

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **City of Grovetown**

RC: **CSRARC**

Submittal Type:
Comp Plan Amendment (File Copy-Not for Review)

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **9/14/23**

Date Submittal Initially Received by RC: **9/14/23**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**CITY OF GROVETOWN
RESOLUTION TO ADOPT THE 2023 AMENDMENT TO THE CITY OF
GROVETOWN COMPREHENSIVE PLAN: 2021-2026**

RESOLUTION NO. 2023-09-02

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GROVETOWN, GEORGIA, ADOPTING THE 2023 AMENDMENT TO THE CITY OF GROVETOWN COMPREHENSIVE PLAN: 2021-2026.

WHEREAS, the Grovetown City Council, the governing authority of the City of Grovetown, Georgia, has prepared the 2023 Amendment to the City of Grovetown Comprehensive Plan 2021-2026 changing its land use map and land use regulations to the City’s prior comprehensive plan and comprehensive plan update;

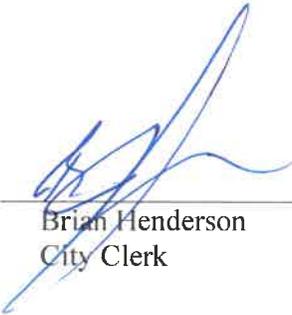
WHEREAS, the 2023 Amendment to the City of Grovetown Comprehensive Plan: 2021-2026 was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs;

WHEREAS, the 2023 Amendment to the City of Grovetown Comprehensive Plan: 2021-2026 has been duly publicized and public comment was heard in a manner consistent with the zoning procedures law;

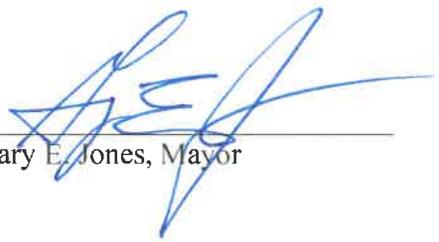
WHEREAS, the 2023 Amendment to the City of Grovetown Comprehensive Plan: 2021-2026 has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum “Standards and Procedures for Local Comprehensive Planning”;

THEREFORE BE IT AND IT IS HEREBY RESOLVED by the City of Grovetown City Council that the 2023 Amendment to the City of Grovetown Comprehensive Plan: 2021-2026 is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

IN WITNESS WHEREOF, this resolution has been duly adopted by the Mayor and City Council of the City of Grovetown on this 11th day of September, 2023.

Attested by: 

Brian Henderson
City Clerk



Gary E. Jones, Mayor

THE CITY OF

GROVETOWN



RIISING TOWARD ITS FUTURE

Comprehensive Plan 2021-2026



PREPARED BY

CSRA Regional Commission
- Planning Department

PREPARED FOR

The Mayor and City Council of Grovetown, Georgia

ADOPTED

_____ 2021

STAKEHOLDER COMMITTEE MEMBERS

Elaine Matthews

Harmit Bedi

Jonathan Bush

Allen Transou

Eric Blair

Terry Hays

Robert Johnson

Samantha Brown

Estacy Porter

Ed Connell

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Abby Miller

Michael Franks

CITY CONTACT

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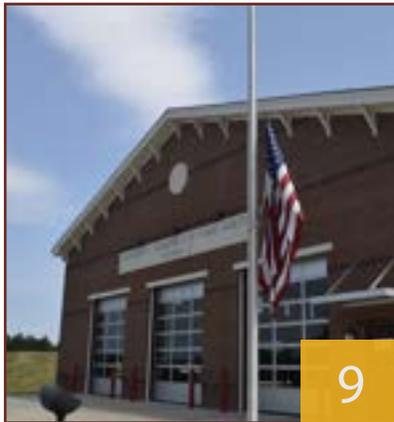
706-863-4576

<http://www.cityofgrovetown.com/>

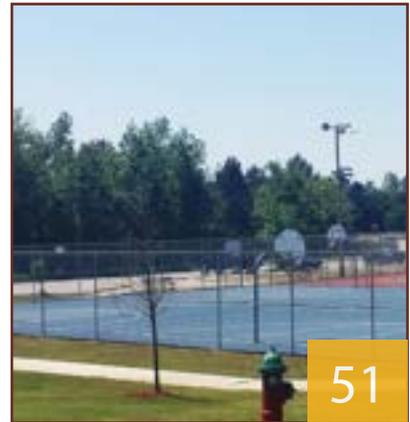
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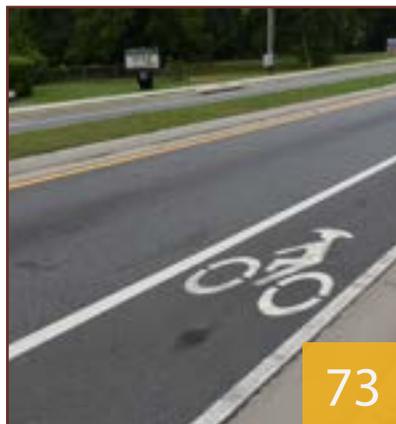
Planning Context



Existing Conditions



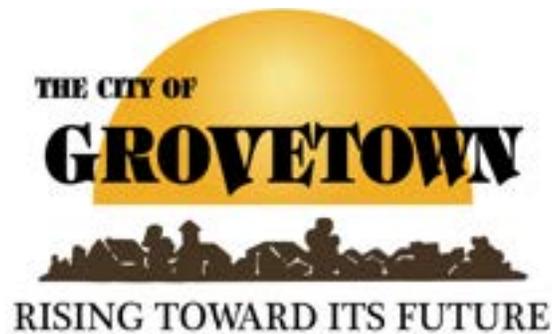
Community Vision



**Plan
Implementation**



Appendix



Comprehensive Plan

2021-2026

The Mayor and Council members of the City of Grovetown acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

This plan will provide important information for community members and decision makers in the future. To get to this point, Central Savannah River Area Regional Commission (CSRA-RC) staff assisted the city by:

Facilitating multiple meetings with community members and leaders, where they discussed the future of Grovetown

Conducting a community survey

Compiling research and analysis

Creating various plan components and assembling the plan document

Dedicated municipal staff were critical in the development of the comprehensive plan, providing key background information, plan review, and sound ideas for inclusion.



CHAPTER 1

Planning Context

Defining a Comprehensive Plan and the Planning Process
Community Background
Public Involvement Overview

The Plan and the Process

Counties, cities, and towns all experience change at various points in time - be it demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning. Community stabilization and quality growth begin with a consistent locally-generated vision and a plan of implementation that can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

Grovetown officials acknowledge the importance of this comprehensive planning process in addressing multiple community needs and opportunities. These include the overarching subject areas of: broadband, housing, economic development, community facilities, natural and cultural resources, transportation and future land use. This document consolidates identified issues and locally-generated solutions.

What is the Comprehensive Plan?

A Guide for the Future

The Grovetown Comprehensive Plan is the official guiding document for the future of the city. The comprehensive plan serves the following functions:

- It describes a desired future.
- It guides how that future is to be achieved.
- It formulates a coordinated planning program.

The plan document also targets the following areas, providing information, assessment and guidance:

- Land Use and Development
- Housing Improvements
- Infrastructure Upgrades
- Transportation Improvements
- Natural and Cultural Resource Preservation
- Economic Development
- Facilities and Recreation Upgrades
- High-speed Internet Access

In conjunction with the county's Service Delivery Strategy and other supporting documents, the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry. Other plans of influence and consideration for city efforts include:

- Columbia County and City of Harlem comprehensive plans
- CSRA Regional Plan and Regionally Important Resources Plan
- ARTS Metropolitan Transportation Plan
- Fort Gordon/CSRA Compatible Use Study
- Savannah Upper-Ogeechee Regional Water Plan
- Columbia County Solid Waste Management Plan and Disaster Mitigation Plan

Community Background

The City of Grovetown is located in Columbia County, Georgia. It is one of 41 municipalities within the Central Savannah River Area (CSRA) Region of Georgia and one (1) of two (2) incorporated jurisdictions in the county. The CSRA Regional Commission is the regional entity for the area and works with the local governments on multiple projects.

Grovetown is located in southeast Columbia County and is its fastest-growing municipality (estimated at nearly 16,000). With the urbanized area of metropolitan Augusta and developing unincorporated areas of Evans and Martinez nearby, the city has unique benefits and challenges. Also, its proximity to Fort Gordon makes it a home to many military members and affords it a number of growth opportunities. As described on the city’s website: “...new residential development fuels Grovetown’s conversion from a ‘country crossroads’ into a community with all of the amenities of a 21st century city. This combination of country charm and modern amenities serves as the basis for why Grovetown proclaims itself as ‘A Community that Cares’.”

As the city’s population continues to expand, so do the services it provides and staff it employs.

It is said that the community of Grovetown grew from Old Grove Baptist Church, established in 1808 in Columbia County. James M. Atkinson, a Georgia legislator, journalist, and the church’s minister, advocated for the community to incorporate. The City of “Grovetown” was incorporated in 1881 by charter from the Georgia General Assembly. James M. Atkinson is buried in the present day Grove Baptist Church Cemetery in Grovetown. He is best remembered as the founder of The Columbia Sentinel newspaper in 1882, forerunner of the Columbia County News Times.

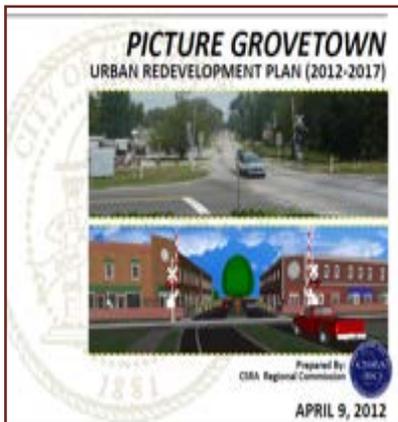


Prior Planning Initiatives

1991-2016

The comprehensive plan is a living document that should be updated as the community changes. The Georgia Department of Community Affairs (DCA) requires 5-year updates of the comprehensive plan to ensure community needs are met. The Grovetown Comprehensive Plan 1991-2011 was prepared by the then titled CSRA Regional Development Center (CSRA RDC) and completed in 1991. Consistent with DCA standards, the plan outlined municipal conditions that existed at the time and formulated goals to address those conditions. The Grovetown Comprehensive Plan 2006-2016 was also prepared by the CSRA RDC and adopted in 2007. This plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.

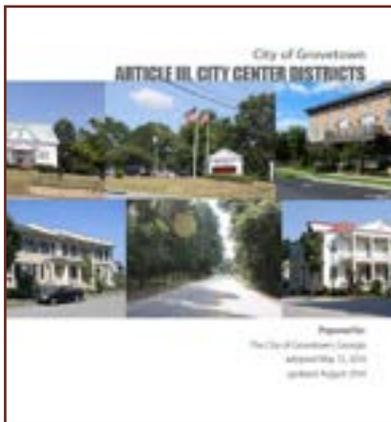
Below are additional efforts from the last decade:



Urban Redevelopment Plan (URP)

2012

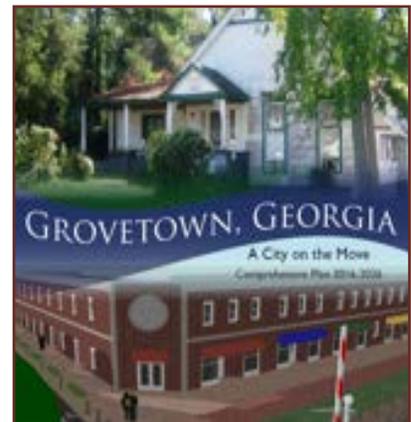
The URP was created by the CSRA-RC and adopted in 2012. It designated several areas in the community for redevelopment and included suggestions for several topic areas: housing, public green space, and bicycle/pedestrian facilities.



Form-Based Code

2014

Following the adoption of the URP, the city pursued the creation of a form-based code. Part of the form-based code regulates a series of City Center districts intended to promote redevelopment in the city center as defined by the URP. The code also furthers the public purposes of reinforcing the city center, maintaining the local “small town” human scale atmosphere, and protecting/enhancing the city’s attractiveness through high quality, distinctive design. The code was updated in 2020.



2016 Comprehensive Plan

2016

This comprehensive plan update reviewed the goals from the previous plan and reassessed available information to formulate a new community work program.

These and other locally driven planning documents serve as reference points for the new comprehensive plan, which will supersede all prior comprehensive plans.

Plan Components

A comprehensive plan should be composed to reflect the vision, goals and objectives for all communities involved in the process.

The city of Grovetown selected the CSRA-RC as its planning coordinator for the new Comprehensive Plan 2021-2026. This document has been prepared to exceed the minimum requirements of Georgia DCA’s 2018 Minimum Standards and Procedures For Local Comprehensive Planning.

This Plan includes the following state-required and elective components:

- Needs & Opportunities | Community Goals
- Public Involvement | Housing
- Broadband & Technology Services | Land Use
- Economic Development | Transportation
- Natural & Cultural Resources
- Community Facilities & Services
- Community Work Program

Service Delivery Strategy

Georgia’s “Service Delivery Strategy Act” (O.C.G.A. 36-70) was adopted in 1997 by the Georgia General Assembly. It required counties and incorporated municipalities to adopt a joint service delivery strategy (SDS). The SDS is supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county. The purpose is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county. Columbia County, Grovetown, and Harlem participate in joint updates of the service delivery strategy.

Plan Development Process

The DCA required minimum planning procedures for comprehensive plan are as follows:

First Required Public Hearing
Briefs the public on the process and describes opportunities to participate

Plan Development
Includes opportunities for involvement from stakeholders and community members

Second Public Hearing
Provides an opportunity for comment on the publicly available draft plan and notifies the public of plan submittal for official review

Submittal of Draft Plan for Review
Requires a formal letter from the highest elected official to the CSRA-RC (submits plan to DCA)

Notification of Interested Parties
Provides all interested parties (other governments, state agencies, etc) the opportunity for plan for review and comment

Regional Commission & DCA Review
Includes RC review for potential conflicts and DCA review for statute compliance

Report of Findings and Recommendations
Is transmitted within 40 days after submittal

Plan Revisions
Revisions may be made to the plan to meet state requirements or address comments from interested parties

Plan Adoption
Occurs after official approval of the plan by DCA

Notification of Local Adoption
Requires the submittal of signed resolution and adopted plan to the RC within 7 days; RC forwards to DCA

Qualified Local Government Certification (QLGC)
Includes a written notification from DCA that the city’s QLGC has been extended

Publicizing the Plan
Occurs after plan adoption and informs citizens of final plan availability

Public Involvement Overview

The development of the comprehensive plan involves information and feedback from the public. As a locally-generated plan, it cannot be completed without community input. The public involvement process serves several purposes, including:

- Educating community leaders
- Building community support
- Reminding residents that their ideas matter

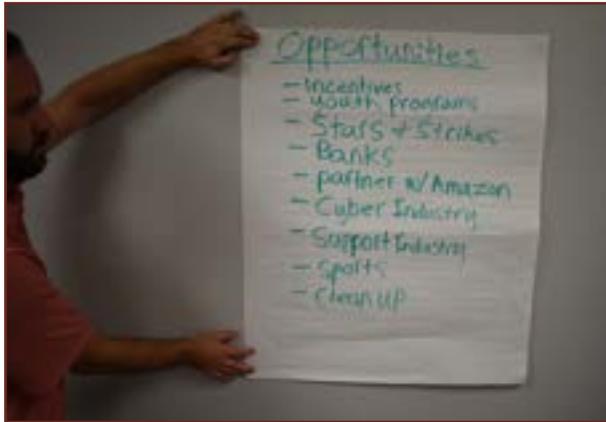
Each individual at the planning table represents many others and provides local insight that is invaluable to planners.

Stakeholder Committee

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. A committee of stakeholders (e.g. elected and appointed officials, government employees and residents) was created to guide the planning process. The primary purpose of this committee was assuring that CSRA-RC staff reflect the shared goals, objectives, and activities of the community.

The members of the stakeholder committee for this planning process were:

- Elaine Matthews, City Administrator
- Harmit Bedi, City staff
- Jonathan Bush, City staff
- Allen Transou, City Council
- Eric Blair, City Council
- Terry Hays, resident; Board of Zoning Appeals
- Robert Johnson, resident
- Samantha Brown, resident; Planning Commission
- Estacy Porter, resident; business owner
- Ed Connell, resident; Planning Commission
- Jennifer Bramblett, resident; Planning Commission
- Shelly Kandian, resident; Planning Commission
- Abby Miller, resident; business owner
- Michael Franks, Fort Gordon



Meetings and Hearings

The Stakeholder Committee meetings were held on the following dates:

- August 5, 2020
- September 15, 2020
- October 13, 2020
- November 17, 2020
- January 19, 2021
- March 16, 2021

These meetings were held in person; they were also live-streamed via the City's Facebook page and monitored for questions and comments.

Two required public hearings were held during the planning process to provide residents the opportunity to comment on the substance of the plan.

These hearings were held on:

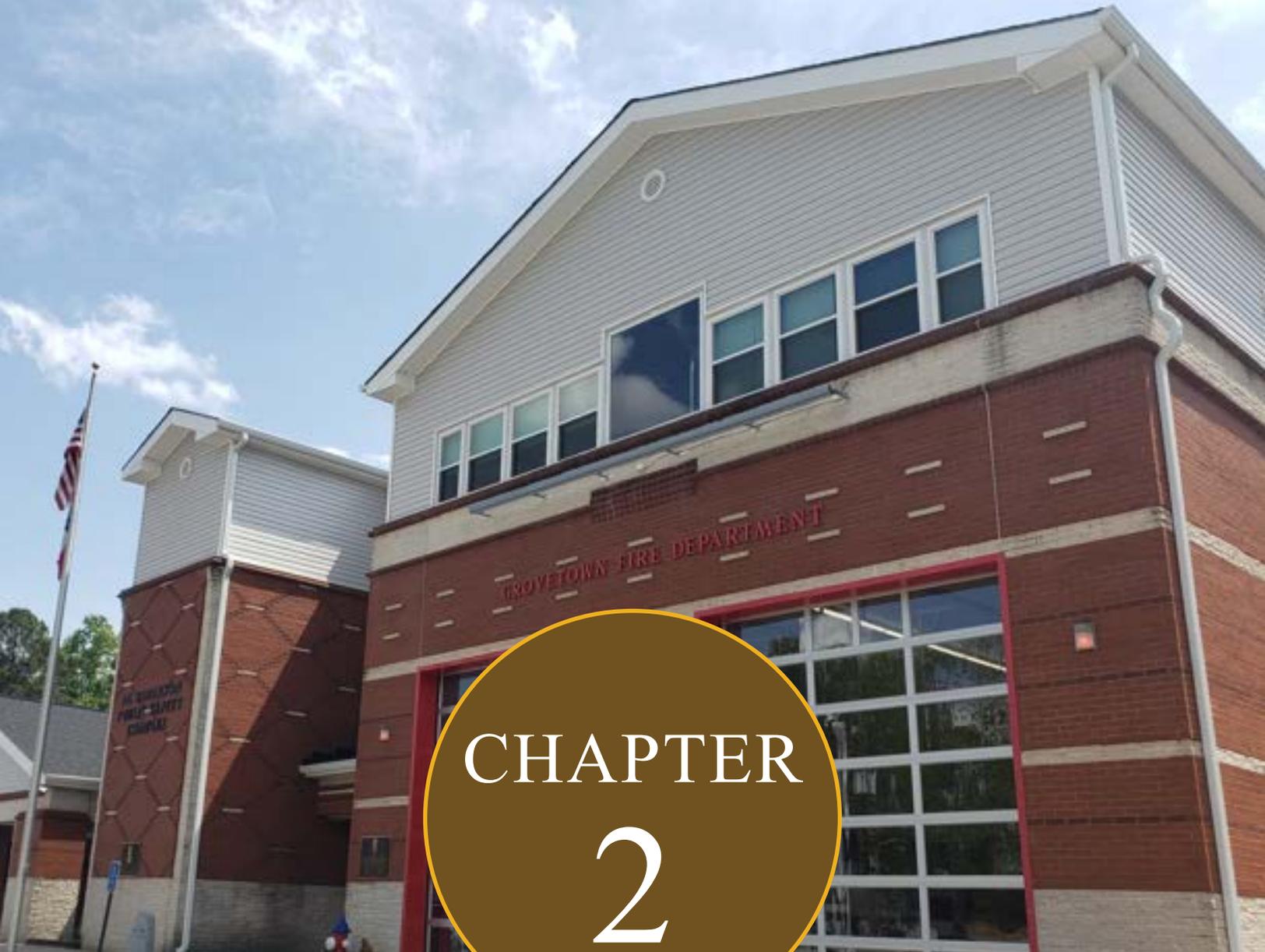
- August 10, 2020
- May 20, 2021

Additional Involvement

Additional public input communication channels included an online community survey, social media posts, a water bill insert, and website links.

More information and documentation of this, public hearings and stakeholder committee meetings are contained in the appendix.





CHAPTER 2

Existing Conditions

Foundational to the planning effort, this section of the comprehensive plan includes information and assessment of the following: General Demographics, Housing, Land Use, Economic Development, Transportation, Broadband & Technology Services, Community Facilities & Services, and Natural & Cultural Resources

General Demographics

Grovetown is a place that is rapidly growing and changing. The Grovetown Comprehensive Plan is the official guiding document for the future of the city. The dynamics of Grovetown’s population and demographic trends provide essential information in the decision-making process for certain plans and projects taking place over the next few years.

Data collected from the U.S. Census Bureau is the basis for the analysis of demographic and related changes throughout this document. Census data from the years 1990, 2000, and 2010, along with the 2014-2018 American Community Survey 5-year estimates (2018 ACS) are used. The source data for ACS estimates include a margin of error (MoE).

