at medium to high densities while preserving single-family residential character on streets where it is already the predominant land use. Development should be subject to building and site design features that promote a traditional development form. The area may support targeted small-scale office and retail uses that provide services to adjacent residential properties, if such uses are confined to locations along arterial and/or collector streets that are directly adjacent to commercial corridors or the city center.



Areas within the center city transitional character area can be targeted for a variety of well-designed housing types.



With proper design guidelines, even low-cost housing such as these affordable units in Columbia, SC can enhance the character of established neighborhoods.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Promote single-family residential infill on streets where it is already the predominant land use.
- Permit higher-density single-family housing (via smaller lots and townhouses) on large tracts or via infill.
- Allow multi-family on some tracts where access to can be obtained from arterial or collector streets; but, not via streets bisecting established single-family, townhouse or duplex neighborhoods.
- Allow targeted small-scale neighborhood serving office & retail at collector & arterial street intersections.
- Where applicable, incorporate street extensions as part of new development to promote street grid interconnectivity and traffic dispersal.
- Require new and existing street segments extending from the city center to incorporate curb and gutter, sidewalks, on-street parking and street trees.
- Develop guidelines for residential development to promote traditional building styles, scale and form.
- Incorporate neighborhood parks or play lots into redevelopment sites.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

- Single-family Residential
- Duplex
- Townhouse
- Multi-family residential
- Religious
- Government and institutional
- Neighborhood serving commercial
- Office
- Cultural facilities

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### Existing Grovetown Zoning Districts:

- R3 (Residential District)
- R4 (Residential Townhouse)
- C1 (Neighborhood Commercial District)
- C3 (Central Business District)
- PUD (Planned Unit Development)

#### Potential Zoning Districts (*Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.*)

- Design Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply design requirements to the area consistent with recommended development patterns.)
- Historic Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply historic preservation standards to the area consistent with recommended development patterns.)
- Mixed-Use District (A district where residential and non-residential land uses should be combined not only on single sites, but within single structures.)
- Small Lot Residential District (A district with minimum lot sizes similar to, or smaller than, the current R3 district; but, where residential use is limited to single-family development. Allows denser infill development complimentary to existing residential uses without permitting multi-family development.)
- Traditional Neighborhood Development District (A district that promotes traditional building design and traditional site design on private properties and within public rights-of-way.)

**IMPLEMENTATION MEASURES:** (Please see the “Implementation Program” portion of this document.)

# COMMUNITY AGENDA

## COMMUNITY RESOURCE CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The community resource character area includes property owned by the City of Grovetown combining areas for community facilities and infrastructure such as sewage treatment, to areas designated for public use such as Liberty Park. The community resource character area provides additional reserves of city property that may be further utilized for other public facilities as Grovetown’s population continues to grow. Additional public facility development should be conducted in a manner that protects remaining natural landscaped areas and provides opportunities for future linkages to open space corridors.



Public facilities should continue to be located within the community resource character area.



Even facilities related to infrastructure, such as the sewage spray field, can be incorporated into the character area in a manner that preserves vistas.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Reserve for public use.
- Promote ways to develop the site in a manner that mixes public uses with other community facilities.
- Retain portions of the site as woodlands.
- Leave a buffer around the majority of the site and where adjacent to open space corridors.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Growth Preparedness
- Open Space Preservation
- Regional Cooperation

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

- Government and institutional
- Parks and open space
- Public facilities/utilities

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### Existing Grovetown Zoning Districts:

- R1 (Residential District)
- R2 (Residential District)

#### Potential Zoning Districts *(Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)*

- Conservation, Cluster or Open Space District (A district that can promote the objective of open space preservation through a variety of techniques such as lot clustering, minimum open space requirements, etc. May be in the form of an overlay district.)

**IMPLEMENTATION MEASURES:** Please see the ‘Implementation Program’ portion of this document.





**GROVETOWN CITY CENTER CHARACTER AREA**

**CHARACTER AREA DESCRIPTION:**

The Grovetown city center character area includes the central historic portion of Grovetown in the vicinity of Robinson Avenue (generally between Newmantown Road and Haynes Drive.) The area is intended to be redeveloped to create a central business district including many of the characteristics of a traditional downtown by promoting building, site and street-scape design features that encourage street-level pedestrian activity. The area should support a wide mixture of office and retail uses within structures with the potential for residential uses to be located on upper floors; and, the inclusion of office-related government and institutional uses. Urban building form should be promoted except for properties that contain the city’s few remaining historic homes – which should be redeveloped according to their more pastoral character.



Regardless of whether or not a small town has a pre-existing inventory of historic commercial buildings, common design themes should be adhered to when rehabilitating a downtown...



...or creating a downtown from scratch. Center city design should encourage pedestrian activity by bringing buildings close to the street, creating wide sidewalks, incorporating street trees, on-street parking, etc.

**RECOMMENDED DEVELOPMENT PATTERNS:**

- Promote office, retail, and institutional uses primarily within mixed-use buildings.
- Limit future residential uses to existing historic homes, upper floors of office/retail buildings or multi-story (no more than 3 floors) residential buildings that are designed with a traditional urban form.
- Orient new buildings so that a minimum percentage of each lot is framed by a street-facing building façade located close to the public sidewalk.
- Allow increased building density if incorporating traditional design features.
- Permit office and retail uses within existing historic homes fronting Robinson Avenue in order to provide incentives for building preservation.
- Develop wide urban sidewalks (curb to building) with street trees, street furniture, uniform signage, pedestrian scale street lights, buried utilities and pedestrian crosswalks.
- Provide opportunities for on-street parking and street design features that slow traffic (traffic calming features) to ensure that the district remains pedestrian-friendly.

**STATE QUALITY COMMUNITY OBJECTIVES:**

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhood
- Infill Development
- Sense of Place

**APPROPRIATE LAND USES (Where consistent with recommended development patterns):**

- Condominium
- Townhouse
- Multi-family residential
- Religious
- Government and institutional office
- Neighborhood serving commercial
- Office
- Cultural facilities

**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):**

**Existing Grovetown Zoning Districts:**

- C3 (Central Business District)
- PUD (Planned Unit Development)

**Potential Zoning Districts (Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)**

- Design Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply design requirements to the area consistent with recommended development patterns.)
- Historic Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply historic preservation standards to the area consistent with recommended development patterns.)
- Mixed-Use District (A district where residential and non-residential land uses should be combined not only on single sites, but within single structures.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.



**OPEN SPACE CORRIDOR CHARACTER AREA**

**CHARACTER AREA DESCRIPTION:**

The open space corridor character area includes linear areas dominated by perennial streams, swales, floodplains and wetlands. The area may overlap adjacent character areas and provides a buffer between all types of development and sensitive environmental areas while providing open space, and recreational and alternative transportation opportunities. The area is not intended for development beyond providing for public facility and recreation/non-motorized transportation corridors.



Some open space corridors in Grovetown may be used for active recreation opportunities – such as this access to the Euchee Creek Greenway.



The principal purpose of the open space corridor character area is to protect sensitive environmental areas such as streams while still permitting development on surrounding tracts.

**RECOMMENDED DEVELOPMENT PATTERNS:**

- Promote preservation of corridors’ natural features.
- Retain native vegetation.
- Promote passive activities and development (trails, benches, picnic tables, outdoor classrooms, etc.)
- Create linkages to and between adjacent development and properties for bicycle-pedestrian access.
- Develop bicycle and pedestrian corridors throughout the area.
- Required buffer areas and/or trail easements.

**STATE QUALITY COMMUNITY OBJECTIVES:**

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Open Space Preservation
- Environmental Protection
- Regional Cooperation

**APPROPRIATE LAND USES (Where consistent with recommended development patterns):**

*N/A: (Note: Character area is in the form of an overlay. Appropriate land uses determined by underlying and adjacent character areas.)*

**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):**

**Existing Grovetown Zoning Districts:**

*N/A: (Note: Character area is in the form of an overlay. Appropriate land uses determined by underlying and adjacent character areas.)*

**Potential Zoning Districts (Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)**

- Conservation, Cluster or Open Space District (A district that can promote the objective of open space preservation through a variety of techniques such as lot clustering, minimum open space requirements, etc. May be in the form of an overlay district.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.

# COMMUNITY AGENDA

## PARKWAY COMMERCIAL CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The parkway commercial character area promotes office and retail areas flanking portions of Robinson Avenue and Wrightsboro Road and focusing on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Development in the area is intended to incorporate on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.



Grovetown can require that new commercial construction utilize aesthetically pleasing building materials and features.



Landscaped islands can be incorporated into site design to manage on-site traffic and reduce impervious surfaces.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Promote small-scale office and retail development (buildings and parcels) by establishing maximum building square footages and limiting the depth of commercially zoned areas.
- Control vehicular access via the development of access management features that extend curb spacing and promote shared access via the use of cross-access easements between building sites.
- Create uniform design standards for buildings and landscaping.
- Develop lighting and signage standards that limit the impact of new development on adjacent residential areas and reduce visual clutter within the corridor.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Appropriate Business Opportunities
- Employment Options

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

- General retail.
- Neighborhood serving commercial.
- Office.
- Religious and Institutional.

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### Existing Grovetown Zoning Districts:

- C1 (Neighborhood Commercial District)
- C2 (Highway Commercial District)
- PUD (Planned Unit Development)

**Potential Zoning Districts** (*Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.*)

- Corridor Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply access management and aesthetic design requirements to the area consistent with recommended development patterns.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.

# COMMUNITY AGENDA

## REGIONAL COMMERCIAL CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The regional commercial character area is located at the intersection of major thoroughfares intended for the development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Columbia County. Like the “parkway commercial” character areas, the regional commercial character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.



Large-scale commercial development can incorporate a variety of building materials and features to increase visual interest or reflect a community’s character.



Out-parcels can incorporate green space and outdoor gathering spaces – even in the busiest of commercial areas.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Promote large-scale retail uses by reserving commercial zoning classifications only for large development tracts.
- Uniform design standards for buildings, landscaping and signage – including out parcels.
- Develop lighting and signage standards that limit the impact of new development on adjacent residential areas and reduce visual clutter within the corridor.
- Require bicycle and pedestrian connections directly to adjacent residential developments and streets where possible.
- Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.
- Control vehicular access via the development of access management features that extend curb spacing and promote shared access via the use of cross-access easements between building sites.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Appropriate Business
- Employment Options

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

- General retail.

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### Existing Grovetown Zoning Districts:

- C2 (Highway Commercial District)
- C4 (Heavy Commercial District)
- PUD (Planned Unit Development)

#### Potential Zoning Districts *(Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)*

- Corridor Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply access management and aesthetic design requirements to the area consistent with recommended development patterns.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.