The topics covered in this section of the plan include:

Population

Age

Households

Income

Poverty

Population

One word that describes the population change in the City of Grovetown over the last 30 years is “growth.” According to the 2018 ACS, the city’s population has reached 13,658 and will likely be higher when the 2020 Census results are released. Grovetown has continued its trajectory of rapid population increase. Between 1990 and

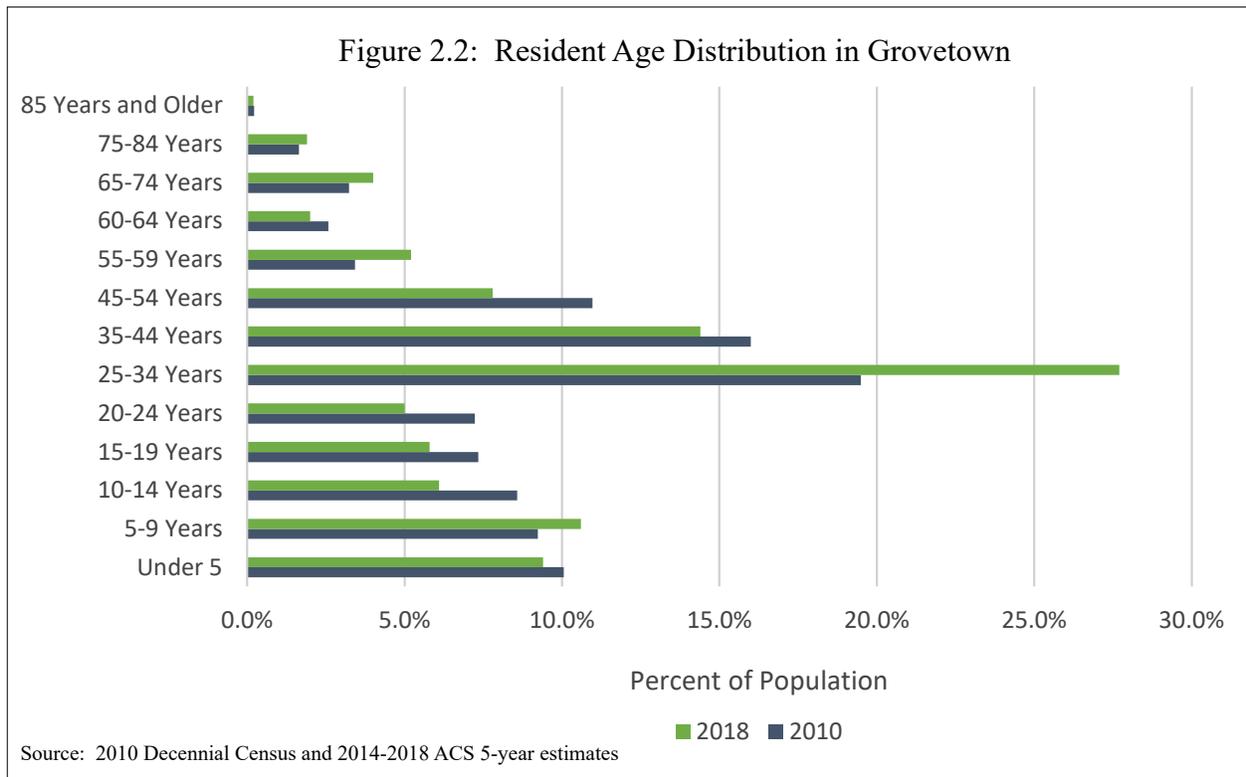
	1990	2000	2010	2018
Harlem	2,199	1,796	2,666	3,054
Grovetown	3,596	6,089	11,216	13,658
Columbia County	66,031	89,288	124,053	147,295
Georgia	6,478,216	8,186,453	9,687,653	10,519,475

Source: Decennial Census and 2014-2018 American Community Survey (2018 ACS)

2018, the city added 10,000 residents. The growth rate has slowed over the last decade. Where the city experienced an explosive 84% growth between 2000 and 2010, it only experienced 22% between 2010 and 2018. That is still faster than Harlem (14.6%), Columbia County (18.7%) and the state as a whole (8.6%). Growth in and around the city can be attributed to, in part, growth at Fort Gordon.

Columbia County is one of Georgia’s fastest growing counties and is the fastest growing county in the CSRA region. Both Columbia County and the state of Georgia have experienced a similar growth. Although growth can be a very positive thing, it must be properly managed. Stakeholders who’ve lived and worked in Grovetown differing amounts of time share in witnessing the changes in the built environment and want the city to control its growth. Land use, infrastructure, and housing to support new residential and commercial development will continue to be important as time progresses.

Age Distribution



EXISTING CONDITIONS

Grovetown residents are still among the youngest in the CSRA. The median age in Grovetown is 30.5, compared to 36.6 in the county and 31.7 in Harlem. This does represent a 2 year increase for Grovetown. The age group containing the largest percentage of residents is 25-34 (27.7%), followed by 35-44 (14.4%). These two age groups have remained the largest groups since the 2010 Census. Children 9 and under continue to make up 20% of the population. However, the percentage of older children and young adults has slightly decreased.

Approximately 6% of residents are age 65+. Although the portion of the seniors is small, city efforts to accommodate this group with affordable housing, healthcare, and amenities remains important.



Racial & Ethnic Composition

The two major racial groups in the city have remained Caucasian/White and African-American/Black over time. Collectively these groups comprise over 75% of the population.

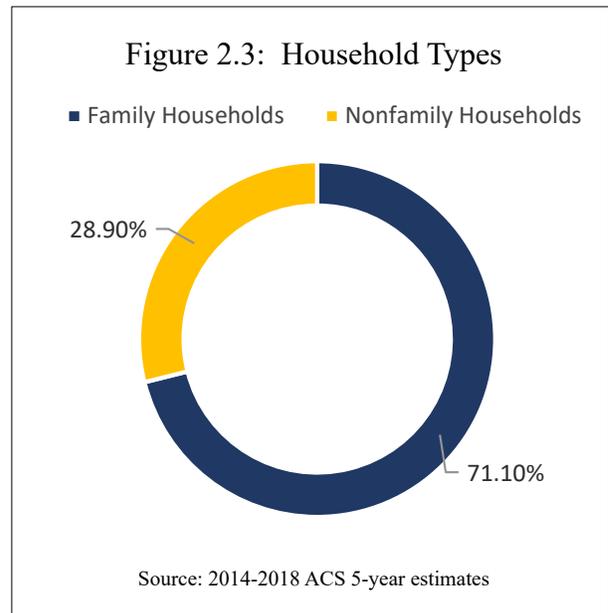
Compared with Harlem and Columbia County, Grovetown has the largest percentage of its population that identifies as Hispanic with 13.3% (2018 ACS). Columbia county has 6.4%, and Harlem has 1.4%. This percentage for Grovetown has remained steady since 2010.

Households

According to the U.S. Census Bureau, a household “consists of all the people who occupy a housing unit,” and “includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees” or “A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers.”

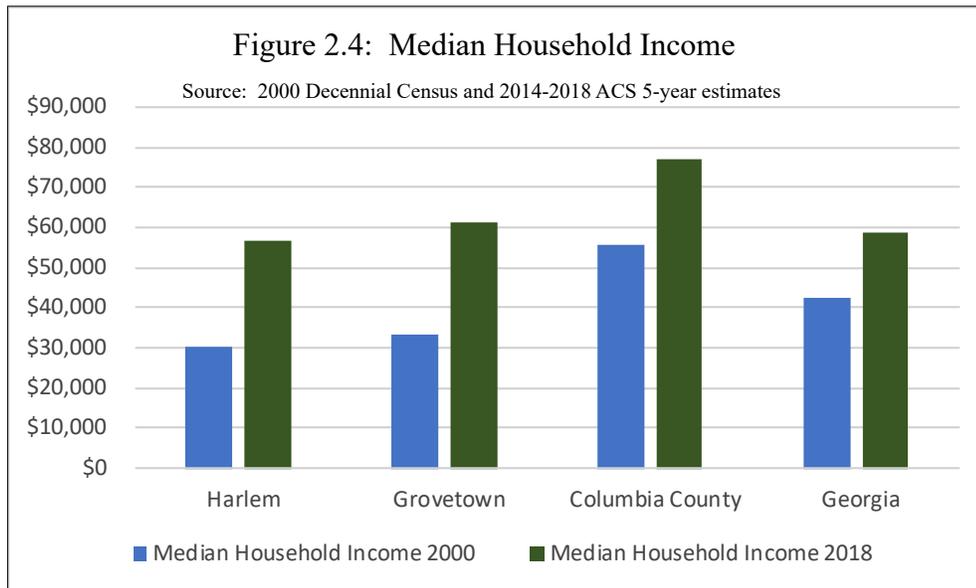
Not only has the City of Grovetown experienced growth in overall population, it has also experienced growth in the number of households. 2018 ACS data indicates a 12.2% increase in the number of households, going from 3,896 in 2010 to 4,370.

Of those, over 70% are family households. This is similar to the makeup of Harlem, which has 68% family households, as well as the CSRA overall. It also represents a slight decline since 2010, when 75% of households were family households. Married couples continue to represent the largest family household group, as well as approximately half of all households overall.



Income and Poverty

The City of Grovetown has experienced a significant increase in median household income (MHI) since the year 2000. According to the 2018 ACS, the MHI in Grovetown over the estimate period was \$61,152. This is nearly \$30,000 more than in the year 2000, and it’s also higher than both the city of Harlem and the state of Georgia. Additionally, the MHI gap between the city and Columbia County has shrunk from \$22,000 to \$15,000 between 2000 and 2018.



The poverty threshold (also referred to as the poverty line) can be defined as the point at which household income can no longer provide the necessities to the members of the household. Figure 2.5 illustrates the number of residents and percentage of population in poverty for Grovetown, Harlem and Columbia County, based on ACS data. Harlem has the largest percentage of residents in poverty with 15.4%. The total population below the poverty level in Grovetown was 13.1%. This represents a decline from 18.6% (1,143 residents) in the year 2000. Additionally, family households below the poverty level was 9.3%.

	2000	2014-2018	Percent of Population
Grovetown	1,143	1,773	13.1%
Columbia County	4,540	12,954	8.8%
Harlem	304	471	15.4%

Source: 2000 Decennial Census, 2014-2018 ACS 5-year estimates

It is important to also note that all three communities experienced increases in the number of residents below the poverty line. Columbia County’s increase was the largest with over 8,400 new residents in poverty since 2000. Allocating funds or creating programs to address resident poverty will require more resources, not less.

Given significant population increases, along with increases in income and poverty, the city must be diligent in examining services, housing, and amenities it is able to provide to accommodate new and existing resident needs. Population growth often brings increased housing and economic development opportunities and challenges. As both population and development increase, planning appropriately becomes increasingly critical to ensure resident quality of life. Different population subgroups desire different things, but they also bring much-needed diversity to the community.

Economic Development

The strength and capability of a community's labor force influences several aspects of the overall well-being of the area, including, but not limited to, development and quality of life. Grovetown does not currently have staff positions fully dedicated to economic development, so as it grows, this should be a consideration. Additionally, strengthening the city's relationship with the Columbia County Development Authority and Columbia County Chamber of Commerce can provide more opportunities to advance local economic development initiatives.

The information and assessment in this section can aid county and municipal leaders in making planning and policy decisions to advance Grovetown's economic development goals.

This section of the plan document provides information on and summarizes the following:

**Employment by
Industry**

**Labor Force
Participation**

**Household Income
Distribution**

**Educational
Attainment**

Future Growth

Employment By Industry

As of the 2018 ACS, the total civilian employed population 16 years and over is 4,962 in Grovetown. The three (3) industries with the largest percentage of employment are: Educational Services et. al (19.6%), Professional Services et. al (17.7%), and Retail Trade (12.2%). The Educational Services industry is also the largest in Harlem and Columbia County, with 21% and 26% respectively. The smallest industries are Agriculture et. al and Wholesale Trade.

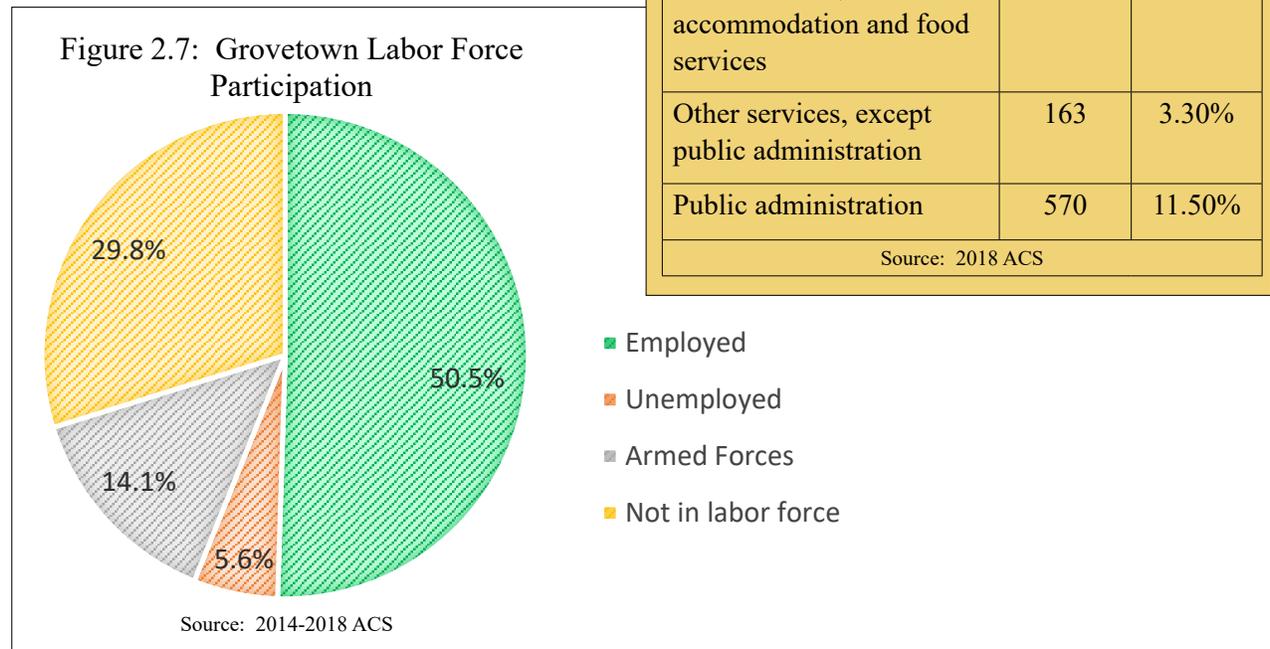
Labor Force Participation

Population growth often leads to an expanded labor force. Between 2000 and 2018, the population of residents 16 years and over in Grovetown more than doubled from 4,193 to 9,829. Approximately 70 percent of that group is participating in the labor force. The civilian unemployed percentage is 5.6% of the total available labor force. Given Grovetown’s proximity to Fort Gordon, it is not surprising that the city has the highest percentage of armed forces between it, Harlem, and Columbia County. Considering the current and forthcoming growth at Army Cyber Command (Fort Gordon), the city should increase its outreach to the installation to understand the off-post needs of the workforce.

Figure 2.6: Grovetown Employment by Industry

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.00%
Construction	487	9.80%
Manufacturing	538	10.80%
Wholesale trade	70	1.40%
Retail trade	605	12.20%
Transportation and warehousing, and utilities	99	2.00%
Information	110	2.20%
Finance and insurance, and real estate and rental and leasing	187	3.80%
Professional, scientific, and management, and administrative and waste management services	679	13.70%
Educational services, and health care and social assistance	973	19.60%
Arts, entertainment, and recreation, and accommodation and food services	481	9.70%
Other services, except public administration	163	3.30%
Public administration	570	11.50%

Source: 2018 ACS



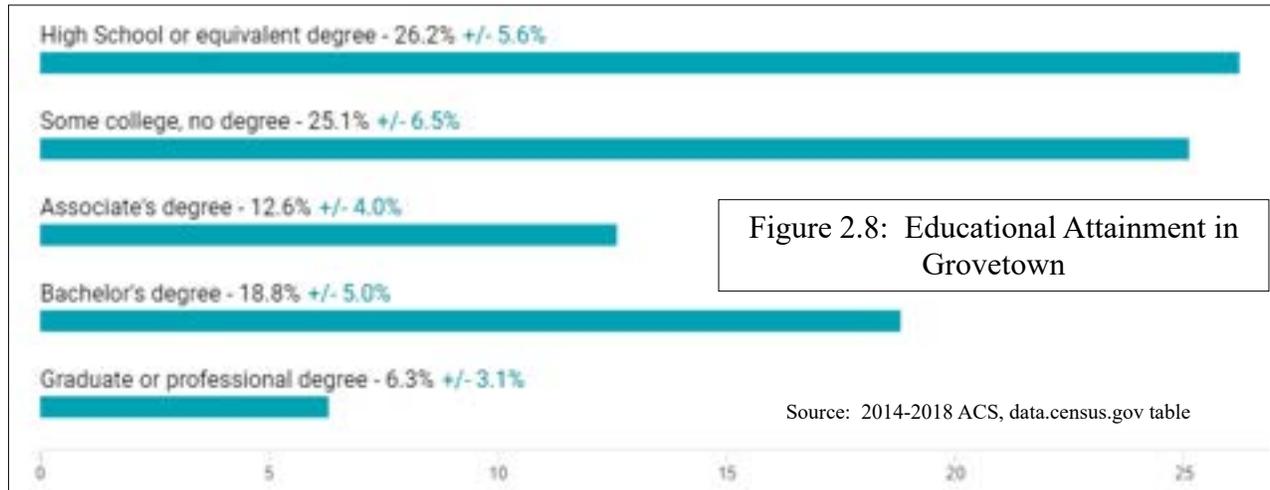
EXISTING CONDITIONS

Educational Attainment

The 2018 ACS data indicates that 89.1% of the population in Grovetown is a high school graduate or beyond. This represents that 10% of the population does not have a high school diploma or equivalent. City officials are interested in new, higher-paying jobs for residents.

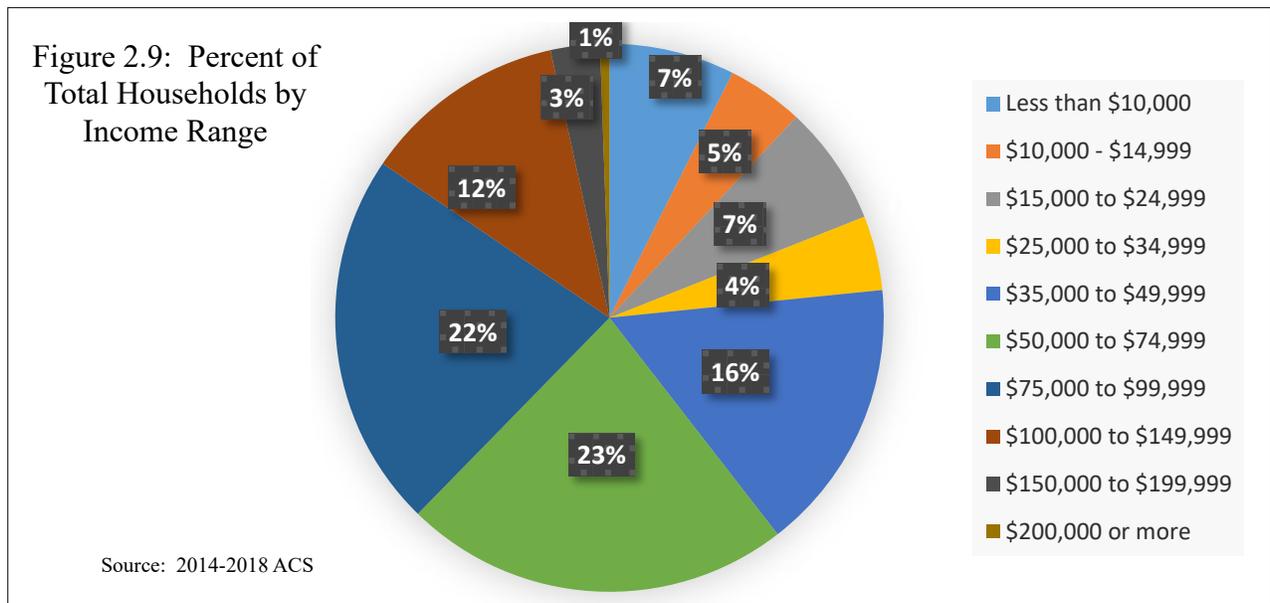
A combination effort that will aid this includes:

- Reviewing the education level of existing residents,
- Meeting with local industry leaders to understand needs and availability, and
- Working with educational institutions to provide necessary and desired courses.



Household Income Distribution

The chart below illustrates the distribution of household income throughout the city of Grovetown based on the 2018 ACS. As mentioned in the General Demographics section, the median household income in Grovetown rose from \$33,382 in 2000 to \$61,152 in 2018. Approximately 23 percent of households in 2018 had an income between \$50,000 and \$74,999. The percentage of households with an income of less than \$10,000 was less than 10%; this represents an increase from 2.2 percent in 2013 ACS estimates and a slight decrease since the 2000 Census. Over the last 20 years, the percentage of households earning \$75,000-99,999 has increased significantly, from just 5.6% in the year 2000.



Desired New Businesses & Future Growth

Part of the community survey revealed some residents’ desires for certain types of new businesses in Grovetown. The list is not all-inclusive but represents a standard compilation of businesses. The respondents echoed other stakeholder conversations and represented commonalities with what many residents seek across the CSRA in their communities. Restaurants and retail were the standout business types. City officials would like to see growth of businesses overall within city limits. Many locations that are associated with Grovetown, such as the large commercial development off I-20, are not in city limits. As the city grows, it’s likely to attract more chain establishments, and it will be up to the local ordinances and location-specific rules to dictate the form and appearance of those structures.

Finding and creating new uses for vacant spaces is also a priority for the city. Reusing existing structures can benefit the community in a number of ways: preserving character, saving money and time, preserving undeveloped land, etc. One recent space reuse is that of a former grocery store; it’s now occupied by a furniture store.

Additional businesses not mentioned in the survey that may arise are those related to growth at Fort Gordon. These include cyber-related contractors that would support the mission side of the installation or daycare centers and other family-related businesses that would support workers.

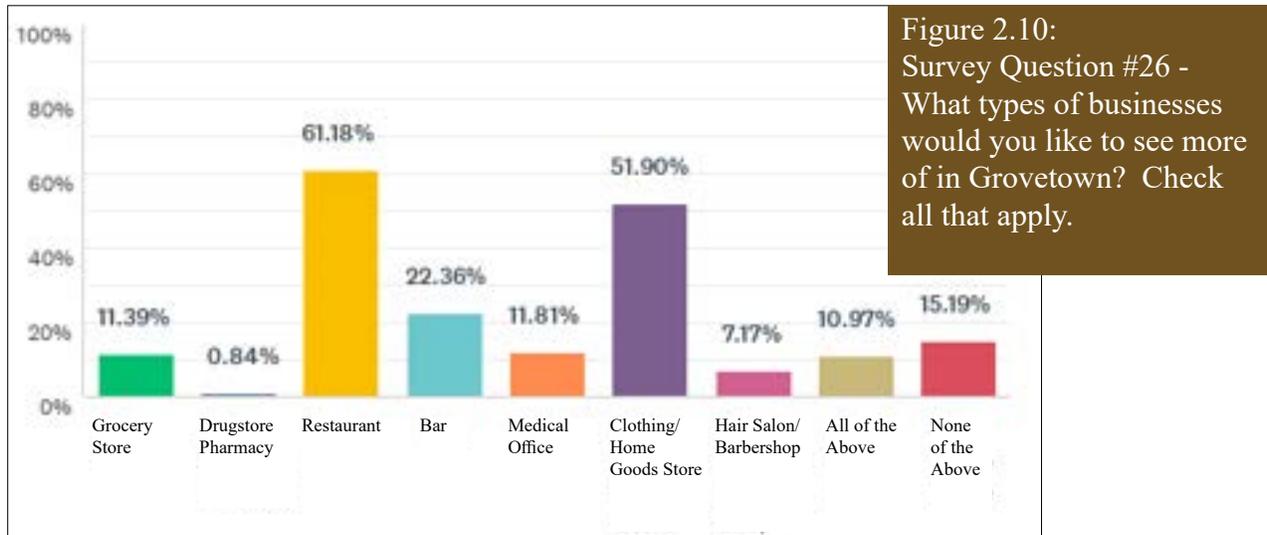


Figure 2.10: Survey Question #26 - What types of businesses would you like to see more of in Grovetown? Check all that apply.