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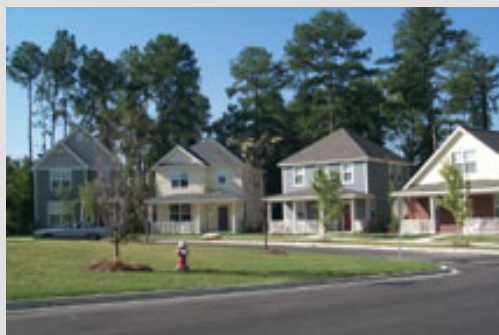
## RESIDENTIAL INFILL CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The residential infill character area includes developed and undeveloped portions of the central area of the city that should continue to support low to medium density residential uses including single-family, duplexes and townhouses while incorporating form-based building and site design features. The development of varying residential housing types should be focused on promoting different uses by street – rather than a lot-by-lot basis. Infill opportunities on single lots should focus on single-family residential while duplex and townhouse development should be targeted to new street segments – particularly areas that are directly adjacent to the ‘Groveto town city center’ and “center city transitional” areas.



The basic building elements of new infill construction can be rearranged in a manner that adds little to no additional cost, such as placing garages to the rear of lots and incorporating front porches.



Even when allowing smaller lots on large development tracts, overall density can remain low by incorporating large amounts of common open space into the development.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Develop single-family infill according to design guidelines promoting traditional styles, scale and form.
- Promote additional housing types (duplex and townhouses) on some blocks according to design guidelines – not mixed between single-family lots.
- Where possible, extend the street grid system to promote interconnectivity and traffic dispersal.
- Incorporate street segments that include curb and gutter and sidewalks that are separated by a planting strip utilized for street trees.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Housing Opportunities
- Traditional Neighborhood
- Infill Development

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

- Single-family Residential
- Duplex
- Townhouse
- Recreation
- Religious

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### Existing Groveto town Zoning Districts:

- R3 (Residential District)
- R4 (Residential Townhouse)
- PUD (Planned Unit Development)

#### Potential Zoning Districts *(Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)*

- Design Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. The overlay district can be used to apply design requirements to the area consistent with recommended development patterns.)
- Mixed-Use District (A district where residential and non-residential land uses should be combined not only on single sites, but within single structures.)
- Small Lot Residential District (A district with minimum lot sizes similar to, or smaller than, the current R3 district; but, where residential land use is limited to single-family development. Allows denser infill development that is complimentary to existing residential land uses without permitting multi-family development.)
- Traditional Neighborhood Development District (A district that promotes traditional building design and traditional site design on private properties and within public rights-of-way.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.



# COMMUNITY AGENDA

## ROBINSON PARKWAY CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The Robinson Parkway character area is a public street segment that should incorporate elements such as access management controls, bicycle and pedestrian enhancements, targeted traffic calming, landscaping, street trees and private and public sign standards in order to improve function and aesthetics and provide a community-wide identity. Enhancements should be incorporated on different segments of the parkway in a manner that supports specific design and function objectives of the flanking character areas.



Reducing on-site impervious areas and the scale of commercial signage are just a few of many ways that Grovetown can guide community character.



Cross-access easements allow existing and future development to share on-site travel lanes while reducing the need for multiple curb cuts on the highway.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Manage vehicular access via spacing of driveways and cross-access easements.
- Promote on and off-street pedestrian and bicycle features.
- Incorporate pedestrian scale street lights and buried utilities.
- Develop uniform signage standards that provide a community identity while reducing visual clutter.
- Incorporate a uniform street numbering system for easy recognition by emergency responders.
- Develop parkway characteristics by separating sidewalks from traffic via planting strip with street trees.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

**N/A (Note: Subject to abutting character areas.)**

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

**N/A: (Note: Character area is limited to the public street right-of-way. Appropriate land uses determined by abutting character areas.)**

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### **Existing Grovetown Zoning Districts:**

**N/A: (Note: Character area is limited to the public street right-of-way. Land-use based zoning districts apply to private properties in abutting character areas.)**

**Potential Zoning Districts (Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)**

- Corridor Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. Development objectives addressing access management and aesthetics may be incorporated into an overlay zoning district that is applied to public and private properties throughout the corridor.)

**IMPLEMENTATION MEASURES:** Please see the ‘Implementation Program” portion of this document.

# COMMUNITY AGENDA

## SUBURBAN RESIDENTIAL CHARACTER AREA

### CHARACTER AREA DESCRIPTION:

The suburban residential character area includes developed and undeveloped areas of the city intended for low to moderate density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.



Low-density land uses such as single-family detached residential can take many forms in the suburban residential character area.



Large developments within the suburban residential character areas may be required to provide common recreation facilities to help meet the needs of a growing city population.

### RECOMMENDED DEVELOPMENT PATTERNS:

- Promote low to moderate density housing options (single-family, duplex, townhouses).
- Allow for varying housing types contained within separate development tracts or streets.
- Promote a variety of architectural styles.
- Require street linkages between arterials and adjacent development tracts.
- Develop collector street standards for large developments and in targeted areas.
- Develop bicycle and pedestrian features with direct linkages to greenways and community facilities.
- Incorporate self-contained neighborhood parks or recreation space.

### STATE QUALITY COMMUNITY OBJECTIVES:

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Housing Opportunities

### APPROPRIATE LAND USES (Where consistent with recommended development patterns):

- Single-family residential
- Duplex
- Townhouse
- Religious and Institutional
- Neighborhood serving commercial
- Parks and open space

### APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):

#### Existing Grovetown Zoning Districts:

- R1 (Residential District)
- R2 (Residential District)
- R3 (Residential District)
- R4 (Residential Townhouse)
- C1 (Neighborhood Commercial District)
- PUD (Planned Unit Development)

#### Potential Zoning Districts *(Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)*

- Conservation, Cluster or Open Space District (A district that can promote the objective of open space preservation through a variety of techniques such as lot clustering, minimum open space requirements, etc. May be in the form of an overlay district.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.



**WRIGHTSBORO PARKWAY CHARACTER AREA**

**CHARACTER AREA DESCRIPTION:**

The Wrightsboro Parkway character area is a public street segment that should incorporate elements such as access management controls, bicycle and pedestrian enhancements, landscaping, street trees and private and public sign standards in order to improve function and aesthetics; and, provide a community-wide identity.



Even major thoroughfares can incorporate features such as extensive landscaping, uniform signage, sidewalks and underground utilities to reduce visual clutter.



Landscaped medians and shared access can help improve highway efficiency but reducing the number of locations where vehicles can access travel lanes.

**RECOMMENDED DEVELOPMENT PATTERNS:**

- Widen the thoroughfare to a boulevard with landscaped median and street trees.
- Manage vehicular access via traffic control median, spacing of driveways and cross-access easements.
- Require on and off-street pedestrian and bicycle features.
- Incorporate pedestrian scale street lights and buried utilities.
- Develop uniform signage standards that provide a community identity while reducing visual clutter.
- Incorporate a uniform street numbering system for easy recognition by emergency responders.

**STATE QUALITY COMMUNITY OBJECTIVES:**

The recommended development patterns for the center city transitional character area will promote the following “Quality Community Objectives” established by the Georgia Department of Community Affairs:

**N/A (Note: Subject to abutting character areas.)**

**APPROPRIATE LAND USES (Where consistent with recommended development patterns):**

**N/A: (Note: Character area is limited to the public street right-of-way. Appropriate land uses determined by abutting character areas.)**

**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns):**

**Existing Grovetown Zoning Districts:**

**N/A: (Note: Character area is limited to the public street right-of-way. Land-use based zoning districts apply to private properties in abutting character areas.)**

**Potential Zoning Districts (Note: Efforts to achieve the recommended development patterns contained in this document may also be achieved through amendments to existing zoning districts.)**

- Corridor Overlay District (A district that is applied to a piece of property in addition to the underlying land-use based zoning district. Development objectives addressing access management and aesthetics may be incorporated into an overlay zoning district that is applied to public and private properties throughout the corridor.)

**IMPLEMENTATION MEASURES:** Please see the “Implementation Program” portion of this document.



**IMPLEMENTATION PROGRAM**

Through the community participation process, Grovetown’s identified issues and opportunities have been refined and prioritized in order to develop a clear direction in which to dedicate city resources and energy. The “Implementation Program” portion of the *Community Agenda* document is divided into 2 sections. First, the “short-term work program” represents clear objectives whose implementation is of immediate priority to the community. Next, the “long-term goals and policies” section provides further direction and support for city actions above and beyond the immediate 5 year planning period.

**Short-Term Work Program**

As a list of community priorities resulting from the comprehensive planning process, the measurable objectives contained within the short-term work program are subject to revision only through the formal amendment of the *Grovetown Comprehensive Plan*. In contrast, specific strategies that have been proposed to obtain each objective are subject to change at any time. Changes to strategies can occur for any number of reasons including: lack of funding or resources, identification of alternative strategies, strategies rendered moot as a result of implementing alternatives, determination of infeasibility, etc. Changes to strategies contained in the short-term work program must be reflected in updates provided by the City of Grovetown in accordance with the “Standards and Procedures for Local Comprehensive Planning.”

A “record of accomplishments” from Grovetown’s previous short-term work program can be found in **Appendix D**.

*Relation to Character Areas*

While many of the strategies listed within the short-term work program are not categorized under the topic of “land use,” many of the development objectives proposed in Grovetown’s character area descriptions are intended to be implemented through strategies listed under other topics. In some cases, implementation of the short-term work program will result in the implementation of recommended development objectives for multiple character areas.

CITY OF GROVETOWN – SHORT-TERM WORK PROGRAM									
Activity	Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)	
	2007	2008	2009	2010	2011				
<b>TOPIC: ECONOMIC DEVELOPMENT</b>									
<b>Objective:</b> Entice a greater number and variety of retail establishments to locate within the municipal limits.									
<b>Objective:</b> Ensure that new employment options balance the varying income levels of Grovetown's population by attracting service sector jobs that cater to both higher-paying administrative and professional services and lower-paying service sector jobs (ex. Fast-food, grocery stores, etc.)									
<b>A.</b>	Create a public/private advisory group to assist city leaders and staff in implementing plan objectives aimed at promoting economic growth.	X					City of Grovetown/ Private Interests	N/A	N/A
<b>B.</b>	Initiate rezonings for additional commercial and office uses.	X	X				City of Grovetown	Staff Time	City



# COMMUNITY AGENDA

CITY OF GROVETOWN – SHORT-TERM WORK PROGRAM									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2007	2008	2009	2010	2011			
<b>C.</b>	Create an annual marketing document that provides Grovetown development activity information to development interests.	X	X	X	X	X	City of Grovetown	Staff Time	City
<b>Objective:</b> Create programs and/or adopt ordinances that that will improve the overall appearance of Grovetown in order to entice investment.									
<b>A.</b>	Amend land development regulations addressing landscaping.		X				City of Grovetown	Staff Time	City
<b>B.</b>	Amend land development regulations to provide for uniform signage standards that reduce visual clutter.		X				City of Grovetown	Staff Time	City
<b>C.</b>	Adopt standards regulating building materials and site design in the “parkway commercial” and “regional commercial” character areas.					X	City of Grovetown	Staff Time	City
<b>TOPIC: HOUSING</b>									
<b>Objective:</b> Redevelop deteriorating manufactured housing stock into higher-density and/or mixed use development.									
<b>Objective:</b> Focus redevelopment activity in the central portion of Grovetown to promote a more defined town center.									
<b>A.</b>	Amend the nuisance ordinance to require annual inspection and licensing of vacant and dangerous buildings.		X				City of Grovetown	Staff Time	City
<b>B.</b>	Acquire and demolish vacant and dangerous buildings that do not conform to minimum licensing and inspection requirements.			X	X	X	City of Grovetown	Undetermined	CDBG (Via urban revit. strategy)
<b>C.</b>	Form a public/private partnership to redevelop a manufactured housing park tract within the urban redevelopment area (See “Land Use”).				X	X	City of Grovetown/Private Interest	Undetermined	Georgia DCA, USDA
<b>TOPIC: NATURAL RESOURCES</b>									
<b>Objective:</b> Protect the quality of drinking water sources (i.e. streams, ponds, lakes, groundwater recharge areas, etc.) from the effects of new development.									
<b>Objective:</b> Include a greater proportion of natural landscape into new developments.									
<b>Objective:</b> Improve or increase standards that provide community-wide protection to sensitive wetland habitats.									
<b>A.</b>	Develop conservation subdivision standards.			X			City of Grovetown	Staff Time	City
<b>B.</b>	Require local land clearance permits for new development.		X				City of Grovetown	Staff Time	City
<b>C.</b>	Amend land development regulations to require large developments to submit landscaping plans prior to land clearance.			X			City of Grovetown	Staff Time	City
<b>D.</b>	Amend land development regulations to increase natural buffers from streams.				X		City of Grovetown	Staff Time	City
<b>E.</b>	Adopt a tree preservation ordinance.					X	City of Grovetown	Staff Time	City
<b>Objective:</b> Incorporate open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.									



# COMMUNITY AGENDA

CITY OF GROVETOWN – SHORT-TERM WORK PROGRAM									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2007	2008	2009	2010	2011			
<b>A.</b>	Amend land development regulations to require large residential developments to reserve a percentage of the site as natural greenspace.		X				City of Grovetown	Staff Time	City
<b>TOPIC: HISTORIC RESOURCES</b>									
<b>Objective:</b> Promote the preservation of historic structures and Grovetown’s heritage.									
<b>A.</b>	Establish a Historic Preservation Commission.	X					City of Grovetown/Grovetown Museum Board	\$2,500	City
<b>B.</b>	Apply for “Certified Local Government” status.	X					City of Grovetown Historic Preservation Commission	Staff Time	City
<b>C.</b>	Amend the existing (or draft an updated) historic resources survey.		X				City of Grovetown Historic Preservation Commission	\$5,000	CLG Grant
<b>D.</b>	Nominate eligible properties to the National Register of Historic Places.			X	X	X	City of Grovetown Historic Preservation Commission	Undetermined	CLG Grant/City
<b>TOPIC: COMMUNITY FACILITIES</b>									
<b>Objective:</b> Add investment in public services and facilities that support a city population that is projected to grow rapidly among all age groups.									
<b>A.</b>	Hire a city administrator.	X	X	X	X	X	City of Grovetown	Staff Time	City
<b>B.</b>	Accommodate some city building space needs through new construction in the “community resource” character area.		X	X	X	X	City of Grovetown	Undetermined	City
<b>Objective:</b> Create partnerships to ensure the adequate provision of water and sewer discharge services to the current and future city residents.									
<b>A.</b>	Continue working with Augusta-Richmond County and Columbia County to secure the provision of additional water volumes.	X	X	X	X	X	City of Grovetown/Augusta-Richmond County/Columbia County	Undetermined	City of Grovetown/Augusta-Richmond County/Columbia County
<b>B.</b>	Secure funding for an additional water storage tank within the municipal limits.				X		City of Grovetown	Undetermined	CDBG, GEFA, USDA (75/25 grant/loan)
<b>C.</b>	Continue working with Augusta-Richmond County and Columbia County to secure agreements to allow for increased sewerage discharge into county systems.	X	X	X	X	X	City of Grovetown/Augusta-Richmond County/Columbia County	Undetermined	City of Grovetown/Augusta-Richmond County/Columbia County
<b>Objective:</b> Eliminate drainage problems within the city - particularly in areas where there is no curb and gutter along streets.									



# COMMUNITY AGENDA

CITY OF GROVETOWN – SHORT-TERM WORK PROGRAM									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2007	2008	2009	2010	2011			
<b>A.</b>	Apply for CDBG funds to convert city streets located within center city character areas from open ditch segments to curb and gutter (As part of overall revitalization efforts in these areas. See “Housing”).			X	X	X	City of Grovetown	Undetermined	CDBG (Via urban revit. strategy)
<b>B.</b>	Apply for TE funds to convert high volume city streets within the “center city” character area from open ditch segments to curb and gutter as part of overall downtown street enhancements (See “Transportation”).		X		X		City of Grovetown/ Georgia DOT	Undetermined	TE/Local Revenue
<b>Objective:</b> Incorporate active recreation areas into new developments.									
<b>C.</b>	Amend land development regulations to require new large residential developments to include active recreation areas.	X					City of Grovetown	Staff Time	City
<b>TOPIC: TRANSPORTATION</b>									
<b>Objective:</b> Incorporate street design features on portions of Robinson Avenue that promote the long-term creation of a pedestrian-friendly town center district between Newmantown Road and Katherine Street.									
<b>A.</b>	Apply for funding for the redesign and enhancement of segments of Robinson Avenue located in the “Grovetown City Center” character area, to an urban form (After identifying preferred street design objectives as part of an urban redevelopment plan (See “Land Use”).			X	X	X	City of Grovetown/ Georgia DOT	Undetermined	TE/Local Revenue
<b>B.</b>	Establish a “community improvement district” to provide local matching funds for center city street enhancements (After identifying preferred street design objectives as part of a center city district plan (See “Land Use”).				X	X	City of Grovetown	Undetermined	Local Revenue
<b>Objective:</b> Increase pedestrian and bicycle safety and access to all portions of the city.									
<b>A.</b>	Prepare and implement the recommendations of a “Safe Routes to School” plan.	X	X	X	X	X	CSRA Regional Development Center	\$5000	GaDOT/ CSRA RDC
<b>B.</b>	Construct sidewalks along Harlem-Grovetown Road and within Sylvester Heights.	X					City of Grovetown	Undetermined	CDBG
<b>C.</b>	Continue the extension of the Euehee Creek Greenway Trail system.	X	X	X	X	X	City of Grovetown/ Georgia DOT	Undetermined	TE/City/ Georgia Recreation and Trail Grant program



# COMMUNITY AGENDA

<b>CITY OF GROVETOWN – SHORT-TERM WORK PROGRAM</b>									
<b>Activity</b>		<b>Year of Implementation</b>					<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Potential Funding Source(s)</b>
		<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>			
<b>D.</b>	Amend land development regulations to require walkway access between new developments and adjacent greenways, schools, parks and other public facilities.	X					City of Grovetown	Staff Time	City
<b>E.</b>	Identify locations for future greenway expansions extending from the Euclaw Creek Greenway through “open space corridor” character areas.		X	X	X	X	City of Grovetown/ Columbia County	Staff Time	Georgia land conservation grant
<b>F.</b>	Amend land development regulations to increase sidewalk width and the distance between sidewalks and the back of street curb.		X				City of Grovetown	Staff Time	City
<b>G.</b>	Amend land development regulations to require the provision of greenway trail easements when new development is occurring in identified greenway corridors.			X			City of Grovetown	Staff Time	City
<b>H.</b>	Amend land development regulations to require new residential and non-residential development to provide sidewalks along the frontage of existing streets.				X		City of Grovetown	Staff Time	City
<b>Objective:</b> Promote greater interconnectivity between streets and developments to reduce dependency on existing major highways.									
<b>A.</b>	Work with local, regional and state organizations to develop a Major Thoroughfare Plan to identify the location of future arterial and collector streets in the Grovetown vicinity and allow for right-of-way reservation during development review.		X	X	X		City of Grovetown/ Columbia County/ARTS/ Georgia DOT	\$20,000	City/ARTS
<b>B.</b>	Amend land development regulations to allow for the provision of street stubs to the property line where adjacent to undeveloped tracts.	X					City of Grovetown	Staff Time	City
<b>C.</b>	Amend land development regulations creating a local street hierarchy and developing local design standards for varying types of local and collector streets.			X	X	X	City of Grovetown	Staff Time	City
<b>TOPIC: LAND USE</b>									
<b>Objective:</b> Create a downtown district.									
<b>A.</b>	Prepare an urban redevelopment plan for the “Grovetown city center” character area and portions of the “center city transitional” and “residential infill” character areas.	X	X				City of Grovetown/ Private Consultant	\$30,000	City, Georgia DCA



# COMMUNITY AGENDA

CITY OF GROVETOWN – SHORT-TERM WORK PROGRAM									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2007	2008	2009	2010	2011			
<b>B.</b>	Develop design standards that can be applied to city acquired redevelopment parcels/tracts; and, added to zoning regulations.			X			City of Grovetown/ Private Consultant	\$20,000	City/Georgia DCA
<b>C.</b>	Relocate some city functions such as Fire Station #2 and the Senior Center from their current locations in the “Grovetown City Center” character area.			X	X	X	City of Grovetown	Undetermined	Local Revenue
<b>D.</b>	Implement a “pilot” building project in downtown utilizing urban design guidelines; and, by partnering with a private interest to redevelop vacant city parcels within the “Grovetown City Center” character area.				X	X	City of Grovetown/ Private Interest	Undetermined	Private Funds.



**Long-Term Goals and City Policies**

In addition to the community priorities listed within the short-term work program, the comprehensive planning process has revealed long-term goals that Grovetown citizens, stakeholders and leaders would like to achieve in order to maintain community prosperity and promote a unique community character. Many of the long-term goals and supporting policies listed in this Section are consistent with, and extensions of, the objectives and strategies contained in the short-term work program. Other long-term goals are distinct from any of the ideas generated in the short-term work program. Regardless, all items in **Figure 11-B** represent courses of action that Grovetown intends to take as it charts its future. Where applicable, decisions of the local leadership will be consistent with the ideas contained in the *Community Agenda* “Implementation Program.”