Housing

The majority of land use within the City of Grovetown is dedicated to residential properties. Providing quality, diverse housing options should be a priority for any community that seeks to create or maintain a certain quality of life and attract new residents and businesses.

Information regarding the availability, adequacy, and suitability of housing is presented in this section through an analysis of the following:



Occupancy & Tenure



Type



Cost



Number of Units



Age

Number Of Housing Units

With an increasing population, the need for housing availability and affordability increases. According to the 2018 ACS, the city of Grovetown contains 5,554 housing units. This represents a significant increase since the 2000 Census, when there were only 2,368 units reported. Housing unit growth within Grovetown has outpaced growth in both Harlem and Columbia County; this increase is consistent with its rapid population growth.

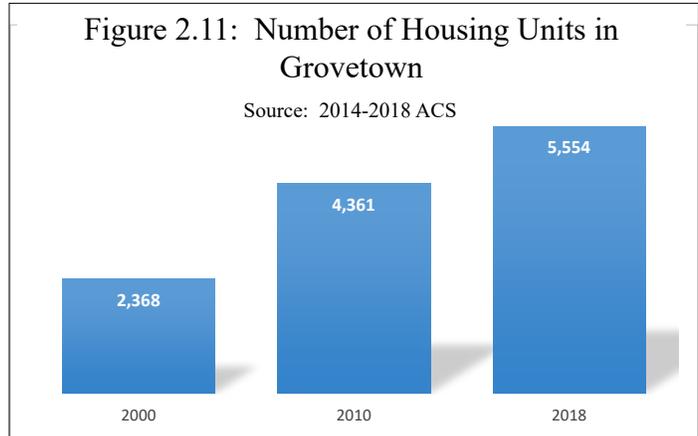


Figure 2.12: Change in Number of Housing Units 2000-2018

	2000 Census	2018 ACS	Change	Percent Change
Grovetown	2,368	5,554	3,186	134.5%
Columbia County	33,321	56,178	22,857	68.6%
Harlem	789	1,320	531	67.3%

Source: 2000 Census and 2018 ACS

Housing Occupancy and Tenure

Grovetown has experienced several changes in its occupancy stats and home ownership over the last decade. Notably, although the overall number of units has increased more than 1,000 since 2010, the percentage of occupied housing has decreased from 91% to 79%.

Grovetown, like other cities, has a significant amount of single-family detached housing. Local conversations around housing development often are for homeownership subdivisions. However, tenure appears to be shifting toward a greater percentage of renters and fewer homeowners. Approximately 56% of occupied housing units were occupied by owners in the 2018 ACS, compared to 63% in the 2010 Census.

Figure 2.13: Housing Occupancy and Tenure

	2010		2018	
	Number	Percent	Number	Percent
Total Housing Units	4,361	100.0%	5,554	100.0%
Occupied	3,953	90.6%	4,370	78.7%
Vacant	408	9.4%	1,184	21.3%
Owner Occupied	2,489	63.0%	2,446	56.0%
Renter Occupied	1,464	37.0%	1,924	44.0%

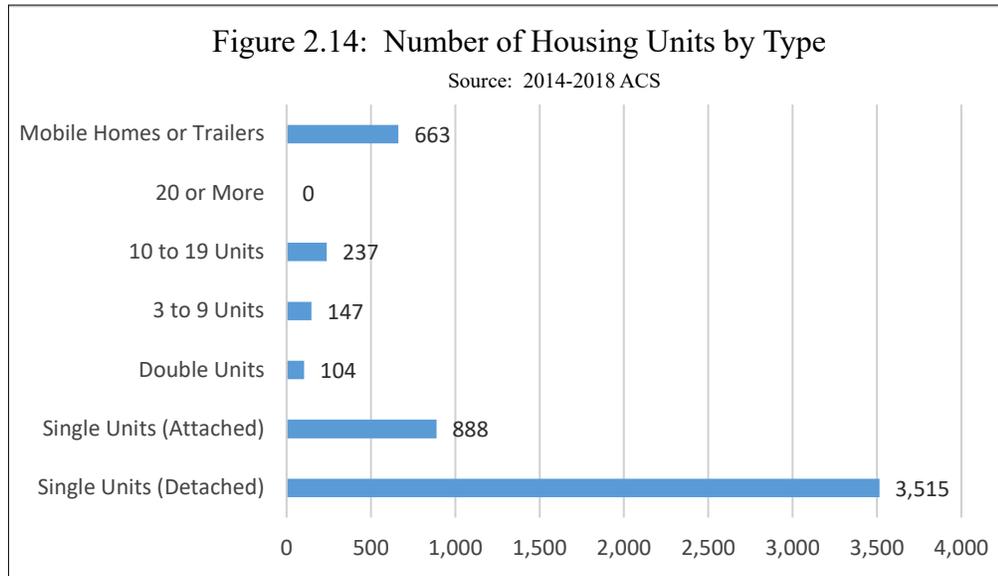
Source: 2010 Census and 2018 ACS



EXISTING CONDITIONS

Housing Types

Having a variety of housing types can be very important for a community as it enables more flexibility to meet the needs of a diverse population. As stated previously, Grovetown and its neighboring communities are growing; as that growth continues, location and type of housing may have an effect on new residents. According to the data in the 2018 ACS, displayed below, Grovetown doesn't have as much housing diversity as it could. Cities and counties across the CSRA also lack diversity. Roughly 63 percent of the housing stock consists of single-family detached dwellings, up from 51% in the 2000 Census. The next largest groups are single-family attached and mobile homes. In the year 2000, 41 percent of housing units were mobile homes; that has decreased to 12%. Smaller apartment complexes (3 to 19 units) have provided



the majority of available multifamily housing within Grovetown. Since the ACS, larger (20+ unit) apartment developments have been constructed. Increasing the number of double and multifamily options could make the city more appealing to seniors and younger professionals looking for small

accommodations. It will also support the rental market in the area. Although the inclusion of tiny homes would increase the single unit count, it may be beneficial for other reasons.



Housing Cost

Between the years 2000 and 2018, both the median value of homes and median rent increased across Columbia County. Grovetown experienced a significant increase in home values in particular, from \$85,600 to \$147,500. The 2018 level is lower than the state of Georgia and higher than Harlem. Columbia County retains the highest median home values at over \$190,000.

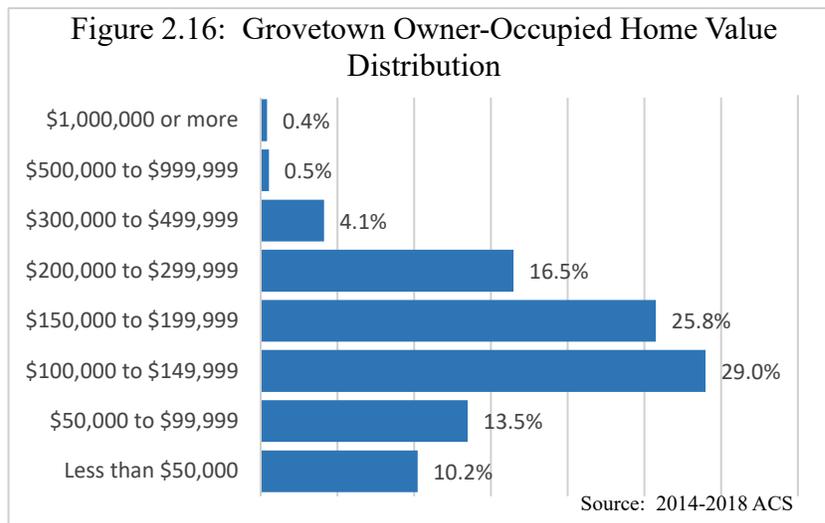
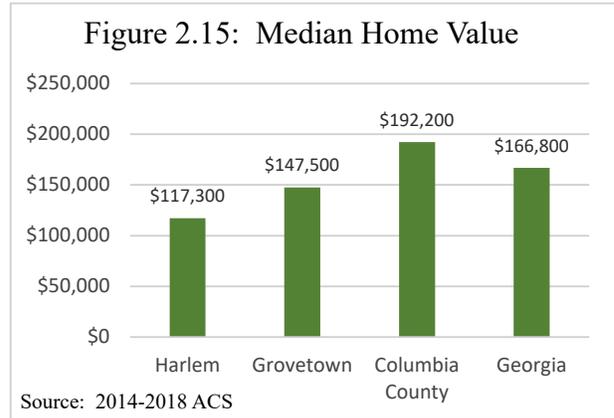
In the 2018 ACS, 25.8% of owner-occupied homes in Grovetown were valued \$150,000-199,999, and another 20% were valued at \$200,000 and up. This represents a significant shift in value distribution since the year 2000, when 65.8% percent of homes were valued \$50,000-99,999.

Columbia County has the highest median housing value of all the counties in the CSRA region. Efforts to retain housing affordability and create housing diversity of price should be made. This can include developments specifically for (or that include set asides for) seniors, workforce, and lower-income residents. Mixed-income neighborhoods are achievable and maintainable in the city.

As the cost of buying a home has risen, so has the cost of renting one. As of 2018, the median rent for Columbia County and its municipalities were as follows:

- Harlem - \$841
- Grovetown - \$1,164
- Columbia County - \$1,134
- Georgia - \$968

As the three jurisdictions unofficially compete for residents, overall quality of life (e.g. traffic, access to parks, commute time, etc.) will be a consideration for many individuals. Over the last 20 years, median rent in Grovetown has nearly tripled, reaching \$1,164 from \$421 in 2000. This is the largest increase among the city, Harlem, and the county. Based on the ACS data, Grovetown emerged as the more expensive rental location; the city must examine everything it can offer and promote for residents. Additionally, rental housing availability and pricing should be looked at carefully. The cost of rent could be a factor in the increased housing cost burden some families experience.



EXISTING CONDITIONS

Age Of Housing

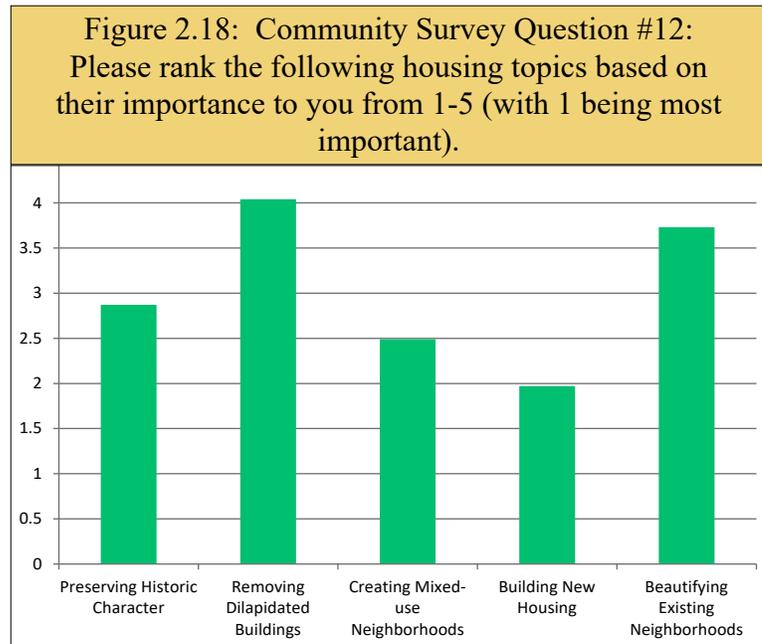
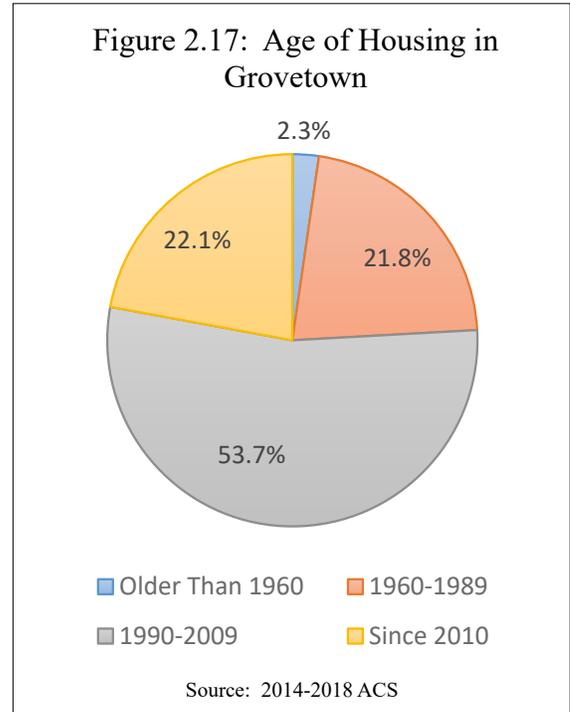
With 75.8% of the housing stock built since 1990, Grovetown is a community of newer homes, representative of its growth in recent years. Based on the 2018 ACS, the majority (53.7%) of housing in the city was constructed between 1990 and 2009. This represents a significant difference between Grovetown, the state, and its neighbors. In Harlem, for example, only 24.2% of it's housing stock was constructed over the same period.

Part of the community survey for this comprehensive plan process asked residents to rank housing topics of importance. The most important topics for respondents were removing dilapidated buildings, beautifying existing neighborhoods, and preserving historic character.

Grovetown does not have many historic homes remaining, in part because of demolition, neglect and lack of preservation. Preservation of older homes that remain should be carefully considered, particularly in areas where new development is occurring or redevelopment will occur. Places like the Clifford House would benefit from a preservation plan for upkeep and reuse. More information on this site and others is located in the Natural & Cultural Resources section.

Housing rehabilitation is a beneficial tool for aging and deteriorating dwellings (historic or not), which are both present in the city. State and federal programs and funding are available to assist jurisdictions and homeowners. One such program is the Community HOME Investment Program (CHIP) grant for housing rehab and new construction for infill and sale. The USDA also provides funding.

Not all buildings can be rehabbed or reused. Some will have to be demolished. The city has developed a blighted properties list and is interested in a full housing inventory to better understand the amount and condition of all housing units in the city at this time. Participating in a program like the GA Initiative for Community Housing (GICH) may be beneficial to the city for resources and peer networking with communities pursuing similar housing activities.



Broadband & Technology Services

Broadband (aka high-speed Internet) is critical to higher quality of life and high-functioning business operations. It impacts many sectors including education, healthcare, and agriculture. Rural communities tend to experience a more significant struggle for adequate access; urban communities have struggles as well, although different. Information on census-block level access comes from the Georgia Broadband Deployment Initiative (GBDI): <https://broadband.georgia.gov/maps> for this section of the plan.

This section of the plan includes information on the following:

Broadband and the ACE Act

Served/Unserved Areas

Funding and Initiatives

City Information Technology (IT)

Household Internet Use

City Information Technology

Grovetown has an IT Manager who will be a key team member in discussions on broadband and technology. The City network currently resides on a 10GB all fiber dual ring redundant backbone to prevent all city locations from being denied Internet access in case of a fiber cut or a natural disaster. The City has a full heuristic cyber security suite that includes off site backup to combat malware such as a virus that corrupts data or ransom-ware that encrypts data. The suite also allows for in depth analysis of any intrusion or attempted intrusion. All workers also receive quarterly training on the most current threats. Emerging technologies such as 5G service are also being considered but require additional time and resources before concrete plans can be made.

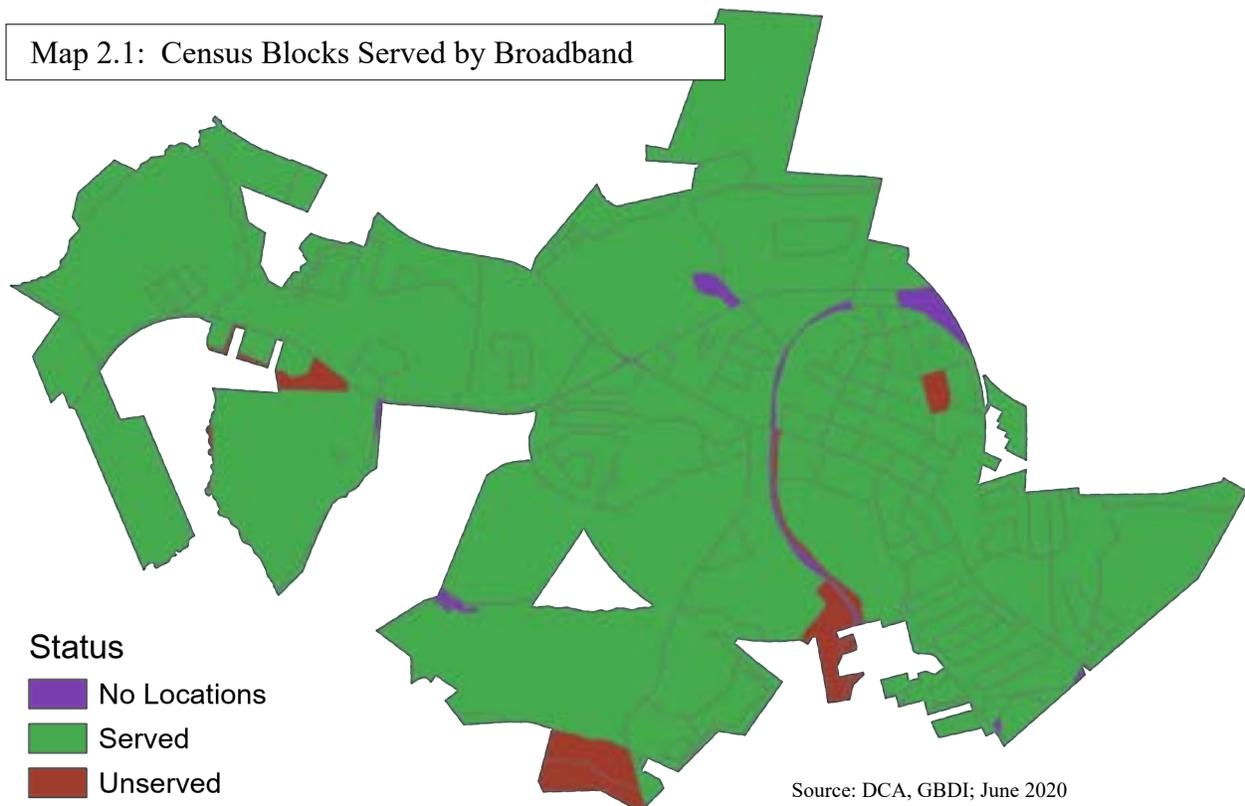
EXISTING CONDITIONS

Broadband And The Ace Act

The Federal Communications Commission (FCC) currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps. The infrastructure of Broadband is often referred to as its architecture. The backbone or trunk lines are the major high-speed transmission lines that link smaller networks across the country. The middle mile is the connection between the backbone network and local networks. The last mile is the connection between the local network and end user homes and businesses. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coaxial cable.

In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” as Senate Bill 402. One part of the law requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan. The act requires local governments to plan for Broadband whereby the Act provides some guidance for deployment of infrastructure planning. The Act also enables local governments to take advantage of applying for financial incentives for broadband services, if they meet criteria. The Act also enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.

Working with several other state agencies, providers and the regional commissions, DCA has determined and mapped areas in the state that are served and unserved areas for broadband availability. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. Readers should also note that a served area does not imply subscription, only access.



Initiatives And Funding

The Georgia Broadband Deployment Initiative (GBDI), represents a collaborative effort by multiple state agencies to promote and deploy broadband level Internet in unserved areas across Georgia. This service is for a minimum of 25 Mbps download and 3 Mbps upload speeds. GBDI launched in 2018. According to DCA’s website, “The purpose of the Georgia Broadband Deployment Initiative is to coordinate and establish broadband programs to increase economic, education, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.”

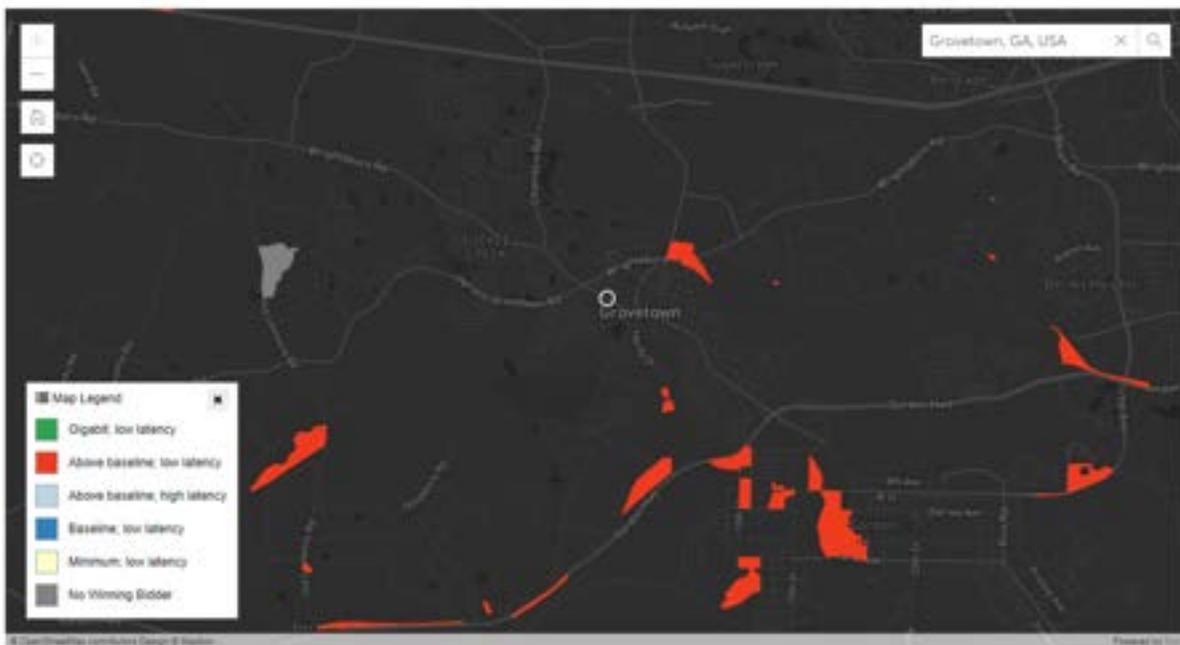
- <https://broadband.georgia.gov/about>

One major component of the GBDI is helping communities achieve Broadband Ready Community designation. This designation demonstrates a government’s effort in reducing barriers to broadband development. Two necessary steps in the process are including a broadband element in the comprehensive plan and adopt the state’s broadband model ordinance. Communities with the designation receive additional points when applying for state funds.