<b>Figure 11-B: CITY OF GROVETOWN – LONG-TERM GOALS AND SUPPORTING POLICIES</b>	
<b>TOPIC: POPULATION</b>	
<b>A.</b>	Promote local growth in office-based professional services including occupations such as bankers, accountants, doctors, architects, engineers, etc. to provide employment options for an increasing number of residents with college educations.
	<ul style="list-style-type: none"> <li>Develop a center city area that attracts office tenants interesting in providing services to the surrounding Grovetown population.</li> <li>Market Grovetown’s development data to investment and real estate interests.</li> </ul>
<b>B.</b>	Increase employment and housing options for Grovetown’s young population to remain in town; and, to provide jobs for the city’s civilian labor force.
	<ul style="list-style-type: none"> <li>Identify appropriate areas for office development.</li> <li>Promote a diverse mix of housing types throughout the city’s varying character areas.</li> <li>Allow for increased housing densities in character areas within and adjacent to center city.</li> <li>Promote professional service sector growth in order to reduce the export of jobs.</li> </ul>
<b>TOPIC: ECONOMIC DEVELOPMENT</b>	
<b>A.</b>	Ensure that new employment options balance the varying income levels of Grovetown’s population by balancing professional service-sector jobs with lower-paying service sector occupations.
	<ul style="list-style-type: none"> <li>Collaborate with regional economic development agencies to develop a diverse economy based on multiple industry sectors and employment opportunities in the city limits.</li> <li>Improve the appearance of the city to serve as an enticement for additional business investment.</li> <li>Focus retail recruitment efforts to character areas along major thoroughfares as identified in the future development map.</li> <li>Promote the formation of local private business groups that can focus their energy on marketing Grovetown as an attractive business location.</li> <li>Form a chamber of commerce.</li> </ul>
<b>TOPIC: HOUSING</b>	
<b>A.</b>	Provide safe, clean and affordable housing choices to Grovetown residents of varying income levels.
	<ul style="list-style-type: none"> <li>Redevelop some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.</li> <li>Focus redevelopment activity in the central portion of Grovetown to promote a more defined town center.</li> <li>Develop multi-family housing options for residents who may not be able to purchase single-family homes.</li> <li>Investigate inclusionary housing policies.</li> <li>Partner with the private sector and/or government agencies to develop housing assistance programs.</li> </ul>
<b>TOPIC: NATURAL AND CULTURAL RESOURCES</b>	
<b>A.</b>	Protect the quality of drinking water sources (i.e. streams, ponds, lakes, etc.) from the effects of new development.
	<ul style="list-style-type: none"> <li>Incorporate open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.</li> <li>Include a greater proportion of natural landscape into new developments.</li> <li>Improve or increase standards that provide community-wide protection to sensitive wetland habitats.</li> <li>Reduce the amount of impervious surfaces in new development and increasing tree planting/protection standards to reduce the amount of storm water runoff generated by a development site.</li> </ul>
<b>B.</b>	Protect and promote the reuse of remaining historic properties in Grovetown, and emphasize the city’s historic heritage.
	<ul style="list-style-type: none"> <li>Investigate the possibility of creating a tourism Columbia County Heritage Trail starting at the Savannah Rapids historical site - to the Grovetown Historic District - to the Harlem Historic District - through the Appling</li> </ul>

# COMMUNITY AGENDA

<b>Figure 11-B: CITY OF GROVETOWN – LONG-TERM GOALS AND SUPPORTING POLICIES</b>	
	<p>Historical District - ending at the rapidly developing Lake recreation area.</p> <ul style="list-style-type: none"> <li>Provide additional facilities for the Grovetown Museum in order to accommodate work space, storage and event space, handicapped access and emergency access.</li> <li>Investigate the possible nomination of eligible individual historic properties or districts within the city of Grovetown to the National Register of Historic Places.</li> <li>Adopt local historic preservation standards to protect the design and character of historic structures while providing flexibility in their use.</li> </ul>
<b>TOPIC: COMMUNITY FACILITIES</b>	
<b>A.</b>	Eliminate drainage problems within the city.
	<ul style="list-style-type: none"> <li>Convert existing city thoroughfares from open-ditch section streets to curb and gutter streets where part of conventional development.</li> <li>Create “low-impact” development alternatives that allow storm water to flow through filtration, detention and/or retention systems that allow for more natural treatment of runoff.</li> </ul>
<b>B.</b>	Provide additional public park space and recreational opportunities for all ages.
	<ul style="list-style-type: none"> <li>Incorporate active recreation areas into new developments.</li> <li>Identify areas where small public parks can be developed to improve community accessibility.</li> <li>Continue to partner with the Columbia County Parks and Recreation Department to provide variety in active recreational options.</li> <li>Improve accessibility to library services.</li> </ul>
<b>C.</b>	Ensure the effective provision of services to the city's growing population.
	<ul style="list-style-type: none"> <li>Relieve staff and storage space limitations at the public safety and public works buildings.</li> <li>Focus municipal administrative and office functions within center city.</li> <li>Streamline record-keeping functions.</li> <li>Gradually increase the amount of city staff to provide services – particularly administrative and development related staff.</li> <li>Maximize the use of the community resource character area as a location for new city facilities.</li> </ul>
<b>TOPIC: TRANSPORTATION</b>	
<b>A.</b>	Incorporate street design features on portions of Robinson Avenue that promote the long-term creation of a pedestrian-friendly town center district between Newmantown Road and Katherine Street.
	<ul style="list-style-type: none"> <li>Emphasize street design features within center city that slow traffic speeds.</li> <li>Promote pedestrian-friendly street features.</li> <li>Incorporate traffic calming features on center city streets where necessary.</li> <li>Promote street interconnectivity.</li> <li>Consider context sensitive street design that distinguishes between urban, suburban and rural roads.</li> <li>Coordinate with the railroad to decrease noise that results from at-grade street crossings.</li> <li>Address future parking issues through the improvement of off-street parking standards and the targeted provision of on-street parking options.</li> </ul>
<b>B.</b>	Increase pedestrian/bicycle safety and access to all portions of the city.
	<ul style="list-style-type: none"> <li>Develop an extensive recreational trail network.</li> <li>Increase pedestrian and bicycle linkages throughout the city.</li> <li>Provide for non-vehicular access between developments.</li> </ul>
<b>C.</b>	Manage the long-term maintenance of city streets while improving access along major thoroughfares.
	<ul style="list-style-type: none"> <li>Explore funding measures necessary to create a reserve fund for long-term street maintenance.</li> <li>Promote higher-intensity development patterns in order to decrease the amount of new public facilities/utilities being added to the city's street system.</li> <li>Develop access management standards for major thoroughfares.</li> <li>Develop of full city street hierarchy and network to allow for the construction of higher-volume streets as part of new development.</li> </ul>
<b>TOPIC: LAND USE (See “Community Vision”. Recommended development patterns contained within each character area description represent Grovetown's land use goals and policies.)</b>	







**GROVETOWN  
COMPREHENSIVE PLAN  
(2006-2016)**

**APPENDIX**

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February, 2007

**COMMUNITY PARTICIPATION PLAN**

**PURPOSE**

As a document that reflects the shared vision, goals and objectives of an entire community, a comprehensive plan must be based on extensive public involvement. Only through the input of local leaders and the general public can any comprehensive plan be embraced as the community’s guide to long-term health and sustainability. The level of community ownership of a comprehensive plan is tied directly to the degree of public input that is incorporated into the planning effort. Only by conducting a comprehensive planning process that creates this public sense of ownership will the community make a conscious decision to work toward its implementation. Without active citizen involvement, it is unlikely that a comprehensive plan will do more than sit forgotten on a book shelf. A comprehensive plan that is based on public input, however, will continue to serve as a dynamic policy guide that benefits the community well into the future.

The *Community Participation Plan* ensures that public input is incorporated into the comprehensive planning process for Grovetown. To obtain this input, stakeholders are targeted to focus attention to key issues and opportunities that must be addressed through the creation of Grovetown’s *Community Agenda*; and, to provide an understanding of community-wide priorities in advance of the *Agenda* preparation. Through workshops, the general public will refine and revise community issues and opportunities. The general public will also generate the ideas that will ultimately form the implementation policies of the *Grovetown Comprehensive Plan*.

**STAKEHOLDERS**

**Planning/Advisory Committee**

The *Community Participation Plan* proposes the continued use of a planning/advisory committee appointed by Grovetown City Council. The Grovetown Advisory Committee will meet intermittently to provide direction to *Community Agenda* preparation based on input received through public workshops and surveys.

The Grovetown Advisory Committee was actually formed soon after *Community Assessment* data collection was initiated. The Advisory Committee is composed of a broad cross-section of Grovetown community leaders including citizens and local officials. As with any data collection effort, a plan preparer must take into account quantitative and qualitative information. The support of the

Grovetown Comprehensive Plan Planning/Advisory Committee	
Name	Organization
Todd Baldwin	Grovetown Water and Sewer Dept.
David Daughtry	Grovetown City Council
Barry Davis	Citizen
George James	Grovetown City Council
Horace G. Kitchens	City of Grovetown
Del Licht	Citizen
Sony McDowell	Citizen
Wayne Newman	Grovetown Public Works Dept.
Jim Nicholson	Citizen/Pastor
Al Robinson	Grovetown Public Safety Dept.
Bruce Stoddard	Grovetown City Council
Dale Stoddard	Citizen
Dick Taylor	Grovetown Planning & Zoning Dept.
Dennis Trudeau	Mayor, City of Grovetown
Mary Ann Trudeau	Citizen
Michael Woods	City of Grovetown



## APPENDIX A (Continued)

### COMMUNITY PARTICIPATION PLAN

Advisory Committee during the data collection effort was essential – both in fulfilling many primary data requests; and, in providing the necessary feedback to better understand statistical information.

#### Additional Stakeholder Identification

With the assistance of the Advisory Committee during the *Community Assessment* process, additional stakeholders have been identified. During preparation of the *Community Agenda*, it will be important to offer stakeholder organizations and individuals the opportunity to provide feedback and direction through a variety of options. In addition to the principal public participation techniques proposed in this document, many community stakeholders will have the opportunity to participate in individual interviews and/or future Advisory Committee discussions. Stakeholder groups and organizations include the following:

Grovetown Comprehensive Plan, Stakeholders	
Augusta Regional Transportation Study	CSRA Business Lending Corporation
Augusta Technical College	Development Authority of Columbia County
Augusta-Richmond County Planning and Zoning Department	Fort Gordon
Augusta-Richmond County Utilities Department	Georgia Department of Natural Resources
Columbia County Board of Education	Georgia Department of Transportation
Columbia County Chamber of Commerce	Grovetown City Council
Columbia County Community and Leisure Services Division	Grovetown Museum
Columbia County Construction and Maintenance Division	Grovetown Planning and Zoning Dept.
Columbia County Engineering and Environmental Services Division	Grovetown Public Safety Dept.
Columbia County Planning and Development Division	Grovetown Public Works Dept.
Columbia County Rural Public Transit	Grovetown Water and Sewer Dept.
Columbia County Water Utility	John Deere
CSRA Area Agency on Aging	

#### PARTICIPATION TECHNIQUES

##### Planning/Advisory Committee Meetings

###### *Community Assessment*

Meetings of the Advisory Committee began in January, 2006. The initial committee meeting focused on a description of the comprehensive planning process and the importance of a comprehensive plan in establishing long-term community policy. Committee members also provided initial input on Grovetown's issues and

## COMMUNITY PARTICIPATION PLAN

opportunities. Subsequent committee meetings focused on presentations and discussions that revolved around data sets and information that are required in order to adhere to the “Supporting Analysis of Data and Information” section of the “Standards and Procedures for Local Comprehensive Planning.”

### *Community Agenda*

Advisory Committee meetings will continue during the preparation of the *Community Agenda* portion of the *Grovetown Comprehensive Plan*. The committee will retain their role as a focus group – helping to translate community input into measurable goals and priorities. The committee will also assist in the initial development of *Plan* implementation strategies. Finally, the committee will serve as the primary vehicle for soliciting public participation in the *Community Agenda* process. It will be the Advisory Committee’s responsibility to educate residents on the need to participate in the planning process; and, to inform the community of upcoming opportunities to participate. The number and frequency of Advisory Committee meetings during the *Community Agenda* process is illustrated in the comprehensive plan schedule within this document; but, is subject to change based on public input.

## **Public Workshops**

### *Community Assessment*

The initial public workshop for the *Grovetown Comprehensive Plan* was held on Tuesday, April 25, 2006. Through the initiative of Advisory Committee members, Grovetown residents and property owners were invited to participate in the workshop through the distribution of flyers, announcements at City Council meetings and public hearing notices posted in the *Columbia County News-Times*. Newspaper postings advertising the workshop were prepared in large block format so that they would be conspicuous to readers.

Workshop attendees listened to a presentation explaining the comprehensive planning process and detailing how they would be able to participate in *Plan* preparation during the *Community Agenda* portion of the planning effort. After questions and answers, attendees were offered the opportunity to participate in future Advisory Committee meetings. An attendee information/survey card was distributed that included basic questions soliciting citizens’ opinions on positive and negative attributes of Grovetown. These responses supplemented information received from prior Advisory Committee meetings and augmented recommendations contained in the *Community Assessment* document.

### *Community Agenda*

At least 2 additional public workshops will be held for the general public during preparation of the *Community Agenda*. Unlike the formal presentation format of the initial *Community Assessment* workshop, *Community Agenda* workshops will be held in a “drop-in” format. As with an open house, drop-in workshops allow members of the public to attend at any point during an identified block of time and stay for the period of time they feel comfortable with. Drop-in workshops also will provide individual staff members with the opportunity to speak one-on-one with attendees.

**COMMUNITY PARTICIPATION PLAN**

At the first workshop, attendees will be able to walk among displays that highlight issues and opportunities related to all topics addressed in the *Community Assessment*. For each topic, attendees may complete a survey form that allows them to rank the information presented in order of priority. The surveys will also allow attendees to suggest revisions and options to the preliminary recommendations that are being presented. Project staff will be available throughout to answer questions and provide clarification. All information will be compiled and utilized to revise community goals and objectives.

The second workshop will be conducted in the same format as the first; except, participants will focus on suggesting and prioritizing implementation policies.

**Stakeholder Interviews**

Many of the stakeholder groups identified herein were contacted for input during preparation of the *Community Assessment*. As previously suggested, stakeholder groups will have the opportunity to provide input on the draft *Community Assessment* document. Stakeholder groups expressing interest will have the opportunity to participate in individual interviews and attend *Community Agenda* public workshops.

**Public Hearings**

Public hearings will be held in accordance with the “Standards and Procedures for Local Comprehensive Planning.”

**COMMUNITY PARTICIPATION PLAN**

**COMMUNITY AGENDA SCHEDULE**

The *Grovetown Comprehensive Plan* is being prepared according to the schedule below. This schedule was approved by the Grovetown Advisory Committee at their initial meeting in January, 2006. The number of Advisory Committee meetings and public workshops illustrated on the schedule is a minimum and may increase.

City of Grovetown, Georgia Comprehensive Plan Update  
Project Schedule\*

Task	Community Assessment												Community Participation/Agenda				
	Jan. 2006	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Jan. 2007				
Planning/Advisory Committee meetings.	X	X		X			X	X	X								
Community Assessment/Participation Plan Drafts Complete. Distribute.						X											
Community Assessment/Participation Plan draft report presentation by RDC.						X											
Community Assessment/Participation Plan transmitted by local government.							X										
Community Assessment/Agenda Assessment/Agenda public workshops				X					X								
Community Assessment/Participation Plan DCA/RDC review period.							X	X	X	X	X						
Community Agenda draft report presentation by RDC										X							
Community Agenda transmitted by local government.											X						
Community Agenda DCA/RDC review period.											X	X	X				
Community Agenda Final product adopted by local government.													X				

\* Project schedule approved by Grovetown Advisory Committee, January, 2006.



# Change is coming!

## Participate in Grovetown's Future!

### ***Open House***

***Tuesday, September 19th***

*Drop-in anytime between*

***6:00—8:00 pm***

*Grovetown City Hall,  
City Council Chambers*

**Refreshments will be served!**

**Invite your friends  
and neighbors!**



### ***What is the Comprehensive Plan?***

- A comprehensive plan is a guide for how a community will grow and develop in the future.
- The comprehensive plan addresses a community's issues and opportunities in relation to topics such as: population, economic development, housing, natural and cultural resources, community facilities, transportation and land use.
- The comprehensive plan results in goals, policies and strategies that will guide a community's decision-making process for an extended period of time.

### ***Why should I attend?***

- The comprehensive plan is the public's document. This is your opportunity to shape your city's future.
- As a Grovetown resident, property owner or business owner, you know best which issues and opportunities that Grovetown will face over the next 20 years. The Comprehensive Plan will not be complete until it includes the input of the general public.

### ***What will occur at the meeting?***

- You will be able to identify and prioritize community issues and opportunities for a range of topics.
- You will be able to suggest future development options for the city.
- Staff from the CSRA Regional Development Center will be on-hand to explain the comprehensive planning process and update you on the status of Grovetown's comprehensive plan.

*Have questions? Can't attend? Would you like to participate in the future?*  
For more information, contact **Dick Taylor** or **Connie Smith**,  
Grovetown Department of Planning and Zoning: **706-860-5094**





CITY OF GROVETOWN

103 Old Wrightsboro Road  
P. O. Box 120  
GROVETOWN, GEORGIA 30813



September 05, 2006

Dear Business Owner/Citizen,

I would like to invite you to attend the Grovetown Comprehensive Plan Community Open House. The Open House will be held on Tuesday, September 19, 2006 at Grovetown City Hall between the hours of 6:00 – 8:00 pm. There is no formal presentation during the Open House, so please feel free to drop-in at any time during the two hour period. This meeting will give you an opportunity to share your ideas and help in the effort to solicit input from the citizens and businesses in Grovetown.

Your participation in the comprehensive planning process is highly important. Attendance at the Open House gives you the opportunity to help shape Grovetown's Community Agenda- an essential part of this process. Over the next few months, you will have a few opportunities to prepare and prioritize lists of issues, opportunities, goals, and strategies for implementation. Along with a future development map and short-term work program, these items will guide Grovetown's growth and development for the next twenty (20) years.

The Community agenda must be based on public input in order for the Grovetown Comprehensive Plan to garner the necessary support to ensure its effective implementation. I am hoping for your help to prepare this document.

Sincerely,

A handwritten signature in cursive script, which appears to read "Dennis O. Trudeau".

Dennis O. Trudeau  
Mayor  
City of Grovetown



# PUBLIC OPEN HOUSE:

Be sure YOU have a say in Grovetown's future!

## *Open House*

**Tuesday, October 24th**

Grovetown City Hall,  
City Council Chambers

Brief presentation at **6:00 pm** and  
Staff will be available to take questions and  
comments until **8:00 pm**

Refreshments will be served!

**Invite your friends  
and neighbors!**



### ***What is the Comprehensive Plan?***

- A comprehensive plan is a guide for how a community will grow and develop in the future.
- The comprehensive plan addresses a community's issues and opportunities in relation to topics such as: population, economic development, housing, natural and cultural resources, community facilities, transportation and land use.
- The comprehensive plan results in goals, policies and strategies that will guide a community's decision-making process for an extended period of time.

### ***Why should I attend?***

- The Comprehensive Plan is the public's document. This is your opportunity to shape your city's future by suggesting changes to the draft Comprehensive Plan.
- As a Grovetown resident, property owner or business owner, you need to know what the Comprehensive Plan means to you and familiarize yourself with the policies that will directly affect you.

### ***What will occur at the meeting?***

- In a brief presentation, you will be given an overview of the comprehensive planning process.
- You will be able to offer additional comments to ensure that the Grovetown Comprehensive Plan is a document that reflects the wishes of its citizens.
- Staff from the CSRA Regional Development Center will be on-hand to explain the short-term objectives and the long-term goals identified by the citizens of Grovetown and to answer any questions you may have.

For more information, contact **Dick Taylor** or **Connie Smith**,  
Grovetown Department of Planning and Zoning: **(706) 860-5094**





## CITY OF GROVETOWN

103 Old Wrightsboro Road  
P. O. Box 120  
GROVETOWN, GEORGIA 30813



October 16, 2006

Dear Citizen or Business Owner,

I would like to invite you to the *Grovetown Comprehensive Plan* community Open House. The Open House will be held on Tuesday, October 24, 2006 at Grovetown City Hall, City Council Chambers. There will be a brief presentation at 6:00 pm followed by a question and answer session. Staff from the CSRA Regional Development Center will be on hand to answer any questions you may have until 8:00 pm. This meeting will give you an opportunity to learn more about the comprehensive plan process and to familiarize yourself with the short-term objectives and long-term goals that have been identified by the citizens of Grovetown.

Your participation at the Open House is highly important. By attending, you will be helping to finalize Grovetown's *Community Agenda* document – an essential part of the comprehensive planning process. Before the conclusion of the open house, you will be asked to complete a comment card to identify any additional issues you believe need to be addressed before the City Council adopts the Comprehensive Plan.

The *Grovetown Comprehensive Plan* must be based on public input in order to ensure the wishes of the citizens and business owners are successfully implemented. I am hoping for your help to finalize this important community guide. If you have questions, please contact Dick Taylor or Connie Smith at the Grovetown Department of Planning and Zoning at 706-860-5094.