The state of Georgia has appropriated \$30 million in AFY21/FY22 for broadband grants to OneGeorgia eligible communities. A 50% cash match is required, and project eligibility will be determined in part on the GBDI map of served areas.

Additional funding exists through programs such as USDA Reconnect and the FCC’s Rural Digital Opportunity Fund, but much of Grovetown may not be eligible for those funds based on population density.

Map 2.2: Rural Digital Opportunity Fund Phase I Results



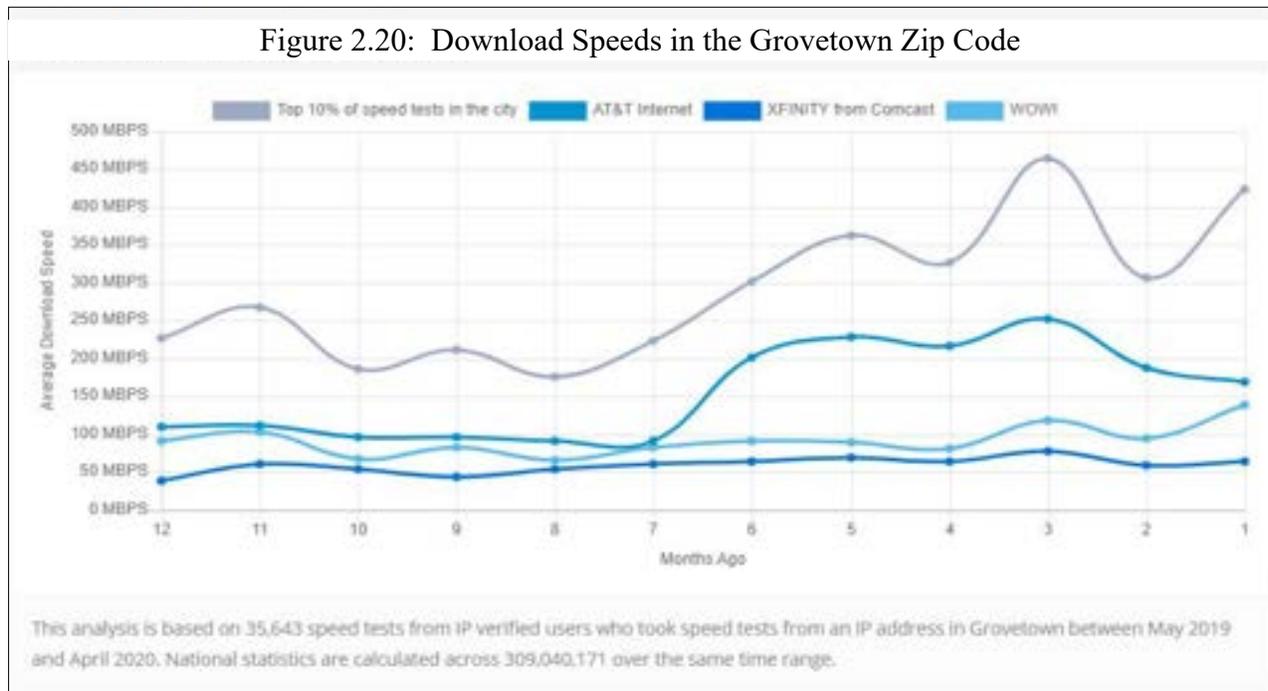
EXISTING CONDITIONS

Household Internet Use

According to the 2018 ACS, 93% of households in Grovetown have a computer, but only 73% have a broadband subscription. For Columbia County as a whole, the percentages are 93% and 81% respectively. As this is sample data, these numbers could actually be lower or higher. DCA’s served data map also reveals that most census blocks within the city have access. However, there are still potentially locations within a “served” area that do not have access (up to 20%). Once the impairment of access is resolved, the further impairment of affordability must be tackled.

Figure 2.19: Household Internet Use in Grovetown (2018)			
Total households	4,370	±429	4,370
With a computer	4,080	±398	93.4%
With a broadband Internet subscription	3,181	±344	72.8%
Source: 2014-2018 American Community Survey			

In the graph below, Grovetown is represented by the Grovetown zip code, not the city limits; speeds are shown for some of the most popular providers. Information is provided by BroadbandNow: <https://broadbandnow.com/>. According to this data, the average download speed in the Grovetown zip code is over 100 Mbps. Due to cost, the fastest speeds may be out of reach for some residents.



Pursuing broadband as a utility and creating the necessary partnerships to ensure success is one avenue the city is considering. Another city initiative involves improving WiFi access throughout the municipality in popular locations as a supplement to at-home Internet. The Columbia County Community Broadband Utility (C³BU) is a great local example of broadband as utility. C³BU owns and operates over 320 route miles of underground fiber-optic, partners with providers to provide residential and commercial service, and supports a variety of facilities (e.g. government, education, non-profit). The city should work with C³BU in its broadband expansion efforts.

Community Facilities & Services

The community facilities and services in this section are functional sectors that provide both required and desired operations supporting community well-being and overall quality of life. Generally, these include educational, administrative, cultural, recreational, institutional sectors and more. An assessment of the availability and adequacy of these facilities and services is important to understanding a community's ability to retain its local population, attract future residents, and accommodate future demands.

The sectors included in this plan are not all inclusive of those offered in, and available to, the City of Grovetown. This section summarizes the following topics:



Public Water/Sewer



Fire Protection



Law Enforcement



Educational Facilities



Parks & Recreation

EXISTING CONDITIONS

Water Supply

Municipal water provides a public service and city income. The City of Grovetown operates a municipally-owned water and wastewater system. The city water department is responsible for the treatment and distribution of drinking water and handles the collection, treatment, and disposal of wastewater (sanitary sewage). Grovetown officials are unaware of any private wells. The city's water supply comes from two areas. Two (2) booster pump stations pump approximately 28 million gallons of water from Columbia County per month, with whom the city has an agreement to purchase water. The remaining water supply (1 million gallons per month) comes from the city's one groundwater well currently on-line, fed by the Crystalline Rock Aquifer. Three (3) water tanks service the city, with a total capacity of 1.4 million gallons. The newest tank, located on Robinson Avenue, has a capacity of 750,000 gallons and was brought on-line in 2011. The city is exploring the idea of expanding the capacity of its tanks.

Since the last plan update, a new 8 inch line along Harlem/Grovetown Rd was constructed to tie into the Columbia County system, connecting to the above ground storage tank on Louisville Rd.

Wastewater And Sewerage

Another important asset to communities is an established sewer system with appropriate capacity and expansion opportunity. As with water, all city residents are connected to sewer. The city is unaware of any private septic tanks. The city owns and operates a new wastewater treatment facility along with several lift stations. Until recently, the city's wastewater treatment involved a land application system. Additionally, Grovetown currently sends wastewater to Columbia County and Augusta-Richmond County through metering manholes with 28 million gallons (MG) and 4.5million gallons per month respectively).

As the Grovetown population grows, the demand for services and the need to acquire and provide adequate water and sewer service is imperative. The new wastewater plant has a current daily load of .500MG and a permitted treatment capacity of 3MG per day. With some infrastructure pipe adjustments, the new facility can eliminate the city's need to send its wastewater to either Richmond or Columbia County for treatment in the future. The capacity of the new plant will be able to handle the entire city if it were to double in size, and it has been designed so that it can be expanded if necessary. Expansion not anticipated for at least 20 years.



Although great strides have been made in improving the city's infrastructure, areas remain in need of pipe upgrades.

Law Enforcement

Law enforcement/police and fire protection for the City of Grovetown are provided by the Department of Public Safety, Law Enforcement Division. The Department of Public Safety main office is located at 306 East Robinson Avenue, and the Department Annex is located at 113 East Robinson Avenue. Through a contract with Columbia County, the city provides some services to the unincorporated areas south of the city, just outside of city limits. The Department also has a detention facility on site. Additionally, it offers services to the community including: concentrated patrols and house watches when residents are away from home. Law Enforcement Division staff include: 1 Chief, 1 Assistant Chief, 4 investigators, and 20 road patrol officers, as well as administrative, records, and communications staff. According to data from the Criminal Justice Information Services Division of the FBI, the national rate of sworn officers was 2.4 per 1,000 inhabitants in 2017. The rate of civilian and sworn (full-time) was 3.4 per 1,000.

The division also has over two-dozen marked and unmarked vehicles. Although officers are not trained as EMTs, they are trained to the level of CPR/AED Certification. Future considerations for the division include:

- Increasing the number of officers on duty to handle the call volume while maintaining an active neighborhood presence for proactive policing procedures to prevent crime
- Increasing employee opportunities to receive advanced training
- Adding essential and beneficial equipment to assist employees in their duties



Fire Protection

Fire protection for the City of Grovetown is provided by the Department of Public Safety, Fire Rescue Division. The department maintains 2 fire stations. The department has 28 fire personnel, with a breakdown as follows: 1 Fire Captain, 3 Shift Lieutenants, 1 Training Lieutenant, 15 Full-time Firefighters, 3 Part-time Firefighters, and 5 Volunteer Firefighters. All full-time and part-time personnel must be certified EMTs. The city also has several fire engines and various trucks for rescue and support.

Like the Law Enforcement Division, Fire Rescue has community outreach programs. These include station tours and access for children's groups to the Fire Safety House, a mobile classroom that teaches about fire safety in the home.

Grovetown's current ISO rating is 2; this represents an improvement from 3 during the previous planning cycle. One (1) is the best rating. ISO ratings are an important measure of department readiness, and an ISO rating of 2 is good for homeowners.



EXISTING CONDITIONS

Future considerations for the Fire Rescue Division include:

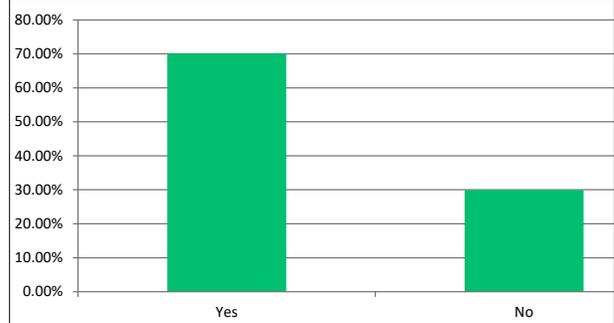
- Obtaining a State of Georgia First Responder License
- Planning future purchases of equipment and future construction of a third fire station on the north side of the city
- Increasing personnel to maintain ISO rating and operational readiness
- Replacing the current ladder truck and Engine 3 (1996 model)
- Training for fighting fires in 3-story buildings (a new addition to the city)

Parks And Recreation

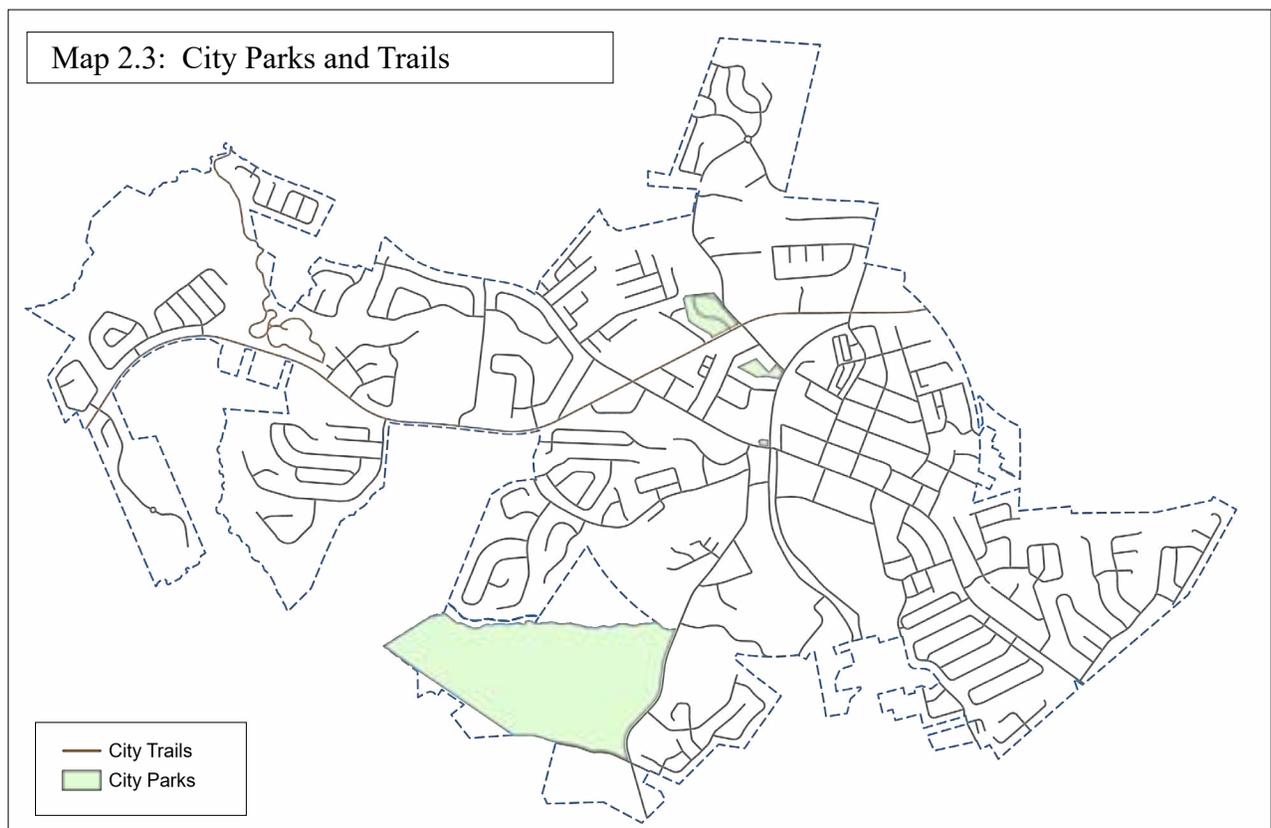
The City of Grovetown manages several parks of various sizes with different offerings: Liberty Park, Goodale Park, Veteran’s Park, Harvest Wood Park, and Kiddie Park. Facilities include tennis courts, a playground, outdoor and indoor basketball courts, ball fields, and the Liberty Park Community Center on Newmantown Road. Residents utilize and appreciate these facilities, and they desire additional improvements and offerings. Stakeholder responses in the community survey, conversations and anecdotes make this apparent.

Access to parks and trails are important for overall community health. This includes on-road assets like bike lanes and off-road recreational trails. State Bicycle Route 50 (Augusta Link) runs through Grovetown. The city also has bike lanes in areas that aren’t designated bicycle routes like Robinson Ave.

Figure 2.21: Community Survey Question #20: Do you use public facilities such as parks, trails, and ball fields?



Map 2.3: City Parks and Trails



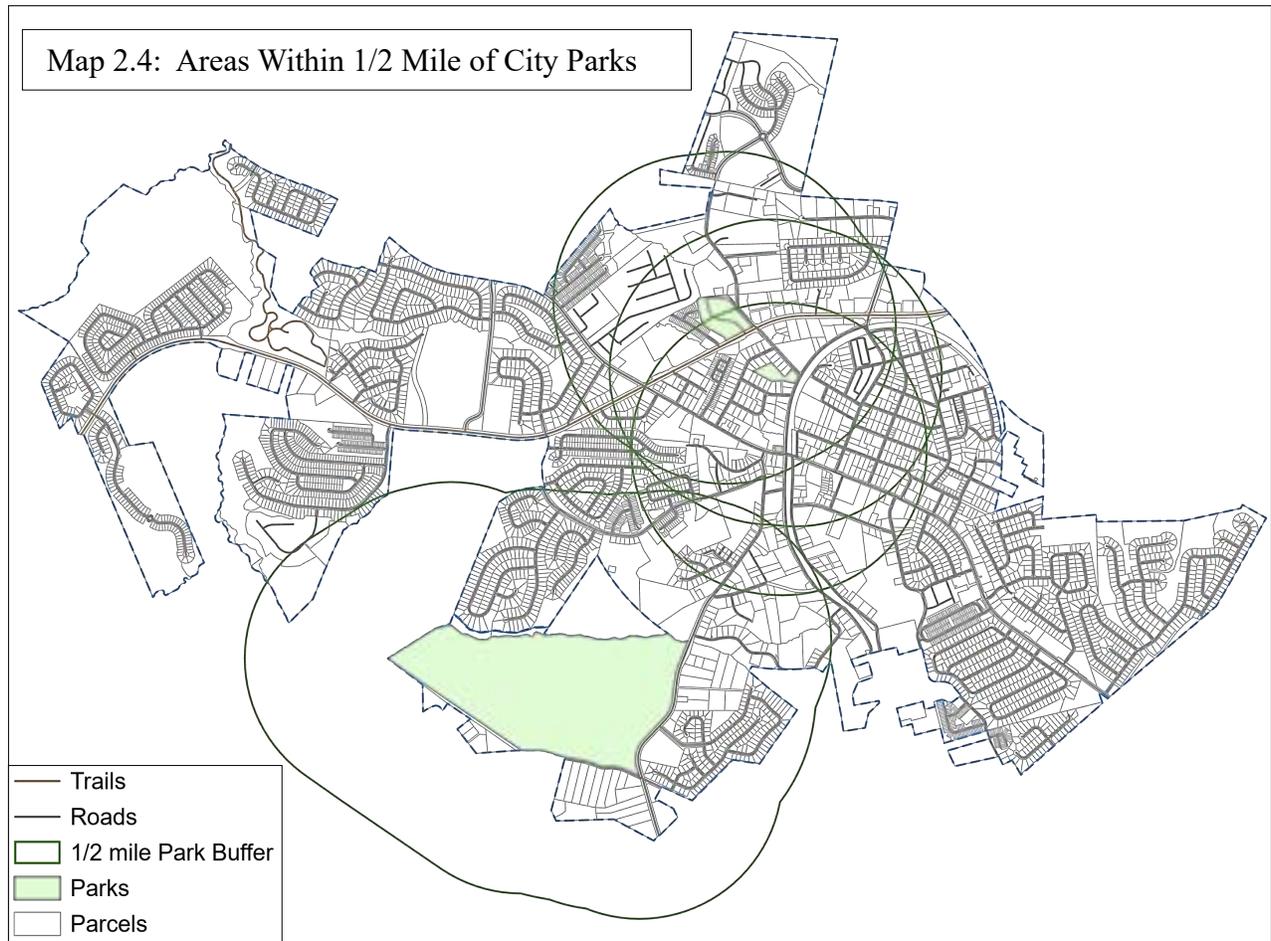
Stakeholders have also noted the use of this facility for commuting to Fort Gordon. One significant community recreational asset is the Eucheek Creek Greenway/Trail created in 2003. This two mile trail is a very popular outdoor resource, with entry points off of Harlem Grovetown Rd. and Reynolds Farm Rd. Stakeholders in have expressed the desire to expand this type of recreational facility.



The largest parks, Goodale and Liberty, are slated for improvements and additions in the future. The Eucheek Creek Greenway/Trail also has planned extensions farther north into the county. Although there are a number of residential areas not within standard walking distance (1/2 mile) of a city park, there are opportunities to still provide recreation for these residents and others in the future. One option is the creation of additional city owned and operated parks. A new city park will be located at 215 Harlem-Grovetown Rd. Another option is the inclusion of open space and/or trails in new housing developments.

Other considerations for the future include:

- Hosting monthly community events
- Offering new and diverse programs for all ages (e.g. senior programs, sports, summer camps)
- Increasing the amount of parking space at facilities that lack capacity
- Providing additional function/meeting space for interested parties



EXISTING CONDITIONS

Educational Facilities

The Columbia County School system currently operates 31 schools. Seven (7) of these schools primarily service the Grovetown area: Brookwood Elementary, Cedar Ridge Elementary, Euchee Creek Elementary, Grovetown Elementary, Columbia Middle, Grovetown Middle, and Grovetown High. As shown in the figure below, the school enrollment in the county increased from 18,722 in FY 2000 to 28,248 in FY 2020. Enrollment in Grovetown-serving schools increased from 2,868 to 7,258 over the same time period, directly reflective of the overall increases in population and growth in younger populations as expressed in the general demographics section. Between 2000 and 2015, three new schools were built that serve the city (and other parts of Columbia County).



Figure 22: School Enrollment, Schools Serving Grovetown

	FY 2000	FY 2020	Percent Change
Brookwood Elementary School	755	587	-22.3%
Cedar Ridge Elementary School	N/A	1,127	N/A
Columbia Middle School	971	996	2.6%
Euchee Creek Elementary School	567	565	-.35%
Grovetown Elementary School	575	893	55.3%
Grovetown High School	N/A	2,071	N/A
Grovetown Middle School	N/A	1,019	N/A
Total for Grovetown Schools	2,868	7,258	153.1%
Total for Columbia County	18,722	28,248	50.9%

Source: Georgia Department of Education, FY 2000 and 2020 October Data Reports

ESPLOST, often referred to as the one cent sales tax, stands for Education Special Purpose Local Option Sales Tax. ESPLOST has been vital to providing quality county educational facilities, including new buildings and additions for the Grovetown area.

Graduation rates and standardized test scores have been used as an indicator of school and student performance for decades. According to the Georgia Department of Education, the 2020 graduation rate for Grovetown High School was 89 percent, compared to 91.9 percent for the county as a whole and 83.8 percent for the state as a whole. Grovetown High School surpassed the state rate, but not the county rate.

The results of SAT scores are important for high school students trying to enter college. The SAT is broken down into 2 sections, and each is scored on a 200-800 point scale. In 2020, 257 Grovetown High School students took the SAT. The total mean score was 1,037. This total score was comprised of an “evidenced-based reading & writing” score of 524 and math score of 514.