Sincerely,

Dennis O. Trudeau  
Mayor  
City of Grovetown



## Grovetown Comprehensive Plan Public Open House – Tuesday, September 19 Issues and Opportunities Survey

### Purpose of the Survey:

The Grovetown Comprehensive Plan document will guide the city's growth and development for the next twenty (20) years. To do so, Grovetown residents, property owners, business owners and community leaders must first identify key issues and opportunities that face the city.

**Please take a few minutes of your time to review this survey and provide us with your input.**

### Section 1: Grovetown Community Vision Statement

Help develop a vision statement for Grovetown by completing the following three (3) sentences:

**1)** The one (1) thing that I like most about Grovetown is:

**2)** The one (1) thing about Grovetown that I would most like to change/enhance/improve is:

**3)** In the next ten (10) years, Grovetown should become a city that:

For more information about the Grovetown comprehensive planning process; or, to return completed surveys, please contact:

**City of Grovetown  
Department of Planning and Development  
Attn: Dick Taylor or Connie Smith  
103 W. Robinson Avenue  
P.O. Box 120  
Grovetown, GA 30813  
(706) 860-5094**

**Section 2: Issues and Opportunities by Topic**

What are the most important issues that face Grovetown as it develops over the next twenty (20) years? As Grovetown changes, what opportunities will Grovetown have to improve its citizens' quality of life?

This section contains information and questions on six (6) topics that are being considered through the Grovetown comprehensive planning process: population, economic development, housing, natural and cultural resources, community facilities and transportation. **Please review the preliminary list of issues and opportunities identified for each topic. Feel free to add issues or opportunities that should be addressed. Tell us which items are the most important.**

**Topic: POPULATION:** Which of the following issues or opportunities regarding population do you feel are the most urgent (Need to be addressed first)? **Please rank each issue with 1 representing the most urgent.** (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

<b>Item</b>	<b>Rank</b>	<b>Issue/Opportunity</b>
<b>A.</b>	—	Investing in public services and facilities that support a city population that is projected to grow rapidly among all age groups.
<b>B.</b>	—	Increasing employment and housing options for Grovetown's young population to remain in town.
<b>C.</b>	—	Improving educational attainment figures to a level that is consistent with other areas of Columbia County.
<b>D.</b>	—	Providing additional employment opportunities and/or incentives in construction, service and manufacturing sectors for residents without college degrees or other advanced credentials.
<b>E.</b>	—	Promoting local growth in office-based professional services including occupations such as bankers, accountants, doctors, architects, engineers, etc. to provide employment options for an increasing number of residents with college educations.
<b>F.</b>	—	Decreasing the Harlem High School drop-out rate (attended by Grovetown students).
<b>G.</b>	—	Decreasing the consistently high percentage (18 percent) of Grovetown families living in poverty.
<b>H.</b>	—	<b>Your Population Issue/Opportunity Here:</b>
<b>I.</b>	—	<b>Your Population Issue/Opportunity Here:</b>

**APPENDIX C (Continued)**

**Topic: ECONOMIC DEVELOPMENT:** Which of the following issues or opportunities regarding economic development do you feel are the most urgent (Need to be addressed first)? **Please rank each issue with 1 representing the most urgent.** (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

<b>Item</b>	<b>Rank</b>	<b>Issue/Opportunity</b>
<b>A.</b>	—	Ensuring that new employment options balance the varying income levels of Grovetown's population by attracting service sector jobs that cater to both higher-paying administrative and professional services and lower-paying service sector jobs (ex. fast-food, grocery, etc.)
<b>B.</b>	—	Increasing employment opportunities in the information and technology sectors.
<b>C.</b>	—	Identifying areas of the city that can be reserved for office land uses.
<b>D.</b>	—	Enticing a greater variety of retail establishments to located within the municipal limits.
<b>E.</b>	—	Focusing business recruitment efforts on additional high-wage manufacturing jobs within and/or in the vicinity of the city.
<b>F.</b>	—	Enhancing employment options within the city that build on existing regional industry clusters anchored by medical and educational institutions.
<b>G.</b>	—	Providing Grovetown's workforce with a variety of housing options.
<b>H.</b>	—	Collaborating with regional economic development agencies to develop a diverse economy based on multiple industry sectors and employment opportunities in the city limits.
<b>I.</b>	—	<b>Your Economic Development Issue/Opportunity Here:</b>
<b>J.</b>	—	<b>Your Economic Development Issue/Opportunity Here:</b>

**Topic: HOUSING:** Which of the following issues or opportunities regarding housing do you feel are the most urgent (Need to be addressed first)? **Please rank each issue with 1 representing the most urgent.** (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

<b>Item</b>	<b>Rank</b>	<b>Issue/Opportunity</b>
<b>A.</b>	—	Redeveloping some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.
<b>B.</b>	—	Focusing redevelopment activity in the central portion of Grovetown to promote a more defined town center.
<b>C.</b>	—	Providing safe, clean and affordable housing choices to Grovetown residents of varying income levels.
<b>D.</b>	—	Developing multi-family housing options for residents who may not be able to purchase single-family homes.
<b>E.</b>	—	<b>Your Housing Issue/Opportunity Here:</b>
<b>F.</b>	—	<b>Your Housing Issue/Opportunity Here:</b>

**APPENDIX C (Continued)**

**Topic: NATURAL & CULTURAL RESOURCES:** Which of the following issues or opportunities regarding natural and cultural resources do you feel are the most urgent (Need to be addressed first)? **Please rank each issue with 1 representing the most urgent.** (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

<b>Item</b>	<b>Rank</b>	<b>Issue/Opportunity</b>
<b>A.</b>	—	Protecting the quality of surface drinking water sources (i.e. streams, ponds, lakes, etc.) from the effects of new development.
<b>B.</b>	—	Protecting the quality of groundwater sources (i.e. aquifer recharge areas) located within and in close proximity to the city limits from the effects of new development.
<b>C.</b>	—	Improving or increasing standards that provide community-wide protection to sensitive wetland habitats.
<b>D.</b>	—	Incorporating open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.
<b>E.</b>	—	Including a greater proportion of natural landscape into new developments.
<b>F.</b>	—	Coordinating with state or local preservation organizations (i.e. Central Savannah River Land Trust) to promote the acquisition and management of open space areas.
<b>G.</b>	—	Providing additional facilities for the Grovetown Museum in order to accommodate work space, storage and event space that can promote local heritage tourism.
<b>H.</b>	—	Investigating the possible nomination of eligible individual historic properties or districts within the city of Grovetown to the Natural Register of Historic Places.
<b>I.</b>	—	Adopting local historic preservation standards to protect the design and character of historic structures while providing flexibility in their use.
<b>J.</b>	—	<b>Your Natural &amp; Cultural Resources Issue/Opportunity Here:</b>
<b>K.</b>	—	<b>Your Natural &amp; Cultural Resources Issue/Opportunity Here:</b>

**APPENDIX C (Continued)**

**Topic: COMMUNITY FACILITIES:** Which of the following issues or opportunities regarding community facilities do you feel are the most urgent (Need to be addressed first)? **Please rank each issue with 1 representing the most urgent.** (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

<b>Item</b>	<b>Rank</b>	<b>Issue/Opportunity</b>
<b>A.</b>	—	Creating partnerships to ensure the adequate provision of water and sewer discharge services to the current city population.
		Creating partnerships to allow for the provision of water and sewer discharge services to allow for continued population growth.
<b>B.</b>	—	Eliminating drainage problems within the city - particularly in areas where there is no curb and gutter along streets.
<b>C.</b>	—	Reducing the amount of impervious surfaces in new development and increasing tree planting/protection standards to reduce the amount of storm water runoff generated by a development site.
<b>D.</b>	—	Creating “low-impact” development alternatives that allow storm water to flow through filtration, detention and/or retention systems that allow for more natural treatment of runoff.
<b>E.</b>	—	Increasing the commitment to reduce solid waste disposal through the active provision and promotion of household and yard waste recycling programs.
<b>F.</b>	—	Providing additional public park space and recreational opportunities for all ages.
<b>G.</b>	—	Incorporating active recreation areas into new developments.
<b>H.</b>	—	Improving accessibility to the Euchee Creek Library.
<b>I.</b>	—	Hiring additional municipal employees to ensure effective provision of services to the city's growing population.
<b>J.</b>		Relieving space limitations at the Grovetown public safety and public works buildings.
<b>K.</b>	—	<b>Your Community Facilities Issue/Opportunity Here:</b>
<b>L.</b>	—	<b>Your Community Facilities Issue/Opportunity Here:</b>

## APPENDIX C (Continued)

**Topic: TRANSPORTATION:** Which of the following issues or opportunities regarding transportation do you feel are the most urgent (Need to be addressed first)? **Please rank each issue with 1 representing the most urgent.** (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

Item	Rank	Issue/Opportunity
<b>A.</b>	—	Improving traffic flow on Horizon South Parkway and Wrightsboro Road.
<b>B.</b>	—	Promoting greater interconnectivity between streets and developments to reduce dependency on existing major highways.
<b>C.</b>	—	Incorporating street design features on portions of Robinson Avenue that promote the long-term creation of a pedestrian-friendly town center district between Newmantown Road and Katherine Street.
<b>D.</b>	—	Manage the access of motor vehicles to and from private properties along major roads in order to decrease motor vehicle conflicts and accidents created by traffic entering and exiting highways.
<b>E.</b>	—	Increasing pedestrian safety and access to all portions of the city.
<b>F.</b>	—	Creating an on-street and off-street bicycle network to provide bicycle linkages throughout Grovetown.
<b>G.</b>	—	Providing direct pedestrian and bicycle linkages between Euchee Creek Trail and adjacent developments.
<b>H.</b>	—	Increasing the city's recreational trail network.
<b>I.</b>	—	Increasing access to public transportation options.
<b>J.</b>	—	Addressing future parking issues through the improvement of off-street parking standards and the targeted provision of on-street parking options.
<b>K.</b>	—	Coordinating with the railroad to decrease noise, traffic delays and potential disruption of emergency service as a result of at-grade street crossings.
<b>L.</b>	—	Reducing large truck traffic through older areas of the city.
<b>M.</b>	—	Promoting higher-density development patterns to reduce distances between residential, retail and office areas.
<b>N.</b>	—	Ensuring long-term funding to meet street maintenance responsibilities.
<b>O.</b>	—	<b>Your Transportation Issue/Opportunity Here:</b>
<b>P.</b>	—	<b>Your Transportation Issue/Opportunity Here:</b>

### **Additional Comments (Any topic):**





## Grovetown Comprehensive Plan Public Open House – Tuesday, September 19 Community Vision Survey

### Purpose of the Survey:

The Grovetown Comprehensive Plan document will guide the city’s growth and development for the next twenty (20) years. To do so, Grovetown residents, property owners, business owners and community leaders must create a community vision that paints a picture of what Grovetown should look like in the future.