In the future, it will be important to connect with local industries to prepare students in high school and college for industry-related jobs.

Natural & Cultural Resources

The natural and cultural resources within a jurisdiction are vital parts of it that serve a variety of purposes. Chiefly, they contribute to the vitality and sustainability of the community. These assets also have the potential to draw visitors attracted to the natural beauty of the area and those interested in heritage tourism and historic preservation.

As the population in Grovetown grows, it is important to focus efforts on protecting natural features like wetlands and streams as well as historic resources and sites. These provide potential economic development benefits, water resources, city history, and outdoor recreation opportunities. When development decisions are made, natural and cultural resources be considered for protection, inclusion, preservation and enhancement.

This section provides information regarding the following resources in Grovetown:

**Wetlands and
Flood Plains**

**Watersheds &
Groundwater
Recharge Areas**

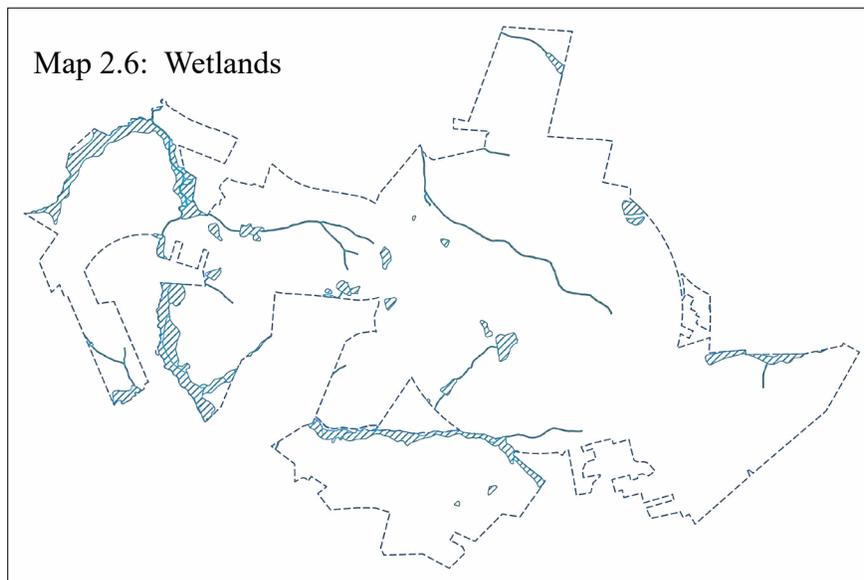
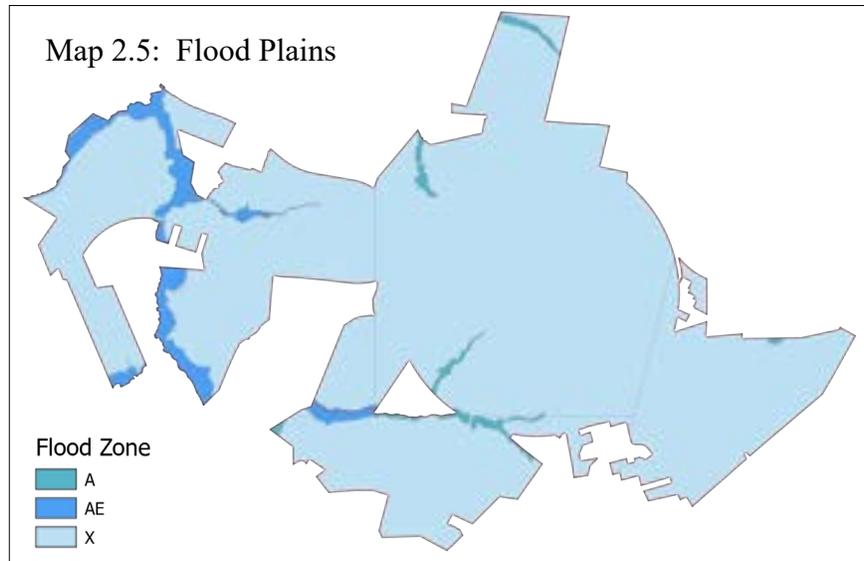
**Cultural
Resources**

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the Rules for Environmental Planning Criteria for use by local communities. The Criteria establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. Recommended standards to protect surface water supplies include the use of buffer zones around streams and specifying allowable impervious surface densities within water supply watersheds.

EXISTING CONDITIONS

Flood Plains

Flooding can be defined as a situation in which an overflow of water submerges land that usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. The map at the left depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Areas located within the 100-year flood plain are in Zone A. Ensuring appropriate development in these areas includes plat review, restrictions on non-buildable areas, conservation measures, and more as determined by the specific development scenario.



Wetlands

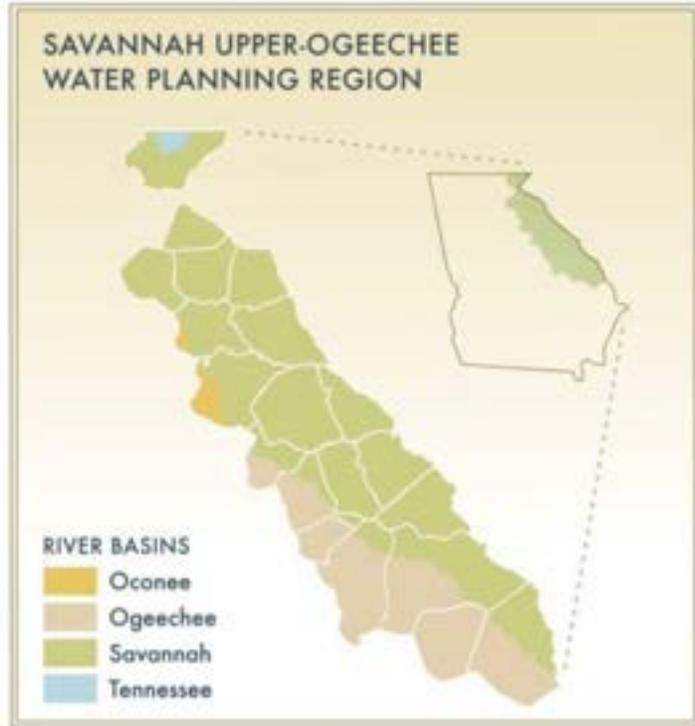
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Of great benefit to communities, these lands help maintain and improve water quality through filtering and reducing sediment and pollutants. Wetlands also serve as a unique habitat for fish and wildlife, a breeding ground, and home for unique plant

and animal species that have adapted to these special conditions. Lastly, wetlands provide recreational opportunities for hiking, fishing, bird watching, and other outdoor activities.

The Georgia Department of Natural Resources has identified five categories of wetlands that require special protection through ordinances: open water, non-forested emergent, scrub/shrub, forested, and altered wetlands.

Wetlands located in Grovetown are illustrated in the map above. Land uses in wetland areas should be limited to low-to-no impact uses. Knowledge and proper delineation of wetlands will aid the siting and planning of developments in an near those areas.

Map 2.7: Grovetown’s Water Planning Region



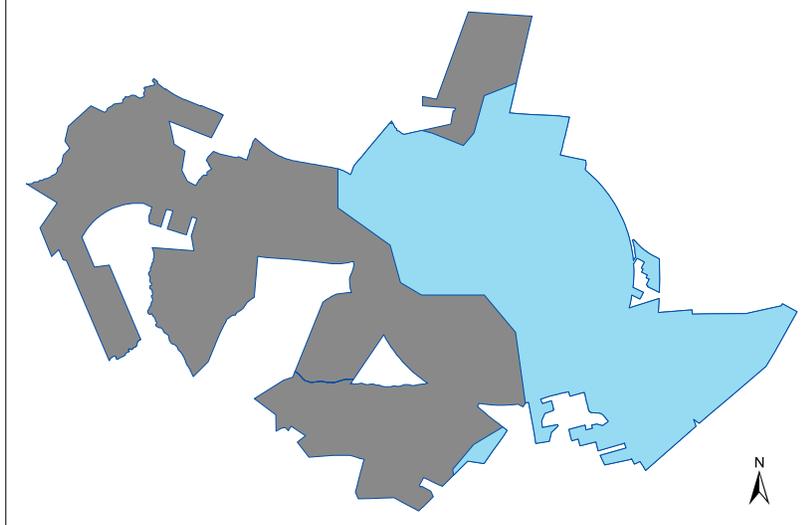
Watersheds & Groundwater Recharge Areas

Watersheds and groundwater recharge areas are important components to public water supply. Watersheds are land formations that direct water (primarily rain water) flows in a certain direction and feed smaller flows and water bodies. There are three watersheds that are located closest to Grovetown and Columbia County: Little, Middle Savannah, and Brier. The city is located completely within the Middle Savannah watershed and the Savannah River basin.

Columbia County, like all counties in Georgia is a part of a Water Planning Region, and each of these regions has a regional water plan. The Savannah-Upper Ogeechee Regional Water Plan was initially completed in 2011 and updated in 2017. The plan

outlines near-term and long-term strategies to meet water needs through 2050. Based on a 2017 resource assessment, the Augusta planning node shows no surface water gaps projected through 2050. Additionally, groundwater supplies are anticipated to be met. One recommended practice from the water council is development of local water and wastewater plans to identify local infrastructure needs and address watershed-related issues. Grovetown doesn’t currently have a seat on the regional water council, so it should work with the county to stay abreast of watter planning discussions and needs.

Map 2.8: Groundwater Recharge Areas

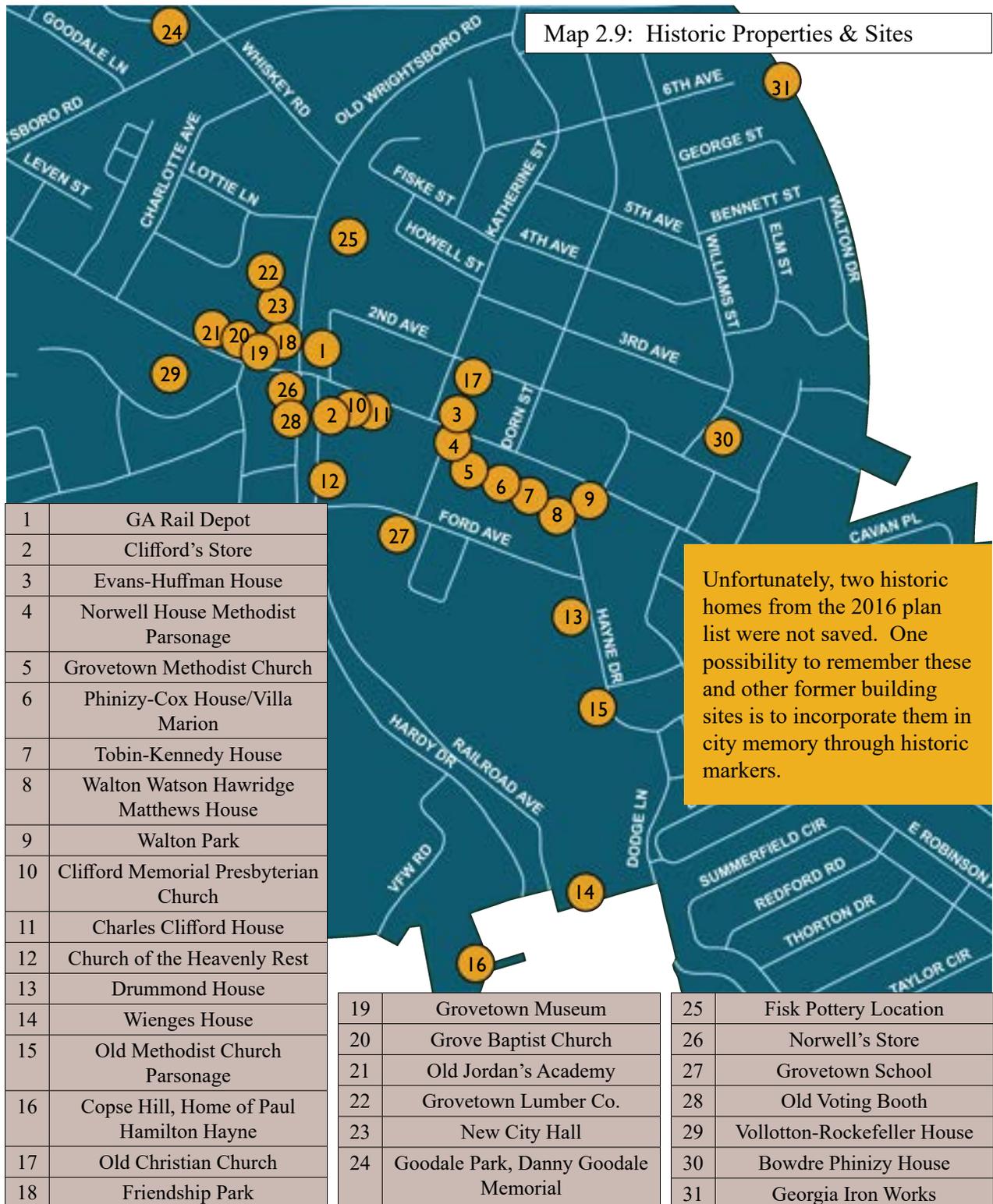


Groundwater recharge areas are specific surface areas where water passes through the ground to replenish underground water sources. The map below illustrates the city’s groundwater recharge areas, classified as Cretaceous-Tertiary. This overall recharge area is within the state’s list of most significant areas. These areas should continue to be protected from inappropriate development because contamination of this water supply is a possibility that must be considered when discussing the development or placement of any type of facility in these areas.

EXISTING CONDITIONS

Cultural Resources

Although over 100 years old, the city of Grovetown does not have many remaining historic properties. Of the 31 historic structures and sites in Grovetown, zero are listed on the National Register of Historic Places. Stakeholders have expressed interest in changing the tide of demolition and neglect and striving to save structures that remain.



**Property Spotlight:
The Clifford House**



Charles Clifford served as postmaster when U.S. Mail service began in Grovetown in 1877, and his residence is known today as the Charles Clifford House, #11 on Map 2.9. He served as postmaster until 1934 (57 years) and was believed to be one of the nation’s longest serving postmasters at the time. Clifford was also a railroad agent, town official, and manager of Clifford’s Old Store, #2 on the map, from which the city’s first telephone service was connected in 1905.

The house has fallen into disrepair over the last decade while it has sat vacant. Today, the home is owned by the Presbyterian church next door and is in need of repair. Resources like this need more attention if the city wants them around for another 100 years. Applying to list the structure to the GA Trust for Historic Preservation’s “Places in Peril” is one way to raise the building’s visibility and potentially secure a benefactor.

**Site Spotlight:
Grovetown Train Depot**

Grovetown’s first depot was built in 1879 by the Georgia Railroad. It was replaced with a new Grovetown Depot, a large structure worthy to be called a community landmark. The 1.5-story building was constructed in 1891 at a total cost of \$5,041.74.

In 1930, the last local train made its trip from Augusta, 15 miles away. Prior to that, people’s lives were ordered by the train schedules, but this transitioned to buses for the short distance.

The construction of Camp Gordon (later renamed Fort Gordon) in 1942 revitalized the train depot for use with the transportation of troops and supplies coming and going for military operations. Regular passenger trains were scheduled passing through Grovetown from Augusta to Atlanta until 1968.

The railroad depot was served by the Georgia Railroad until 1970; it was later demolished.

In 1983, Seaboard Rail System purchased the line and passenger service came to an end. Trains owned by CSX still pass through Grovetown today, but freight and passenger service are a memory.

The city considering its options and potential partnerships in reconstructing this important city landmark and/or creating a new space for the community to gather.

“Downtown” Grovetown

Grovetown is an older community without a town center or traditional historic downtown. Downtowns are places for community gathering, places where local history and character often flourish and are shared. Residents, staff, and local officials desire such a space for Grovetown. The city is actively working to acquire parcels for additional public space and facilities. It’s also working with developers who want to create developments in the Katherine Street and Robinson Avenue areas; these developments may greatly impact the visual character and sense of place in that area. Other potential improvements in the “downtown” area include decorative street lights and signage, as well as beautification of the area known as “Old Grovetown”.

Land Use

Demographic trends, current economic circumstances, and social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can also ensure that land is distributed to meet the future needs of residents. The City of Grovetown administers a zoning ordinance with zones across several land use categories. Within this section is information on city land uses, zoning, and future growth considerations. Additionally, Chapter 3 includes a city map of future development geographies called Character Areas.

The following land use categories are located in and near Grovetown:



Residential

Land designated primarily for single-family and multi-family housing dwelling units organized into general categories of net densities



Commercial

Land designated primarily for non-industrial businesses, including: office, retail sales, service, and entertainment facilities organized into general categories of intensities



Industrial

Land designated for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or similar uses



Public/Institutional

Land designated for certain federal, state, or local land uses and institutional land uses



Parks/Recreation/Conservation

Land designated for active or passive recreational uses, including: playgrounds, public parks, nature preserves, wildlife management areas, golf courses, recreation centers, or other similar uses

Grovetown Zoning Districts

Grovetown has several different zoning districts across the general land use classifications, enabling a variety of densities, building types and scales. Large tracts of land, previously undeveloped and designated as R-1, have been rezoned for planned-unit developments on the north and south ends of the city. Additionally, in the city center area, dozens of parcels in the Transitional Residential district north of Robinson Avenue were also rezoned to Neighborhood Residential.

As the city continues to grow, review of zoning classifications, densities, and yard/setback requirements should be a periodic occurrence. Two trends that have gained popularity over the last several years are short-term rentals and tiny homes (as infill, single lot new construction and subdivision). City ordinances that address these conditions don't currently exist, but they may enable the city to better address both current trends and future development.

The following are zoning districts for the city of Grovetown:

Residential

R-1, R-2, R-3 and R-C1: Residential District- The major distinction between districts R-1, R-2, R-3, and R-C1 is in the varied lot sizes. All districts permit single family and two-family residences, but lot regulations change allowing different sized homes and mainly the rear setbacks change. R-1 also permits mobile homes.

R-C2 Residential District: This district is designed to provide for housing types that include single-family detached and single-family attached units at a density of no more than ten dwelling units per acre.

R-HD: Residential District- This district provides areas for high density residential development which allows multiple types of dwelling unit types including but not limited to single-family attached dwellings and multiple-family dwellings.

Commercial

Neighborhood Commercial NC: This district is intended to facilitate small scale commercial use including ones that provide the sale of retail goods and for personal services, recreational, and institutional establishments for the convenience of residents. They must also not generate light or noise nor attract traffic from outside of the immediate neighborhood.

General Commercial GC: This district is aimed to establish areas for amusement, specialized sales, and travel accommodation activities which depend primarily on automobiles or vehicular traffic.

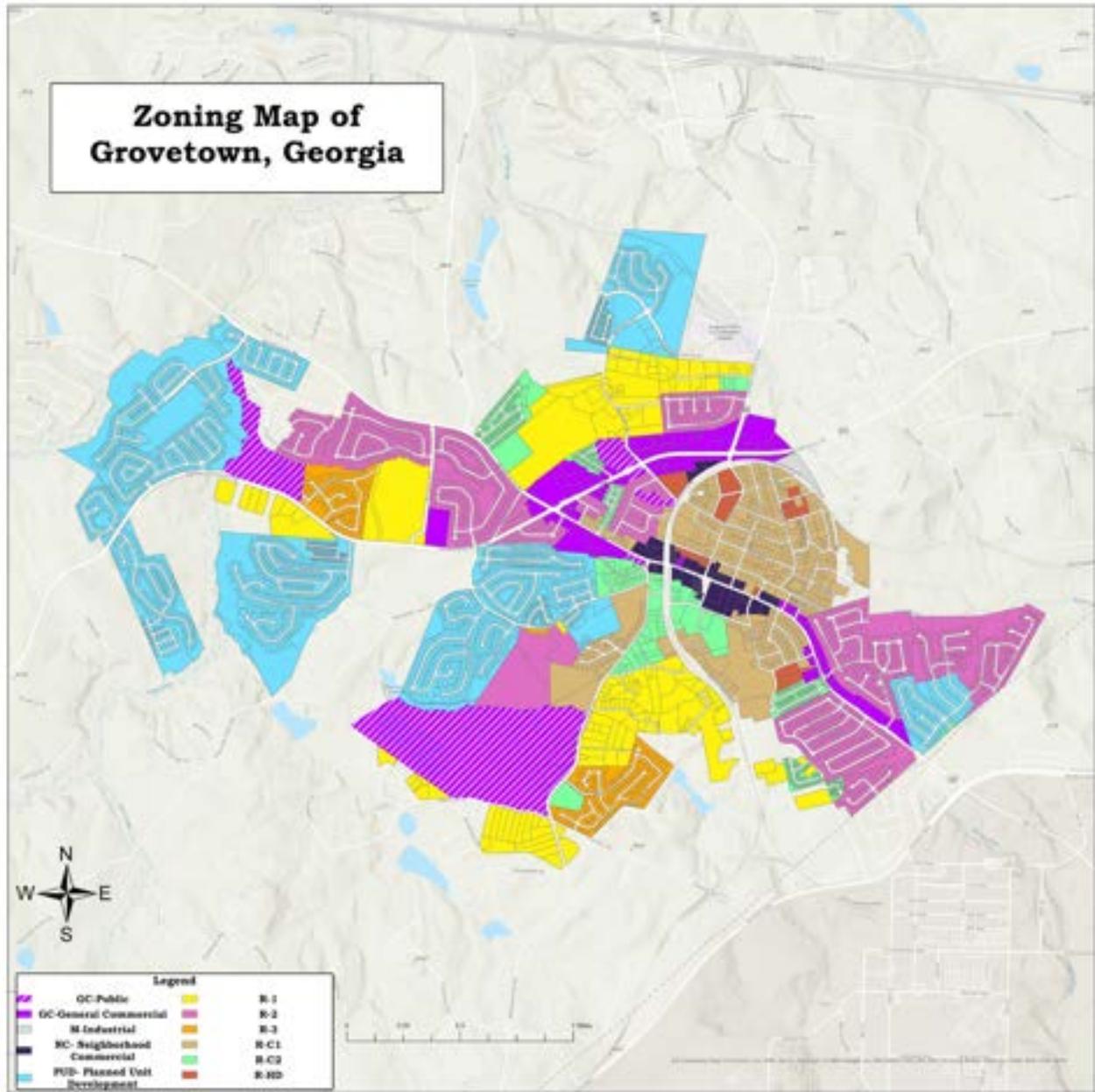
Industrial

M: This district provides areas for manufacturing, assembling, fabricating, warehousing, and other related activities that would be considered as industrial uses.

Other:

PUD: Planned Unit Development - This is a multi-use district.

EXISTING CONDITIONS



Future Growth And Additional Considerations

The majority of the land in Grovetown has been and remains designated for residential uses. However, the increased area designated for civic use and open space over the years notes the growing importance of these land uses to the city. Historic homes are encouraged as a part of the fabric downtown, and more buildings that emulate their character can be used or developed to house non-residential services.

In addition to concerns of natural growth, the city must take into account Fort Gordon. If the city plans to annex areas closer to the Fort in the future, developing a land use pattern compatible with activities at the Fort is the best course of action for residents and the installation. Targeted development should consider resident quality of life and mission operations at the installation, particularly in areas affected by training noise and smoke. Growth at the installation of several thousand soldiers and contractors (due to its designation as the Army Cyber Center of Excellence) may increase development pressures in and around Grovetown as these new residents search for housing, retail, and recreation.

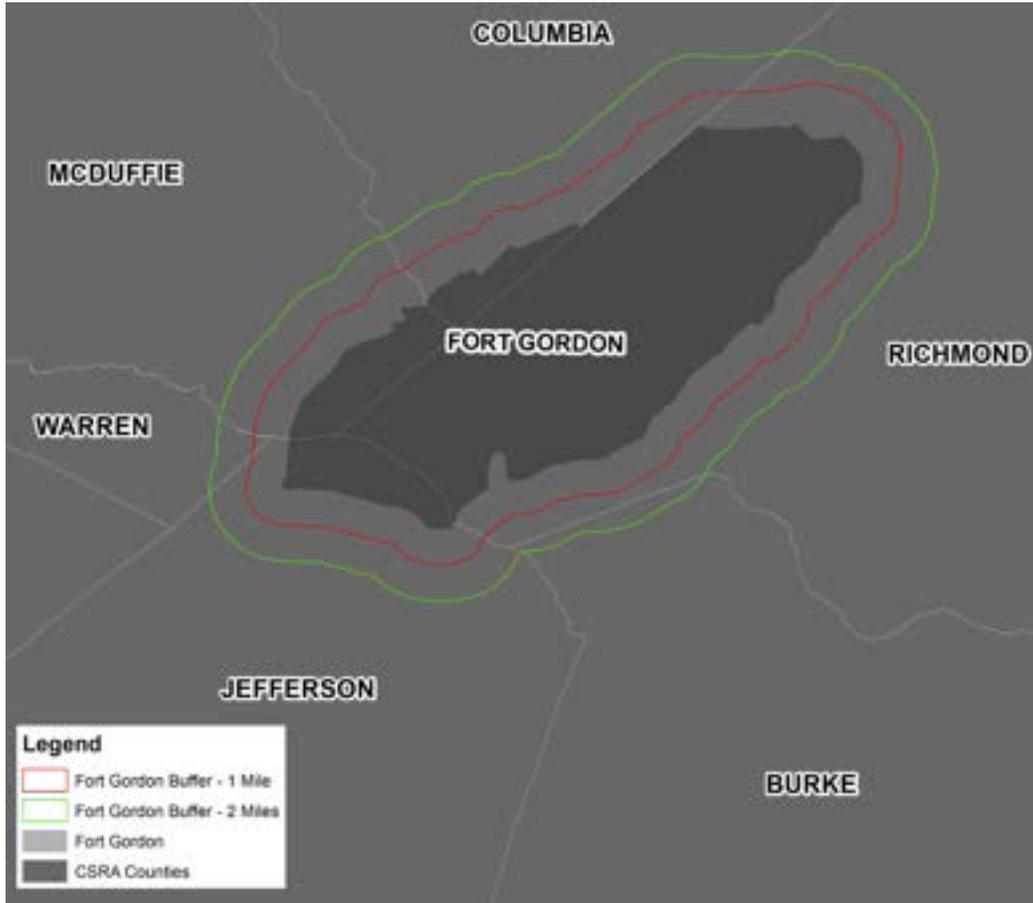
In 2005 and 2015, the communities around Fort Gordon received a grant to study land use and encroachment and make recommendations to mitigate potential future impacts. Implementation activities for that most recent study will begin in 2021, and full participation from parties involved in the study is desired.

Additionally, the state law requires local governments solicit a written recommendation from a military installation's commanding officer when there is a proposed change in zoning or special exception of property that is within 3,000 feet of the installation. This provides an opportunity for Fort Gordon to offer a recommendation regarding the proposed land use or zoning change and allows installation officials to explain whether or not the proposed change will have a negative impact on operations. These actions will support resident health, safety, and quality of life.

The installation generates over \$2 billion in economic activity and tax revenue annually for the region, as well as over 20,000 civilian and military jobs.

EXISTING CONDITIONS

Map 2.11: Compatible Use Study Area



Transportation

The City of Grovetown is a part of the Augusta Regional Transportation Study (ARTS) Metropolitan Planning Organization (MPO) planning area. The full context and analysis contained in the ARTS' plan "Future Mobility 2050" (aka "ARTS2050"), constitute the required transportation element of Grovetown's comprehensive plan. This document is included by reference and can be found at: <https://www.augustaga.gov/680/ARTS-Metropolitan-Planning-Organization>.

This section of the plan includes some information directly from ARTS2050. Supplemental to the information contained herein and in the full MPO plan, is information on the following for Grovetown:



**Road and Rail
Network**



TIA/TSPLOST



**Sidewalks and
Alternative Modes**

EXISTING CONDITIONS

ARTS

Future Mobility 2050 describes ARTS as “the designated bi-state regional planning entity responsible for long-range transportation planning and project selection for programming federal-aid funds in the Augusta GA – Aiken SC Metropolitan Area. ARTS is comprised of elected and appointed officials from four (4) counties; Richmond and Columbia Counties in Georgia (GA); and Aiken and Edgefield Counties in South Carolina (SC).” Map 2.12 depicts the boundaries of the ARTS MPO which includes all of Richmond County and parts of Columbia, Aiken, and Edgefield counties. Although Grovetown lies fully within the MPO boundary and has representation on the policy committee for ARTS, it does not currently have technical committee representation.

Map 2.12: ARTS Planning Area (2019)

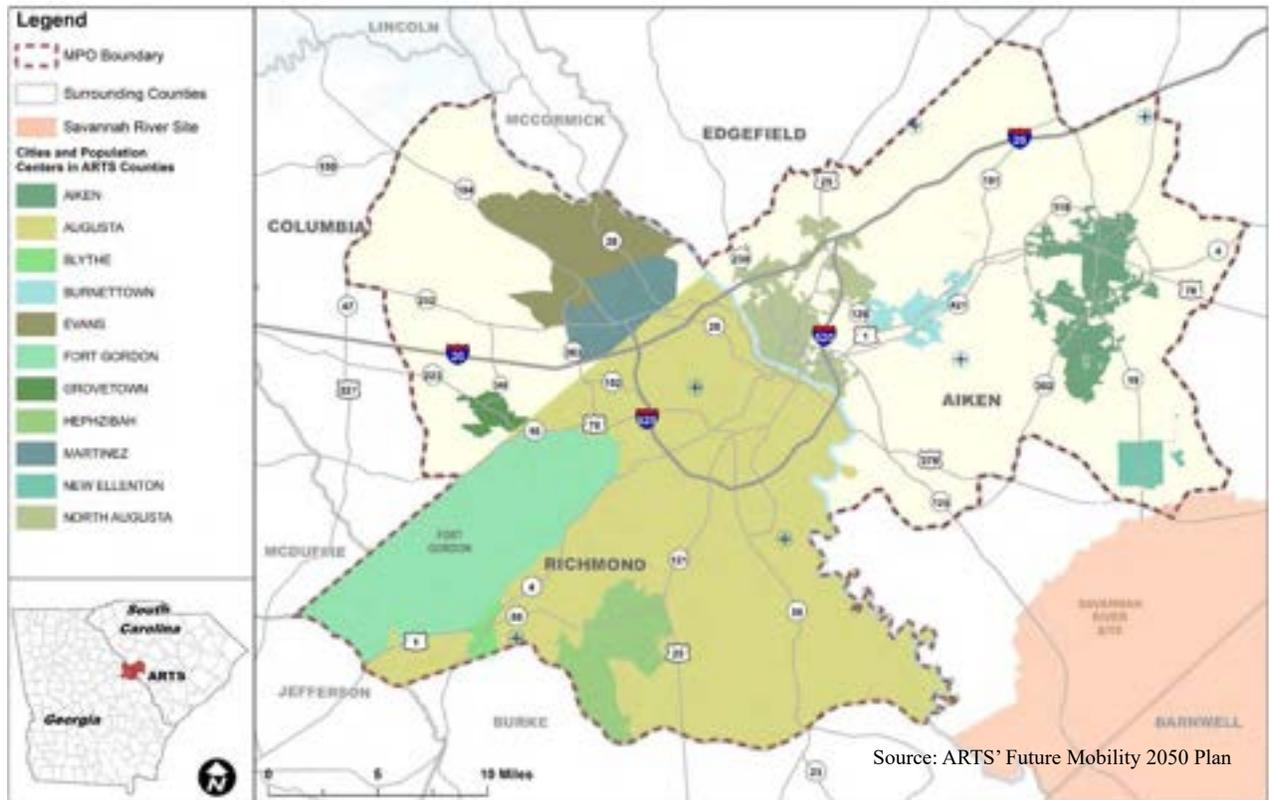


Figure 2.23: ARTS2050 Goals

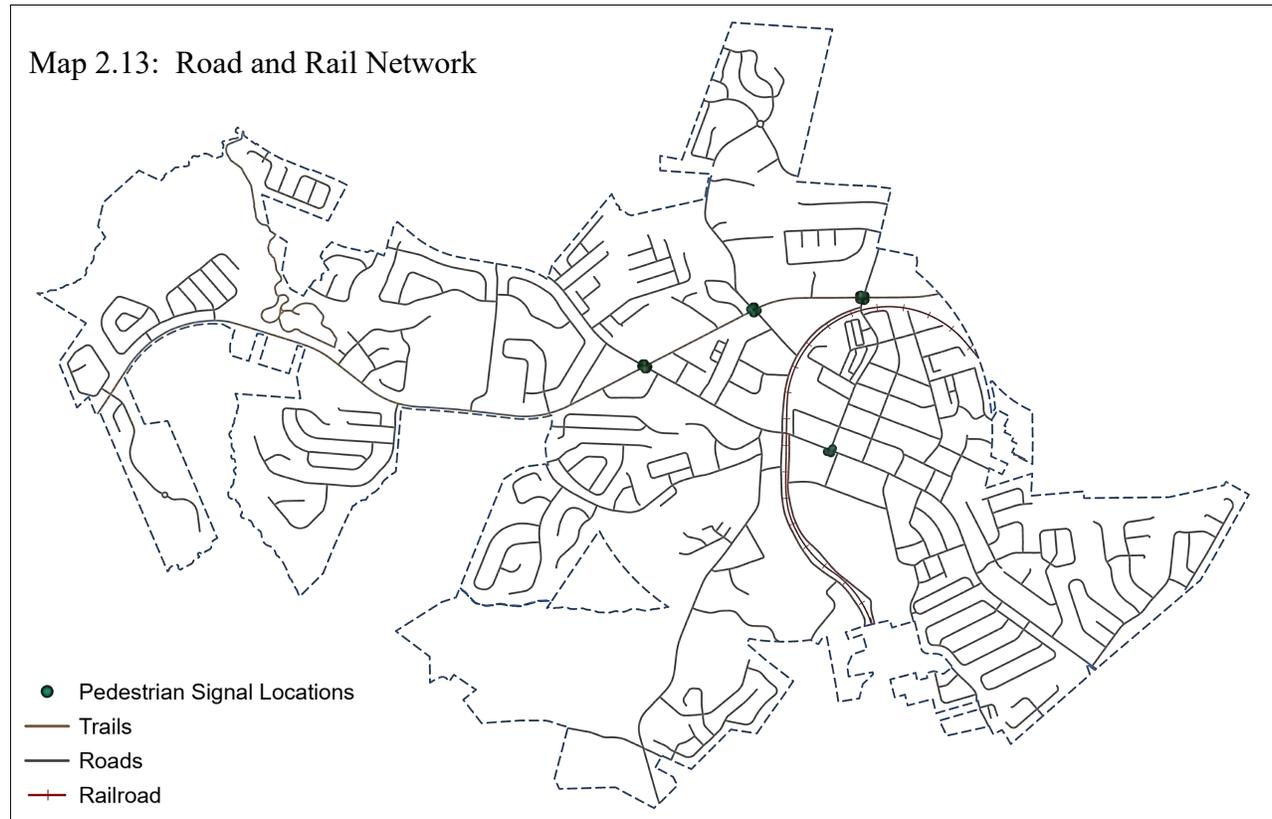


The ARTS2050 Plan has nine (9) goals and many more policies. Grovetown has incorporated some of these into its comprehensive plan. Although they are not all included, the city supports the broader efforts of the MPO, its member governments and will participate in MPO activities not listed directly in this plan.

Source: ARTS2050 Plan

Road and Rail Network

Road types in Grovetown area include: city/local roads, county roads, state routes, and private roads. The maps on the page 47 show Grovetown roads by GDOT-determined functional classification (arterial, collector, local) as well as summary vehicle crash data for 2013-2019. Grovetown residents and visitors struggle with traffic congestion in certain parts of the city. According to the Augusta Regional Transportation Study (ARTS), one of the 2050 MTP goals is to reduce traffic congestion and delay.

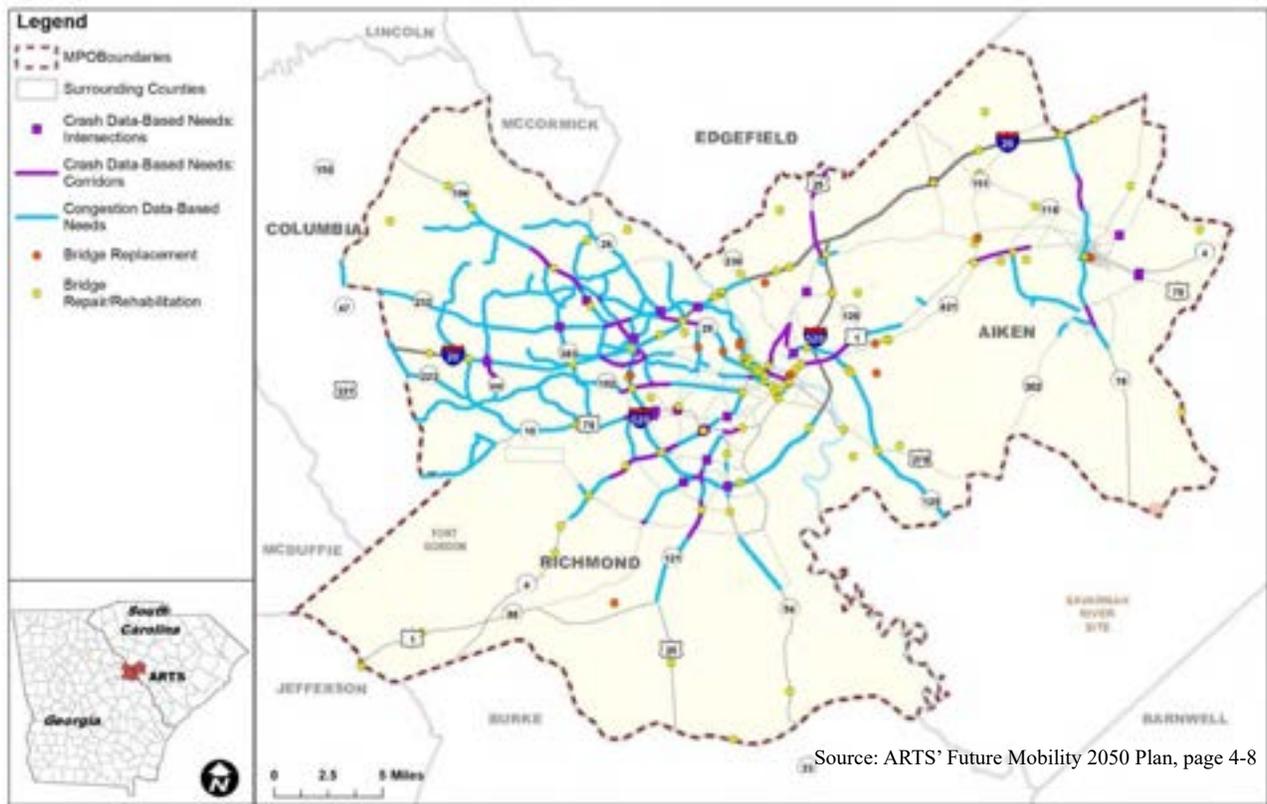


The city is bisected by one (1) rail line, the CSX Transportation Atlanta to Augusta mainline. CSX is defined by the federal Surface Transportation Board as a Class 1 railroad, meaning that its average annual operating revenue meets or exceeds \$255.9 million. The rail system, shown as the red path on the map, is used for freight and not passenger rail. There is currently no passenger rail in Grovetown.

Grovetown (in conjunction with Harlem and Columbia County) has been participating in the statewide effort (originating from the Moving Ahead for Progress in the 21st Century Act of 2012) to gather Geographic Information Systems (GIS) data on local roads. The regional commissions across the state are GDOT's partner in this effort. Road attributes of ownership, road name, operation, number of lanes, and surface type were collected and reviewed in Phase 1. GIS data on the locations of intersection traffic control devices (e.g. stop sign, traffic light), sidewalks within 1 mile of a school, pedestrian signals, and school zones have been or will also be collected. The updated local roads layers will be utilized by GDOT and can be used locally in future mapping, fire and emergency services, Safe Routes to School, and other areas as needed.

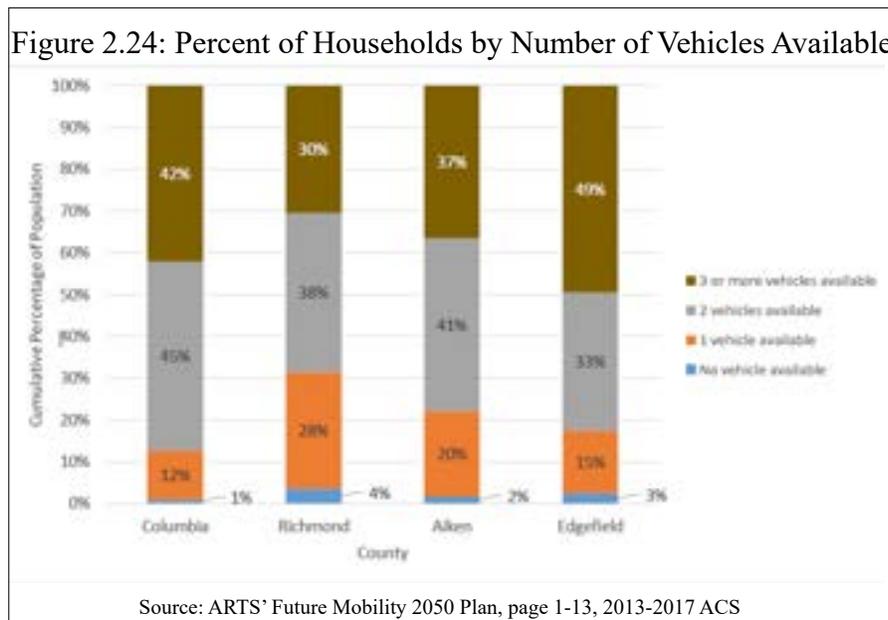
EXISTING CONDITIONS

Map 2.14: ARTS Locations of Current and Future Transportation Needs in ARTS Planning Area



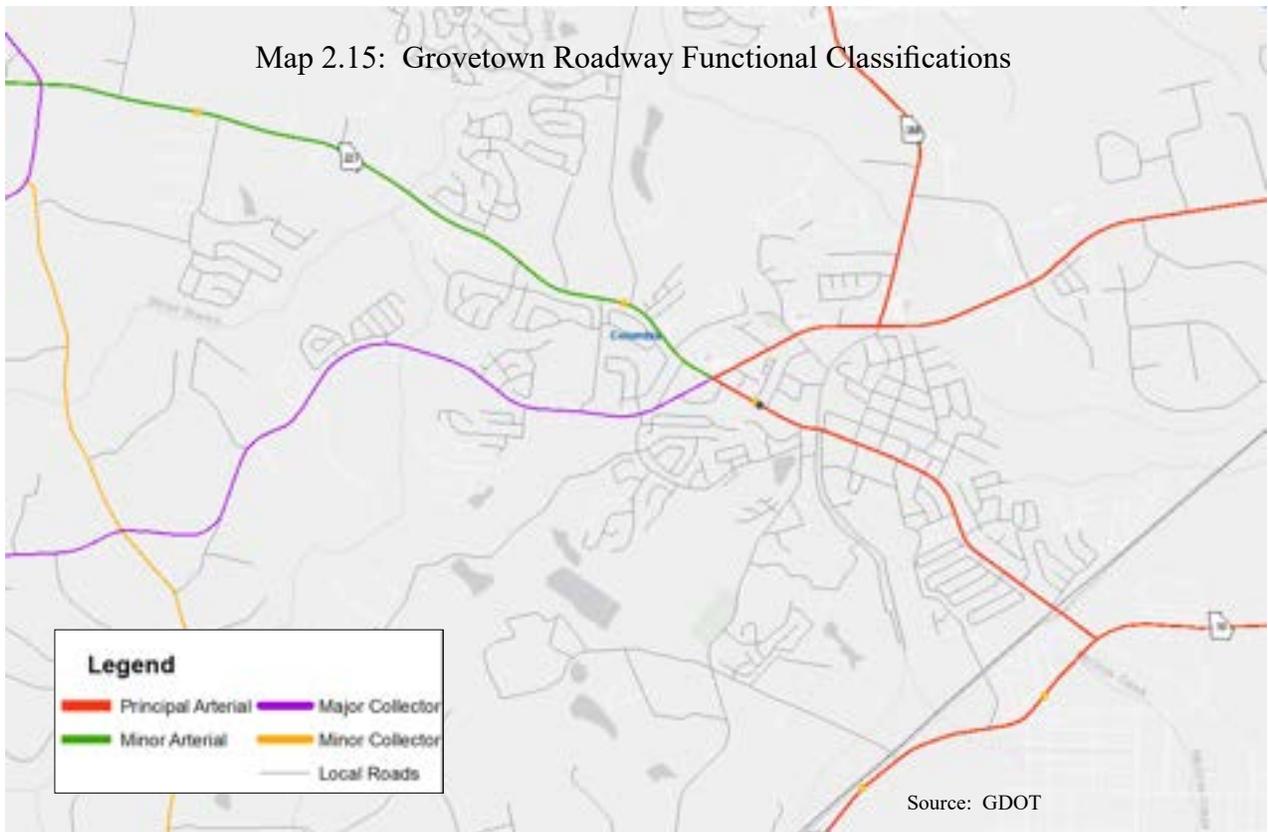
Map 2.13 displays current and future needs in the ARTS planning area, several of which are in and near Grovetown. The map shows the locations of capacity, safety, and bridge needs identified for based on the analysis of travel demand models, crashes, and bridge data. The ARTS 2018 congestion management process revealed that portions of Wrightsboro Rd and Robinson Ave are seriously congested, defined as “Corridors have recurring congestion along most segments where travelers experience the highest delays.” ARTS has three (3) recommended projects that will build capacity through widening and improve safety in the Grovetown area.