**Please take a few minutes of your time to review this survey and provide us with your input.**

### What “Character Area” is your property/business/residence in?

Character areas identify existing and future land uses that may be appropriate for a particular part of Grovetown. Character areas also highlight a variety of other factors such as: the form, function and style of new development; existing features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only *WHAT* a piece of land should be used for; but, also *HOW* that land should be used.

**Take a few minutes to locate your property on the character area maps displayed. Also take a few minutes to read the description of the preliminary character area in which your property is located. Once you have reviewed these items, please answer the following questions:**

- 1) My property/business/residence is located at (address):
- 2) My property/business/residence is located in the following character area:
- 3) In general, I agree with the recommendations for the character area in which my property is located.
 

	Yes_____	No_____
--	----------	---------
- 4) If you answered “No” on Question #3, would you agree with the recommendations for your character area if the boundaries were changed to exclude your property?
 

	Yes_____	No_____
--	----------	---------
- 5) Is there anything that you would change about the character area in which your property is located?

**Now that you have provided your input on the preliminary character area in which your property/business/residence is located, please take the time to provide your input on the other character areas that are proposed for the city of Grovetown. Otherwise, simply skip to page 12 and consider a few final questions.**

**APPENDIX C (Continued)**

**(PRELIMINARY) CHARACTER AREA: CENTER CITY TRANSITIONAL**

**General Description:** Developed areas within and in close proximity to the central part of the city. Intended to promote a mixture of housing types at medium to high densities while preserving single-family residential character on streets where it is already the predominant land use. Development should be subject to form-based building and site features to promote a traditional development character. Supports some targeted office and retail uses if located directly adjacent to commercial corridors or the city center.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective
<b>A.</b>	Higher-density single-family housing (via smaller lots and townhouses) on development tracts or through infill.
<b>B.</b>	Targeted acquisition of large parcels.
<b>C.</b>	Multi-family on some targeted large tracts. Single-family residential infill on streets where it is already the predominant land use.
<b>D.</b>	Allow targeted small-scale office and retail at intersections of collector and arterial streets.
<b>E.</b>	All residential development should incorporate street extensions where applicable to promote street grid interconnectivity.
<b>F.</b>	Urban street segments extending from city center that incorporate sidewalks, on-street parking and street trees. Incorporate design guidelines.
<b>G.</b>	Minimum percentage of affordable housing units on redevelopment sites.
<b>H.</b>	Incorporate neighborhood parks or play lots into redevelopment sites.

**Are there any of the above development objectives that you would change/add (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern.** \_\_\_\_\_



**2) Alternative Development Pattern.** \_\_\_\_\_



**(PRELIMINARY) CHARACTER AREA: COMMUNITY RESOURCE**

**General Description:** Development intended to be limited to public facilities that are incorporated into natural landscaped areas and are located to serve as extensions of open space corridors.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “√” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item		Development Objective
<b>A.</b>	—	Reserve for public use.
<b>B.</b>	—	Promote ways to develop the site in a manner that mixes public uses with other community facilities.
<b>C.</b>	—	Retain portions of the site as woodlands.
<b>D.</b>	—	Leave a buffer around the majority of the site and where adjacent to open space corridors.

**Are there any of the above development objectives that you would change/add (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “√” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern. \_\_\_\_**



**2) Existing Development Pattern. \_\_\_\_**



**(PRELIMINARY) CHARACTER AREA: GROVETOWN CITY CENTER**

**General Description:** Historic central portion of Grovetown flanking Robinson Avenue and the Georgia Railroad. To be redeveloped to create a downtown character for the city by promoting mixed use buildings incorporating traditional design features and supporting streetscape design.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective
<b>A.</b>	— Office, retail, residential and institutional uses often located within mixed-use buildings.
<b>B.</b>	— Street-facing buildings close to the public right-of-way via build-to-lines (vs. setbacks).
<b>C.</b>	— Increased building density with traditional design features.
<b>D.</b>	— Incentives to preserve historic homes including allowing non-residential uses.
<b>E.</b>	— Minimum percentage of each development site with street frontage faced by buildings with parking on the sides or rear.
<b>F.</b>	— Wide urban sidewalks (curb to building) with street trees, street furniture, uniform signage, pedestrian scale street lights, buried utilities and pedestrian crosswalks.
<b>G.</b>	— Opportunities for on-street parking a street design features that slow traffic.

**Are there any of the above development objectives that you would change/add (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern. \_\_\_\_**



**2) Alternative Development Pattern. \_\_\_\_**



## APPENDIX C (Continued)

### (PRELIMINARY) CHARACTER AREA: OPEN SPACE CORRIDOR

**General Description:** Linear areas dominated by perennial streams, swales, floodplains and wetlands. Intended to provide a buffer between all types of development and sensitive environmental areas while providing open space, and recreational and alternative transportation opportunities. Not intended for development beyond providing for public facility and recreation/non-motorized transportation corridors. Area overlays portions of abutting character areas.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective
A.	_ Promote preservation of corridors’ natural features.
B.	_ Retain native vegetation.
C.	_ Promote passive activities and development (trails, benches, picnic tables, outdoor classrooms, etc.)
D.	_ Create linkages to and between adjacent development and properties for bicycle-pedestrian access.
E.	_ Develop as a bicycle and pedestrian corridor.
F.	_ Required buffer areas and/or trail easements.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

1) Existing Development Pattern. \_\_\_\_



2) Existing Development Pattern. \_\_\_\_



## APPENDIX C (Continued)

### (PRELIMINARY) CHARACTER AREA: PARKWAY COMMERCIAL

**General Description:** Office and retail areas flanking portions of Robinson Avenue and Wrightsboro Road that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Incorporates on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective
A.	_ Small-scale office and retail development (buildings and parcels).
B.	_ Maximum building square footages.
C.	_ Shallow depth of commercial zoning.
D.	_ Controlled vehicular access via curb spacing and cross-access easements.
E.	_ On-site pedestrian and bicycle features.
F.	_ Uniform design standards for buildings, landscaping and signage.
G.	_ No off-premise signs.
H.	_ Stringent lighting requirements.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

1) Existing Development Pattern. \_\_\_\_\_



2) Alternative Development Pattern. \_\_\_\_\_



**(PRELIMINARY) CHARACTER AREA: REGIONAL COMMERCIAL**

**General Description:** Intersection of major thoroughfares intended for the development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Columbia County. Like the “parkway commercial” character areas, area incorporates on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item		Development Objective
<b>A.</b>	_	Large-scale office and retail development (buildings and parcels).
<b>B.</b>	_	Controlled vehicular access via curb spacing and cross-access easements.
<b>C.</b>	_	On-site pedestrian and bicycle features.
<b>D.</b>	_	Uniform design standards for buildings, landscaping and signage – including out parcels.
<b>E.</b>	_	No off-premise signs.
<b>F.</b>	_	Stringent lighting requirements.
<b>G.</b>	_	Bicycle and pedestrian connections directly to adjacent residential developments and streets.
<b>H.</b>	_	Perimeter buffering.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern. \_\_\_\_\_**



**2) Alternative Development Pattern. \_\_\_\_\_**



**(PRELIMINARY) CHARACTER AREA: RESIDENTIAL INFILL**

**General Description:** Developed and undeveloped portions of the central area of the city that should continue to support low to medium density residential uses including single-family, duplexes and townhouses while incorporating form-based building and site design features. Development of varying residential housing types should be focused on promoting different uses by street – rather than a lot-by-lot basis. Infill opportunities on single lots should focus on single-family residential while duplex and townhouse development should be targeted to new street segments – particularly areas that are directly adjacent to the ‘Groveto town city center’ and ‘center city transitional’ areas.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item		Development Objective
<b>A.</b>	—	Single-family infill according to design guidelines that promote traditional styles.
<b>B.</b>	—	Additional housing types (duplex and townhouses) on some blocks according to design guidelines – not mixed between single-family lots.
<b>C.</b>	—	Extension of street grid system including sidewalks and street trees.
<b>D.</b>	—	Rehabilitation program for existing single-family houses.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern. \_\_\_\_**



**2) Alternative Development Pattern. \_\_\_\_**





**(PRELIMINARY) CHARACTER AREA: ROBINSON PARKWAY**

**General Description:** Public street segment that should incorporate elements such as access management controls, bicycle and pedestrian enhancements, targeted traffic calming, landscaping, street trees and private and public sign standards in order to improve function and aesthetics and provide a community-wide identity. Enhancements should be incorporated on different segments of the parkway in a manner that supports specific design and function objectives of the flanking character areas.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective
<b>A.</b>	—
	Manage vehicular access via traffic control median, spacing of driveways and cross-access easements.
<b>B.</b>	—
	On and off-street pedestrian and bicycle features.
<b>C.</b>	—
	Traffic calming in Grovetown city center character area.
<b>D.</b>	—
	Pedestrian scale street lights and buried utilities.
<b>E.</b>	—
	Uniform signage – no off-premise signs.
<b>F.</b>	—
	Uniform street numbering system for easy recognition by emergency responders.
<b>G.</b>	—
	Street trees.
<b>H.</b>	—
	Wide urban sidewalks (curb to building) in Grovetown city enter character area.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern.** \_\_\_\_\_



**2) Alternative Development Pattern.** \_\_\_\_\_



## APPENDIX C (Continued)

### (PRELIMINARY) CHARACTER AREA: SUBURBAN RESIDENTIAL

**General Description:** Developed and undeveloped areas of the city intended for low to moderate density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. The area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective	
<b>A.</b>	_	Low to moderate density housing options (single-family, duplex, townhouses).
<b>B.</b>	_	Varying housing types contained within separate development tracts or streets.
<b>C.</b>	_	Promote variety of architectural styles.
<b>D.</b>	_	Street linkages between arterials and adjacent development tracts.
<b>E.</b>	_	Collector street standards for large developments and in targeted areas.
<b>F.</b>	_	Bicycle and pedestrian features with direct linkages to greenways and community facilities.
<b>G.</b>	_	Self-contained neighborhood parks or recreation space.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern. \_\_\_\_**



**2) Alternative Development Pattern. \_\_\_\_**



**(PRELIMINARY) CHARACTER AREA: WRIGHTSBORO PARKWAY**

**General Description:** Public street segment that should incorporate elements such as access management controls, bicycle and pedestrian enhancements, landscaping, street trees and private and public sign standards in order to improve function and aesthetics and provide a community-wide identity.

**Development Pattern Recommendations:** Please review the preliminary list of development objectives recommended for this character area below. Place a “✓” or an “x” next to each of the development objectives that you think should be implemented in this character area. If you feel a particular objective should not be implemented, leave the space blank.

Item	Development Objective
<b>A.</b>	– Widen to a landscaped boulevard with landscaped median and street trees.
<b>B.</b>	– Manage vehicular access via traffic control median, spacing of driveways and cross-access easements.
<b>C.</b>	– On and off-street pedestrian and bicycle features.
<b>D.</b>	– Pedestrian scale street lights and buried utilities.
<b>E.</b>	– Uniform signage – no off-premise signs.
<b>F.</b>	– Uniform street numbering system for easy recognition by emergency responders.