Figure 2.24: Percent of Households by Number of Vehicles Available

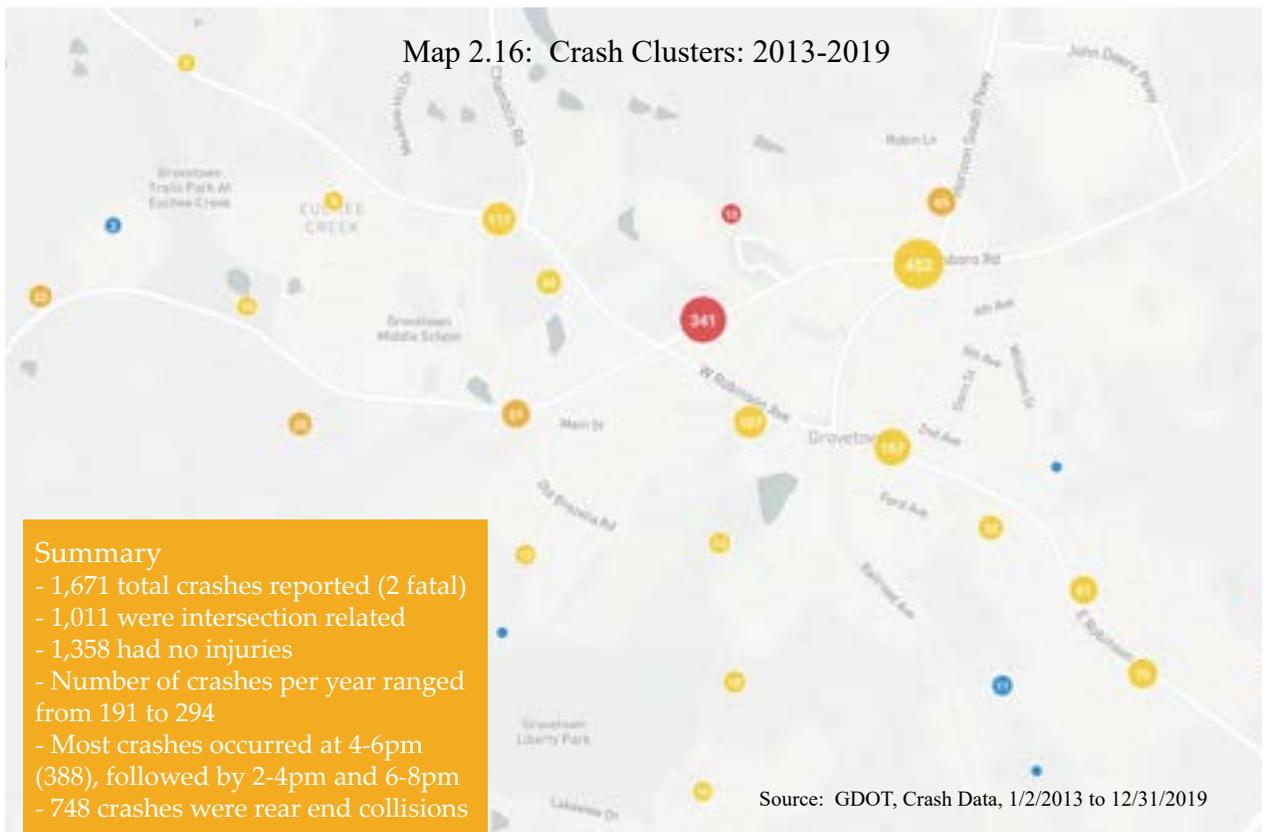


Of the counties in the ARTS planning area, Columbia has the smallest percentage of households with no vehicle. The County doesn't have a robust public transit system, and it has one of the largest percentages of outflow employees from the county. There may not be a large percentage of the population without a vehicle, but providing safe options for cycling, or additional public transit options, may help with congestion.

Map 2.15: Grovetown Roadway Functional Classifications



Map 2.16: Crash Clusters: 2013-2019



Summary

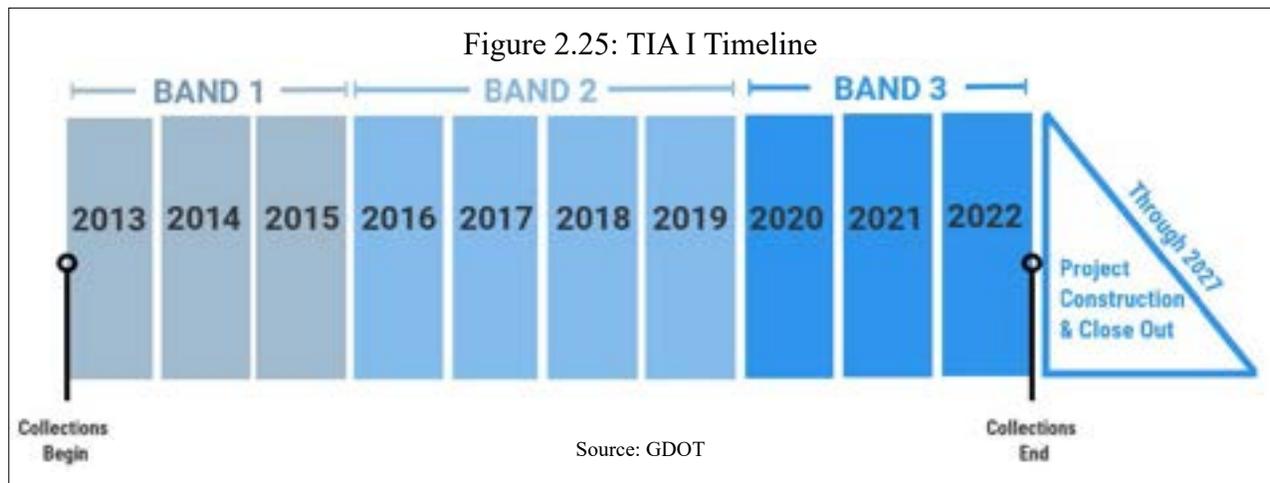
- 1,671 total crashes reported (2 fatal)
- 1,011 were intersection related
- 1,358 had no injuries
- Number of crashes per year ranged from 191 to 294
- Most crashes occurred at 4-6pm (388), followed by 2-4pm and 6-8pm
- 748 crashes were rear end collisions

Going forward, Grovetown officials and staff can work with GDOT, the MPO, and the RC to review problematic intersections and other areas of safety concern (including bicycle/pedestrian crashes), create action plans and apply for safety equipment.

EXISTING CONDITIONS

The Transportation Investment Act (TIA)

In 2012, the CSRA region was one of only three (3) in the state to pass the TIA (aka TSPLOST). The proceeds from TIA have been used to design and construct dozens of essential transportation improvements across all 13 counties in the region, either through the projects designated on the region’s final project list, or through the 25% discretionary funds. TIA represents a 1% transportation sales tax to fund regional and local transportation improvements, of which 75% of funds go to a predefined project list. Discretionary funds are used on a variety of projects, such as airports, roads, bridges, bike lanes, and pedestrian facilities. The funds can be used on any new or existing transportation projects, including operation and maintenance or as a match for state and/or federal funds. The regional TSPLOST was reauthorized in 2020 (through a vote in all 13 counties) to continue past 2022 for another 10 years. TIA projects are organized into 3 bands, as displayed in the figure below.



TIA I (2013-2022) Projects In and Near the City:

BAND 1

Wrightsboro Rd. improvements from Horizon South to Robinson Ave.

- Budget - \$3,000,000
- Completed: November 2017

Robinson Avenue widening

- Budget - \$8,000,000
- Completed: September 2018

BAND 2

Lewiston Rd. widening from I-20 to Columbia Rd.

- Budget - \$33,669,610
- Preliminary design is complete; preliminary right of way acquisition activity has begun
- Scope - Widen to 4 lanes with a raised median; also includes a diverging diamond interchange

BAND 3

Horizon South Parkway widening from I-20 to Wrightsboro Rd.

- Budget - \$26,198,019
- ROW acquisition activity has begun
- Scope - Widen to 4 lanes with a raised median

I-20/SR 47 interchange reconstruction

- Budget - \$12,774,570
- Projected Completion - July 2022
- Scope - Replace existing bridge and construct roundabouts at ramps to correct sight distance

TIA II (2022-2032) Projects In and Near the City:

BAND 1

Connection of Whiskey Rd segments from Guy Dr. to Butternut Dr. | Budget - \$300,000

Wrightsboro Rd. Resurfacing from Belair Rd. to Grovetown city limits | Budget - \$3,000,000

BAND 2

Intersection Improvements at Old Berzelia Rd. and Harlem-Grovetown Rd. | Budget - \$1,700,000

Reconstruct Whiskey Rd from Wrightsboro Rd project improvements to Guy Drive intersection
Budget - \$2,300,000

Old Wrightsboro Rd to Newmantown Rd - road realignment and improvements at Robinson Ave
Budget - \$9,550,000

Sidewalks and Alternative Modes of Transportation

One of the goals presented as a part of the ARTS Transportation Vision 2050 is “Continue to develop a multimodal transportation network that utilizes strategies for addressing congestion management, and traffic and pedestrian safety in the ARTS planning area”. Increasing the quality and availability of other forms of transportation (like public transit and bicycle and pedestrian facilities) assists in meeting this goal. Bicycle and pedestrian facilities are important because they provide an additional connection within and between neighborhoods, parks, shopping areas and other important destinations.

Grovetown residents are served by the Columbia County Rural Public Transit system. This van service is available by appointment (24 hour notice required) and can provide customers with access to facilities within all of Columbia County and all portions of Richmond County north of Gordon Highway. Transportation is provided to and from the following locations: education facilities, employment centers, shopping facilities, medical facilities, recreational facilities, general places of business. The Columbia County Rural Public Transit system is operated Monday through Friday from 8:00 AM to 5:00 PM. Wheel chair clients must be ambulatory or be escorted.

A portion of the Georgia Statewide Bicycle Route system passes through Grovetown. The “Augusta Link” originates in Augusta and travels through Grovetown on Wrightsboro Road. At the Robinson

Avenue intersection, the Augusta Link bicycle route continues west on Old Wrightsboro Road (SR 223) toward Thomson. Although this bicycle route passes through Grovetown, high volume and high speed traffic, combined with a lack of shoulders, makes the use of this route by inexperienced cyclists unlikely.

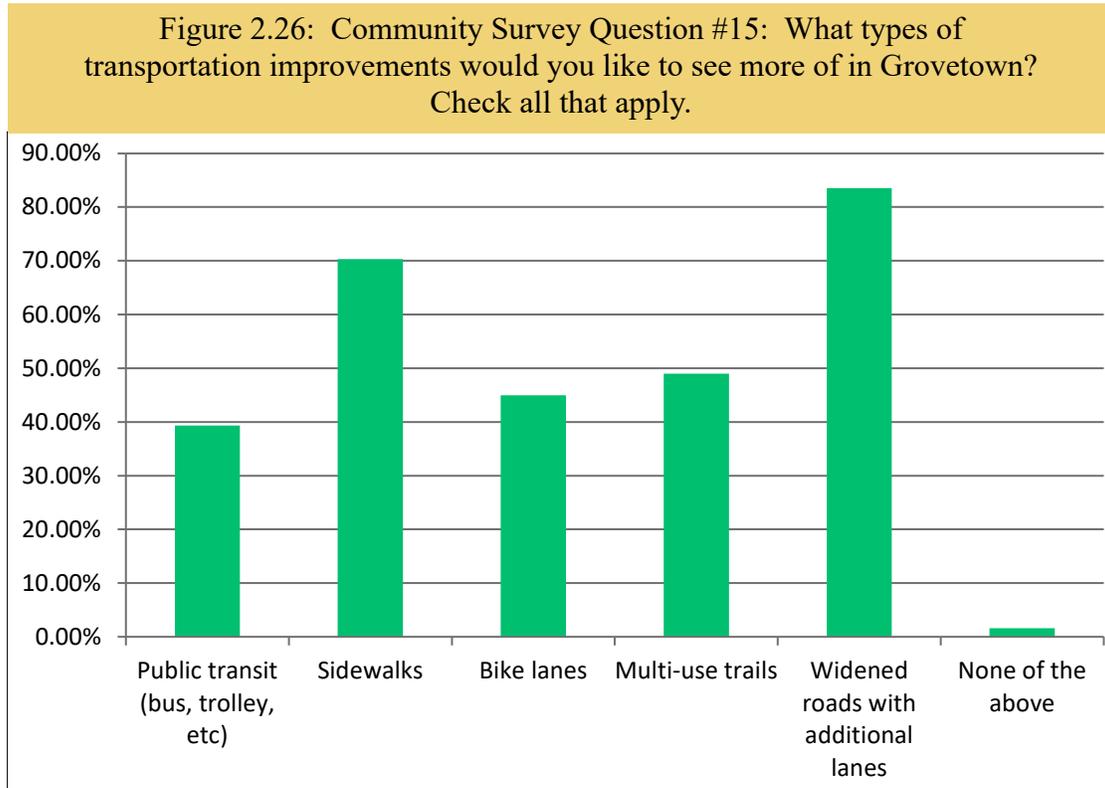
The ARTS 2050 project team determined that Grovetown has a concentration points of interest that may trigger a high demand for pedestrian or bicycle activity: parks, community centers, grocery stores, municipal buildings, etc. These areas in Grovetown should be studied more closely to determine the need for new or expanded bicycle and pedestrian facilities.

Sidewalks and bike lanes exist in different areas of the city and are of varying size and quantity, some included in neighborhoods and others along roadways. Sidewalks and bike lanes were added to Robinson Ave in the last few years and are used. Residents were asked to provide locations for potential sidewalks; these have been cataloged by the Planning and Development Department as it creates its infrastructure plans.



EXISTING CONDITIONS

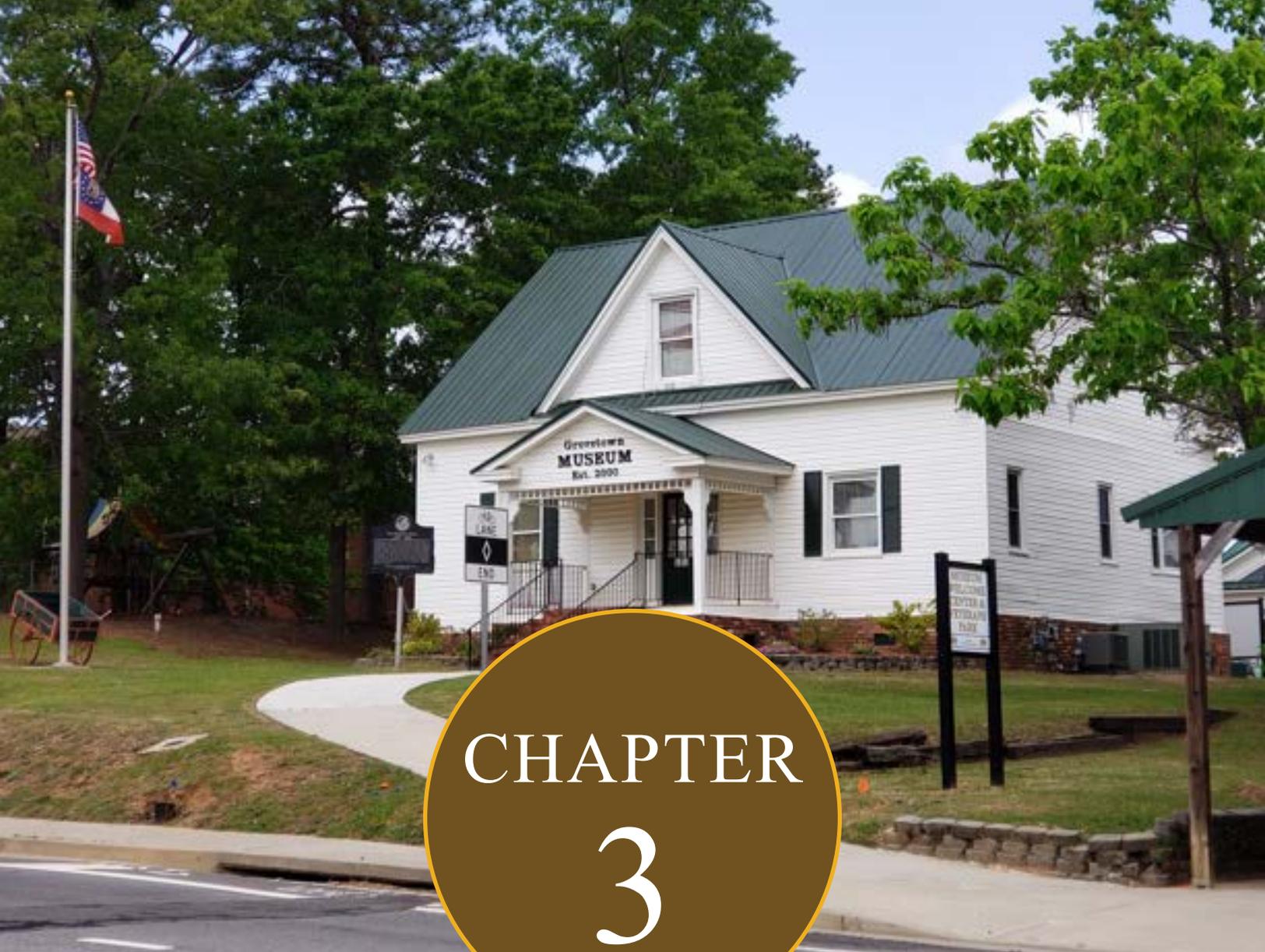
The community survey for this comprehensive plan asked residents to rank the transportation improvements they would like to see in the city. At the top of the list were widened roads, sidewalks, and multi-use trails. Stakeholders were also asked to provide comments on specific areas of town in need of sidewalks or crosswalks. A full sidewalk inventory with mapped locations and condition will aid the city in setting priorities for where to install new sidewalks and other bike/ped safety facilities. GDOT has funding available for purchasing safety signals and beacons that the city can apply for; it will have to provide installation and maintenance.



Stakeholder discussion during the planning process touched on the following transportation topics:

- Traffic congestion
- Availability of sidewalks
- Availability of crosswalks
- Areas of low/obscured visibility
- Difficulty crossing lanes

As the city implements the 2050 MTP and develops more specific area plans and initiatives, these community conversations should continue. Encouraging area schools to become Safe Routes to School partners and performing walk audits with citizens and staff are two ways of keeping the conversation going.



CHAPTER 3

Community Vision

This section of the comprehensive plan includes:
Community Needs and Opportunities
Community Goals
Future Development

Community Needs & Opportunities

A list of needs and opportunities for several topical areas was created over the course of the 2021 Comprehensive Plan planning process. Several factors contributed to the creation of the community needs and opportunities list: general public input, involvement of the stakeholder committee, a community survey, review of 2016 needs and opportunities, and a SWOT analysis. The SWOT analysis also provided support for long-term goals and work program activities developed further along in the planning process.

The following topic areas are covered:



Broadband & Technology Services



Economic Development



Housing



Community Facilities & Services



Natural & Cultural Resources



Transportation & Land Use

In contrast to the long-term focus of the Community Goals section, the Needs and Opportunities section conveys a short and mid-term focus.

The topic-specific lists on the following pages are not exhaustive or all-inclusive of local issues. They can change as the community does. Some items have been retained or updated from previous planning cycles. Additionally, the community work program found in Chapter 4 provides activities that will address some of items noted herein.

COMMUNITY VISION

Questions Posed to Citizens:
What does the city do well?
What advantages does it have over other places?
What unique resources/knowledge can it draw on?

Questions Posed to Citizens:
What could the city improve upon? Where does it have fewer resources than other places?
What knowledge is lacking?

Strengths (S)

Safety
Small town feel
Diversity in the population
Location (proximity to amenities, larger cities, I-20, Fort Gordon, etc.)
Strong school system
Quality healthcare nearby
County Chamber of Commerce location in the city
Ability for annexation
Remaining local history
TSPLOST projects and discretionary funds
Overall cleanliness
Community communications
Residential population growth
Several public parks
Good trash pick-up service
Military-friendly
Municipal water/sewer available
Having dedicated technology staff and full cyber security suite
Increasing population

Weaknesses (W)

Traffic congestion
Lack of public transportation
No activities/entertainment
No downtown
No bars
Lack of industry diversity
Lack of traffic control measures
Poor drainage in some areas
Reduced available land to develop in existing limits
Lack of incentives for desirable development
Lack of sidewalks
Vacant buildings, particularly commercial
No hospital
Rental housing shortage
Aging infrastructure (e.g. water/sewer pipes, roads)
Lack of curb and gutter in some areas
Insufficient public safety personnel on duty to correspond with the City's explosive growth rate
Insufficient Internet access for some residents

Questions Posed to Citizens:
What opportunities are open to the city?
What trends could it take advantage of?
How can the city turn its strengths into opportunities?
Are there programs/partnerships the city can expand?

Questions Posed to Citizens:
What threats could harm/inhibit city operations?
What are the county and nearby cities doing?
What threats do the city's weaknesses expose it to?