**Are there any of the above development objectives that you would change (Please list and explain)?**

**Development Objective Snap-Shot:** Please look at the two pictures below. Place a “✓” or an “x” above the picture that you find preferable. If you do not like either picture, leave the space blank.

**Please explain your selection; or, why you chose not to make a selection:**

**1) Existing Development Pattern. \_\_\_\_\_**



**2) Alternative Development Pattern. \_\_\_\_\_**



**Additional Character Area Opinions/Recommendations**

**Character Area Boundaries**

<b>1)</b> Having reviewed the contents of this survey and the displayed character area maps, would you propose that any character area boundaries be revised?	Yes _____	No _____
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**2)** If you answered “Yes” to question #1, please identify the character area(s) whose boundaries you would change.

**3)** Please explain why you would change the boundary of a particular character area(s). If possible, please draw your proposed boundary changes on the attached map.

**Additional Character Areas**

**4)** Is there any other character area that should be included for Grovetown? If so, please describe and show on the attached map.

**Additional Comments**

For more information about the Grovetown comprehensive planning process; or, to return completed surveys, please contact:

**City of Grovetown**  
**Department of Planning and Development**  
**Attn: Dick Taylor or Connie Smith**  
**103 W. Robinson Avenue**  
**P.O. Box 120**  
**Grovetown, GA 30813**  
**(706) 860-5094**



Grovetown Comprehensive Plan Update
Public Open House
October 24, 2006



Please check all that apply: I am a Grovetown A) resident\_\_\_, B) property owner\_\_\_, C) business owner\_\_\_.

Do you think the objectives and strategies contained in the Short-Term Work Program reflect the wishes of the citizens of Grovetown? Why or why not? \_\_\_\_\_

\_\_\_\_\_

Do you think there are there any additional objectives that need to be added to the Short Term Work Program? If yes, please list any additional objectives. \_\_\_\_\_

\_\_\_\_\_

Please list any additional concerns or comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Thank you for your input and suggestions. Please leave this completed comment card on the sign-in table on your way out or it may be dropped-off at: Grovetown City Hall, 103 W. Robinson Ave.

The Grovetown Comprehensive Plan Update will be completed over the next several months. If you have additional comments or questions, please contact Connie Smith or Dick Taylor, Grovetown Department of Planning and Zoning, (706) 860-5094.



Grovetown Comprehensive Plan Update
Public Open House
October 24, 2006



Please check all that apply: I am a Grovetown A) resident\_\_\_, B) property owner\_\_\_, C) business owner\_\_\_.

Do you think the objectives and strategies contained in the Short-Term Work Program reflect the wishes of the citizens of Grovetown? Why or why not? \_\_\_\_\_

\_\_\_\_\_

Do you think there are there any additional objectives that need to be added to the Short Term Work Program? If yes, please list any additional objectives. \_\_\_\_\_

\_\_\_\_\_

Please list any additional concerns or comments: \_\_\_\_\_

\_\_\_\_\_

Thank you for your input and suggestions. Please leave this completed comment card on the sign-in table on your way out or it may be dropped-off at: Grovetown City Hall, 103 W. Robinson Ave.

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## APPENDIX D

### City of Grovetown Short Term Work Program (2001-2005) Report of Accomplishments

Element: <b>NATURAL &amp; HISTORIC RESOURCES</b>											
Project		2001	2002	2003	2004	2005	Responsibility	Cost	Funding Source	Status	Comments
1. Continue to enforce City Historic Preservation Ordinance							City	n/a	n/a	Incomplete	Being readdressed in update to Grovetown Comprehensive Plan
2. Develop greenway on Euche Creek, including outdoor classrooms							County, City	\$600,000		Ongoing	Phase 1 Complete; Phase II Ongoing
3. Continue support of Community Center in historic property							City	n/a	n/a	Incomplete	Being readdressed in update to Grovetown Comprehensive Plan
4. Tear down or restore historic Old Jail building							City	\$2,500	City	Incomplete	
5. Develop protection ordinance for groundwater							City, RDC	\$1,000		Complete	

Element: <b>ECONOMIC DEVELOPMENT</b>											
Project		2001	2002	2003	2004	2005	Responsibility	Cost	Funding Source	Status	Comments
1. Support development of Horizon South industrial park							City	n/a	n/a	Ongoing	
2. Work with/support Columbia County Chamber of Commerce on soliciting new industry to the City							City	n/a	n/a	Ongoing	
3. Encourage development of entertainment facility in city (ie movies, bowling, skating)							City	n/a	n/a	Ongoing	
4. Continue studies into the establishment of medical health care facility in City							City	n/a	n/a	Ongoing	
5. Continue to solicit new business for Robinson Extension (hotel/motel, etc.)							City	n/a	n/a	Ongoing	
6. Complete Middle School in Grovetown area							City, County	\$6,500,000	County, State	Complete	

Element: <b>HOUSING</b>											
Project		2001	2002	2003	2004	2005	Responsibility	Cost	Funding Source	Status	Comments
1. Encourage local development of single- and multi-family housing							City, private developers	n/a	n/a	Ongoing	
2. Study feasibility of low/moderate income housing development							City	n/a	n/a	Incomplete	
3. Encourage development of new subdivisions in City								n/a	n/a	Ongoing	

## APPENDIX D (Continued)

Element: COMMUNITY FACILITIES											
Project	2001	2002	2003	2004	2005	Responsibility	Cost	Funding Source	Status	Comments	
1. Extend 6" watermain on Brezelia to Harlem-Grovetown Rd						City	\$20,000	City, Sales tax	Complete		
2. Sewer plant upgrade						City	\$300,000	City, SPLOST	Ongoing	Contract w/Augusta for 1 million gallon capacity 50% complete	
3. Purchase two new generators for wells						City	\$40,000	City, sales tax	Complete		
4. Resurface dirt roads: Berzelia Rd, Dodge Ln and						City	\$83,920	City, LARP	Complete		
5. Transportation improvements on						City	\$100,000		Ongoing		
6. City Transportation improvements: Berzelia Rd						City	\$50,000		Incomplete		
7. City transportation improvements: Harlem-Grovetown Rd						City	\$150,000		Incomplete		
8. Purchase two police vehicles per year						City	\$60,000/yr		Incomplete	Vehicle purchases not on pace w/STWP	
9. Construct Community Center/gym						City	\$1,000,000		Complete	New facility in Liberty Park	
10. Convert old City Hall into City Library & Senior Citizen						City	\$100,000	City, sales tax	Complete		
11. Phase II: Tennis Court and basketball courts						City	\$100,000	City, sales tax	Ongoing		
12. Phase III: Jogging track/soccer field						City	\$150,000	City, sales tax	Complete		
13. Phase IV: Picnic/family area						City	\$30,000	City, sales tax	Complete		
14. Explore alternative methods of solid waste management						City	n/a	n/a	Ongoing	Subject to the recommendations of the <i>Columbia County Joint SWMP</i>	
15. Water system upgrade						City	\$200,000	City, sales tax	Incomplete		
16. Explore Augusta-Richmond county cooperative sewer project						City	n/a	n/a	Ongoing	See: "Community Facilities, Item #2" above	
17. Columbia County cooperative sewer project						City	unknown		Incomplete		
18. Get entrance sign for new recreation area						City	\$15,000		Complete		
19. Maintain museum that was established in 2000						City	\$5,000	City General Fund	Ongoing		
20. Establish library annex from Euchee Creek Library						City	\$5,000		Incomplete		
21. Widen Wrightsboro Rd from GA223 to Horizon South Pkwy						City	\$750,000	City, state, County	Incomplete	Project on the unfunded needs list in the ARTS <i>STIP</i> . Subject to GaDOT funding	

## APPENDIX D (Continued)

Element: <b>COMMUNITY FACILITIES (Continued)</b>											
Project	2001	2002	2003	2004	2005	Responsibility	Cost	Funding Source	Status	Comments	
22. Add curb & gutter and widen road at intersection of 223/338 at Wrightsboro to Harlem-Grovetown Rd to City limits						City	\$250,000	City, State	Incomplete	Project on the unfunded needs list in the ARTS STIP. Subject to GaDOT funding	
23. Robinson Ave/223 from Woodward Dr. to Richmond County line: widen, add storm drain, curb and gutter						City	\$635,000	City, state, federal	Incomplete	Project on the unfunded needs list in the ARTS STIP. Subject to GaDOT funding	
24. Newmantown Rd improvements: widen, curb/gutter, sidewalks, and storm drain						City	\$500,000	City, CDBG, State	Complete		
25. Add fencing around new recreation complex, and light ballfields, courts, and parking areas						City	\$150,000	DNR, City	Complete		
26. Install 8" waterline from Lakeside Dr out Brezelia to Adams Lane						City	\$80,000	sales tax	Complete		
27. Add sewer line from sewer plant to County line on Prather property						City	\$250,000	sales tax	Ongoing	Under construction	
28. Install 2 million gallon ground storage tank						City	\$900,000	sales tax	Incomplete	County project	
29. Install bypass pump and motor, trailer mounted with						City	\$22,500	sales tax	Complete		
30. Dredge oxidation pond and install new baffle						City	\$125,000	sales tax	Complete		
31. Install a lift station in Kiddie Park are and pipe to Lewiston Rd to relieve Wrightsboro Rd. lift station in conjunction w/ Columbia Co						City	\$90,000	sales tax	Incomplete		
32. Install a 30' x 80' parking shed to put sewer equipment						City	\$27,500	sales tax	Complete		
33. Purchase street sweeper/vacuum truck for						City	\$125,000	sales tax	Incomplete	Delayed	
34. Build a 30' x 80' parking shed for other city equipment						City	\$30,000	sales tax	Complete		
35. Extend 8" waterlines on Harlem-Grovetown Rd to						City	\$20,000	SPLOST	Complete		
36. Construct new road to new Middle School from Harlem-Grovetown Rd to Wrightsboro Rd (GA 223)						State, County, City	\$300,000	State, County, City	Complete		



## APPENDIX D (Continued)

Element: <b>LAND USE</b>											
<b>Project</b>		<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>Responsibility</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Status</b>	<b>Comments</b>
1. Pursue annexations of Hardy Rd and Railroad Rd							City, County	unknown	City General Fund	Ongoing	
2. Continue City beautification through flower planting							City	\$2,500	City	Ongoing	
3. Update 1991 Comprehensive Land Use Plan							City, RDC	\$10,000	City, DCA	Ongoing	Subject to final adoption by City Council
4. Annex Harlem-Grovetown Rd, Wrightsboro Rd, and Phinizy Rd property							City, County	unknown	City, County	Ongoing	