Opportunities (O)

- Creating incentives for desired development and job creation
- Establishing additional youth programs & sports
- Partnering with area corporations (e.g. Amazon)
- Supporting industries and military-focused businesses for Fort Gordon (e.g. cyber, daycare)
- Increasing city beautification efforts
- Recruiting additional banks
- Improving land use controls
- Utilizing vacant buildings for new business or community activities
- Increasing entertainment options
- Adding trails, parks and recreation
- Creating a city center/downtown
- Developing an improvement plan for infrastructure
- Expanding existing businesses
- Increasing the number of city events
- Increasing promotion of city offerings for residents and businesses
- Annexing additional land for growth
- Working with developers and the state to develop additional housing
- Extending employee training options (e.g. personal computing software, public safety training beyond the basic requirements)

Threats (T)

- Losing the cultural history of Grovetown
- Lack of funding for improvements
- Limited infrastructure
- Uncontrolled or misguided growth
- Transient population/loss of native residents
- Commuter traffic through the city
- Train derailment
- Higher taxes
- Employee retention competition with larger surrounding communities
- Possibility of Fort Gordon leaving

COMMUNITY VISION

Broadband & Technology Services

Needs

Improve city technology to stay ahead of cyber attacks and vulnerabilities

Connect or improve broadband in under-served areas

Opportunities

Partner with Columbia County for broadband expansion

Increase public WiFi access at locations such as City Hall, parks, and recreation areas

Improve resident and staff education on cyber security

Invest in community outreach via cellphone apps to encourage citizen engagement on devices they currently use

Economic Development

Needs

Recruit a greater number and variety of retail and other business establishments to locate within the municipal limits

Promote diversity of workforce housing and other options to aid recruitment

Increase communication and relationship building with the Chamber of Commerce and Development Authority

Opportunities

Additional businesses and contractors to locate in the city due to Fort Gordon Army Cyber Command expansion

Renovate and reuse vacant commercial buildings

Create and promote heritage tourism opportunities

Establish relationships with higher education facilities like Augusta Tech

Housing

Needs

Rehab or redevelop deteriorated housing stock

Increase housing variety of style, density, and price point

Demolish vacant, dilapidated homes and accessory buildings

Opportunities

Partner with developers to create additional housing at a variety of price points

Utilize the URP's defined redevelopment areas and provided implementation plan

Participate in GA Initiative for Community Housing

Inventory housing stock

Land Use

Needs

Create a city center/downtown core development area

Beautify and improve "Old Grovetown" area

Maintain compatible use with Fort Gordon missions as city expands

Review and revise city ordinances, permit processes, and fees

Opportunities

Promote higher-density development patterns where appropriate to reduce distances between residential, retail and office areas

Community Facilities & Services

Needs

Proper provision for water and sewer discharge service for the growing population

Address flood and drainage problems throughout the city

Allocate funds for additional public safety, fire, and public works equipment, buildings, personnel, and vehicles

Create more community event space in city limits

Opportunities

Increase public park space, trails, and recreational opportunities for all ages

Increase the amount of sidewalks and bike paths

Increase citizen knowledge of city offerings and inner-workings

Coordinate with RC and other communities on regional initiatives

Natural & Cultural Resources

Needs

Protect the quality of drinking water sources, wildlife habitat and significant historic resources from the effects of new development

Incorporate a greater portion of natural landscape and open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains

Opportunities

Work with property owners to protect and preserve historic properties remaining in the city

Transportation

Needs

Ensure that adequate funds exist to meet long-term street maintenance responsibilities

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

Perform safety assessments of high crash areas

Implement safety improvements for high crash intersections and corridors

Assess corridors with high numbers of crashes involving bicycles or pedestrians to identify specific safety improvements

Increase participation in MPO efforts.

Opportunities

Increase pedestrian/bicycle safety and access

Utilize TSPLOST discretionary funds for unfunded or underfunded projects

Take advantage of opportunities to pilot the integration of Connected and Automated Vehicle technologies

Adopt age-friendly designs for infrastructure to enable seniors to age in place

Community Goals

Stakeholders and other planning participants have identified the planning goals of the City of Grovetown. The “Community Goals” component of the Plan includes the following elements:

List of Goals: The goals list consists of broad statements of understanding and intent regarding the community’s long-term growth and development vision. Some transportation-related goals and policies have been pulled from the 2050 MTP.

Policies: To accompany the goals, a list of supporting policies was developed, some as ongoing initiatives. During the course of the 2021 Comprehensive Plan process, the previous work program items and objectives were reviewed. Some of these items were deemed more appropriate as goals or as supporting policies for goals and moved to this section.



Broadband & Technology Services

Goals

- Ensure the city government infrastructure is protected from cyber-related threats.
- Improve access to affordable high-speed Internet for all citizens, businesses and organizations throughout the city.

Supporting Policies

- Work with Columbia County to expand infrastructure.
- Evaluate city technology infrastructure periodically and update as needed.
- Promote and support resident and staff training and announcements related to cyber security
- Streamline record-keeping functions.

Economic Development

Goals

- Ensure that new employment options include higher-paying administrative and professional services, high-tech and medical positions.
- Obtain a greater number and variety of retail establishments to locate within the municipal limits.
- Focus retail recruitment efforts to character areas along major thoroughfares.

Supporting Policies

- Collaborate with regional economic development agencies to develop a diverse economy based on multiple industry sectors and employment opportunities in the city limits.
- Improve the appearance of the city to entice additional business investment.
- Promote the formation of local private business groups that can focus their energy on marketing Grovetown as an attractive business location.
- Retain regular contact with Columbia County Chamber of Commerce and Columbia County Development Authority to strengthen and maintain the relationship.
- Promote and utilize cultural sites to increase heritage tourism.

Housing

Goal

- Provide safe, clean and affordable housing choices to Grovetown residents of varying income levels.

Supporting Policies

- Redevelop deteriorating manufactured housing stock into higher-density or mixed use development.
- Acquire and demolish vacant and dangerous buildings that do not conform to minimum licensing and inspection requirements.
- Focus redevelopment activity in the central portion of Grovetown to promote a defined town center.
- Develop multi-family housing options for residents who may not be able to purchase single-family homes.
- Partner with developers to create affordable single-family units throughout the city.
- Partner with the private sector and/or government agencies to develop housing assistance programs.
- Utilize the urban redevelopment plan for development decisions in those areas, and update the plan as needed.

COMMUNITY VISION

Land Use

Goals

- Promote efficient and effective land use, development patterns and existing infrastructure that improve safety and economic vitality, maintain access to necessary resources, and eliminate/mitigate incompatible uses.
- Maintain compatible development with Fort Gordon training activity as city growth moves closer to training areas.
- Establish a recognizable city center/downtown core area.

Supporting Policies

- Preserve and enhance the natural and built environments through context-sensitive solutions that exercise flexibility and creativity to shape effective transportation solutions.
- Discourage development in conservation or preservation areas by limiting access to those areas.
- Promote the concentration of future employment and other activity centers along existing and planned major travel corridors.
- Maintain active communication with Fort Gordon on land use plans and potential mission conflicts.
- Promote cohesive land development, land acquisition, and aesthetics in the defined city center area.

Community Facilities & Services

Goals

- Eliminate drainage problems within the city.
- Ensure the effective provision of services, parks and recreational opportunities for the city's growing population.

Supporting Policies

- Convert existing city thoroughfares from open-ditch section streets to curb and gutter streets where part of conventional development.
- 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.
- Incorporate active recreation areas into new developments.
- Identify areas where small public parks can be developed to improve community accessibility.
- Improve accessibility to library services.
- Create and maintain partnerships with national recreational sports groups to provide a variety of recreational options.
- Gradually increase the amount of city staff to provide services – particularly administrative and development related staff.
- Maximize the use of the community resource character area as a location for new city facilities.
- Pursue grant funding from sources such as Community Development Block Grants (CDBG) and U.S. Department of Agriculture (USDA) community facilities program for infrastructure improvements.

Natural & Cultural Resources

Goals

- Protect the quality of drinking water sources (i.e. streams, ponds, lakes, etc.) from the effects of new development.
- Protect and promote the reuse of remaining historic properties in Grovetown, and emphasize the city's historic heritage.
- Enhance the social and environmental fabric of the region.

Supporting Policies

- Incorporate open space and natural landscape into new developments.
- Improve or increase standards that provide community-wide protection to sensitive wetland habitats.
- Reduce the amount of impervious surfaces in new development and increase tree planting/protection standards to reduce the amount of storm water runoff generated by development sites.
- Provide additional facilities for the Grovetown Museum as needed in order to accommodate work space, storage and event space, handicapped access and emergency access/egress.
- Remain up-to-date with Part V Environmental Planning Criteria and associated local ordinances and protections.
- Review updates to the regional water plan and opportunities for local implementation.

Transportation

Goals

- Increase pedestrian/bicycle safety and access to all portions of the city.
- Create greater interconnectivity between streets and developments to reduce dependency on existing major roadways.
- Improve traffic safety and improve the security of transportation systems.
- Maintain and preserve the existing transportation system to provide safe and reliable movement of persons and goods/freight while improving access along major roadways.

Supporting Policies

- Improve transportation system resiliency when (re)constructing roads, highways, and bridges.
- Protect adequate rights-of-way in newly developing and redeveloping areas for pedestrian, bicycle, transit, and roadway facilities.
- Promote recreational trail network connections in new developments.
- Provide for non-vehicular access between developments.
- Implement the recommendations of "Safe Routes to School" walk audits.
- Explore funding measures necessary to create a reserve fund for long-term street maintenance.
- Promote higher-intensity development patterns in order to decrease the amount of new public facilities/utilities being added to the city's street system.
- Develop access management standards for major roadways.
- Coordinates safety improvements with planning initiatives.
- Reduce or mitigate the storm-water impacts of surface transportation.
- Periodically review GDOT's complete streets methodology and determine opportunities for local action.

Future Development: Character Areas

The Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the state of Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City of Grovetown administers and enforces zoning regulations. Therefore, the state's land use element requirement applies to the 2021 Comprehensive Plan.

Inclusion of a land use element within a comprehensive plan document is a sound initiative within a comprehensive plan. Perhaps no other comprehensive planning element better relates to a community's long term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2021 Comprehensive Plan's land use component being inclusive of multiple aspects that work together and have an influence on the community.

This section of the planning document focuses on one principal component - character areas. During the 2006 Comprehensive Plan process, Grovetown opted not to prepare a future land use map but instead to focus on Character Areas (CAs). These CAs were revised over the years and retained in the 2021 plan. Character Area maps and supporting narratives provide a description of preferred land uses for varying sections of Grovetown and are the principal means by which the long-term land use goals and policies of the city are represented. The character areas will be considered by local authorities when making land use recommendations, determinations, interpretations, and decisions in the future.

The Character Areas included in this document include the following information for each as well as example photos:

**General
Description**

**Primary Land
Uses**

**Implementation
Measures**

The 2021 Comprehensive Plan’s Character Area Map is located below. When determining how best to use the character area maps and supporting narratives, the reader should be mindful of the following two (2) parameters:

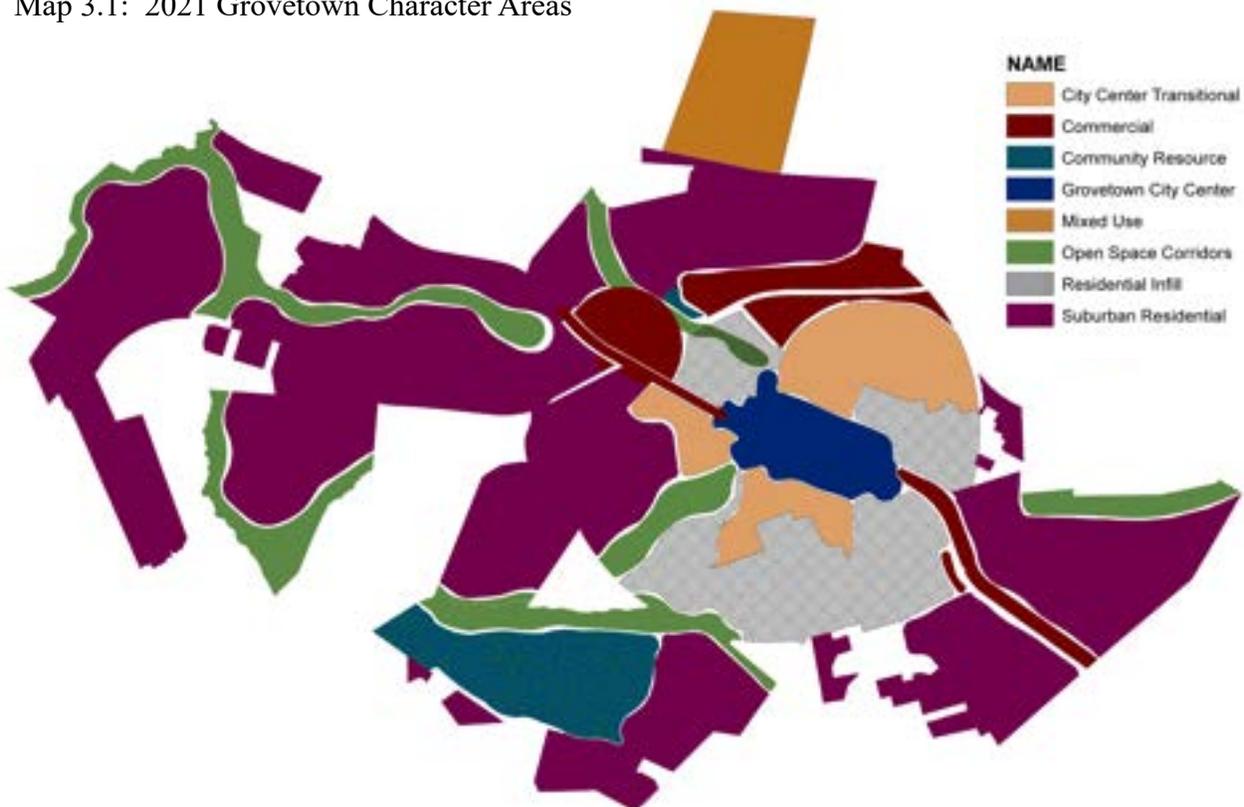
Character Area Boundaries: Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent “approximate” character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (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 other sections of the Plan or other local policy document. Generally, a tract should develop

according to the parameters established in the specific character area in which it is located. The City is strongly encouraged to initiate amendments to its Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

Character Area Narratives: The narratives located on the following pages correspond to the Character Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

The Character Area Map presented herein, is an update to (and supersedes) the prior character area map that was included in the 2016 comprehensive plan document. The 2021 character area map contains 8 total character areas for the city.

Map 3.1: 2021 Grovetown Character Areas



City Center Transitional

General 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.

Primary Land Uses

Residential
Commercial
Public/Institutional (Office)



Implementation Measures

- 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.

Commercial

General Description

The commercial character area is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Columbia County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.



Primary Land Uses

Commercial
Retail
Public/Institutional (Office)

Implementation Measures

- Provide incentives for new businesses to locate here.
- Add and require bicycle and pedestrian facilities to create connections to downtown and nearby residential areas.
- Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.
- Utilize uniform design standards for buildings and landscaping.
- Review signage guidelines for this area and adjust accordingly.
- Control vehicular access via utilization of access management features that extend curb spacing and promote shared access.



COMMUNITY VISION

Community Resource

General 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.

Primary Land Uses

Parks/Recreation/Conservation

Public/Institutional

Implementation Measures

- 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.



Grovetown City Center

General 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. It can also include 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.

Primary Land Uses

Residential
Commercial
Public/Institutional (Office)
Mixed-Use



Implementation Measures

- Promote office, retail, and institutional uses primarily within mixed-use buildings.
- Provide assistance to homeowners who wish to have their home listed on the National Register of Historic Places.
- 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 where feasible.
- Provide opportunities for on-street parking (except on Robinson Ave) and street design features that slow traffic (traffic calming features) to ensure that the district remains pedestrian-friendly.

Mixed Use

General Description

This character area incorporates a large area north of Grovetown that was annexed into the city several years ago. It is designated as a planned unit development district (PUDD) and can accommodate a variety of land uses if appropriately planned and arranged. A mixture of single family homes, townhomes, apartments, senior living, office space, and commercial would be beneficial to citizens. Design features that create a sense of place, including landscaping, signage and bicycle/pedestrian connections enhance the overall quality of the area.

Primary Land

Uses

Residential
Commercial
Public/Institutional
(Office)



Implementation Measures

- Provide development or reuse incentives to incorporate a variety of uses, and work with developers to create pedestrian-oriented designs in appropriate areas.
- Ensure proper buffering between different uses.
- Incorporate usable green space into residential development.
- Promote a variety of densities in housing options.



Open Space Corridors

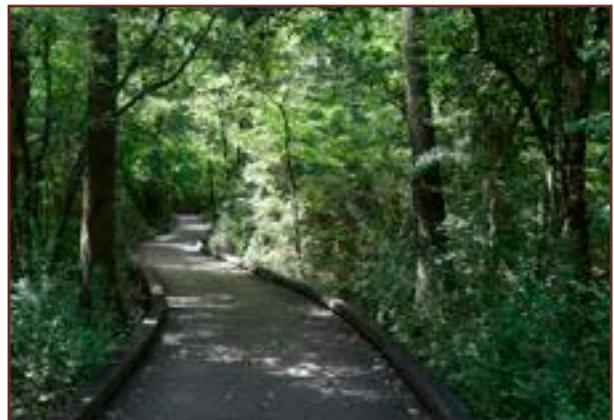
General Description

The open space corridors 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 various 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.



Implementation Measures

- 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.
- Require buffer areas and/or trail easements.



COMMUNITY VISION

Residential Infill

General 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 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 ‘Grovetown city center’ and “center city transitional” areas.

Primary Land Uses

Residential

Parks/Recreation/Conservation

Implementation Measures

- 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.



Suburban Residential

General Description

The suburban residential character area includes developed and undeveloped areas of the city intended for low to medium 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. Opportunities for the creation of additional senior housing in the area are being explored. This area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.



Primary Land Uses

Residential
Commercial
Parks/Recreation/Conservation

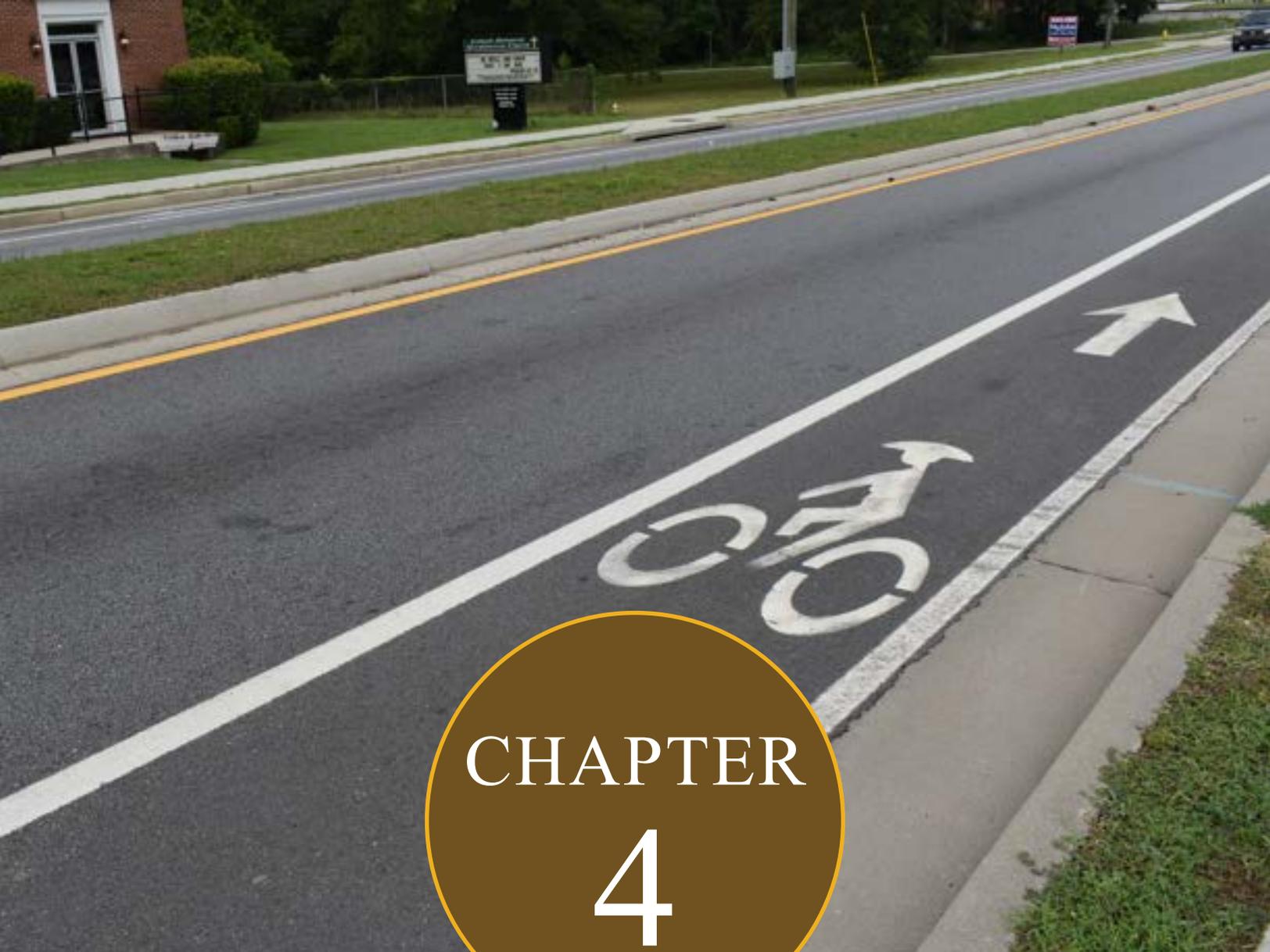


Implementation Measures

- 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.







CHAPTER 4

Plan Implementation

Critical to any planning process are the actions a community plans to take to address identified issues and opportunities. This section of the comprehensive plan includes the following:

2016-2021 Report of Accomplishments
2021-2026 Community Work Program

Report of Accomplishments

This section of the 2021 Comprehensive Plan presents the Report of Accomplishments for the City of Grovetown's 2016-2021 Community Work Program (CWP).

A list of activities from the prior 2016--2021 CWP is included and assigned the following identifiers to acknowledge the status of each project as:

Completed

The listed activity has concluded.

Ongoing

The listed activity has started and is continuing.

Postponed

The listed activity has not been started or has halted for some reason.

Not Accomplished

The listed activity has not moved forward and will not appear in the 2021 work program.

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for comprehensive planning.

Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish an Enterprise Zone.			X		This activity was postponed due to lack of staff expertise and is revised in the 2021 CWP.
Apply for DCA Opportunity Zone designation, particularly in URP areas.			X		This activity was postponed due to lack of staff expertise and is revised in the 2021 CWP.
Create an annual marketing document that provides Grovetown development activity information to development interests.		X			This activity is revised in the 2021 CWP.
Partner with local colleges/universities to examine and develop connections between course offerings and emerging local industry.			X		This activity was postponed due to lack of staff capacity.
Create a development incentives package for companies creating 5+ professional jobs.			X		This activity was postponed due to lack of staff expertise and is revised in the 2021 CWP.
Attract companies with 5+ professional jobs.			X		This activity was postponed due to lack of staff expertise and is revised in the 2021 CWP.
Recruit high-tech and medical employers.		X			This activity is not included in the 2021 CWP.

PLAN IMPLEMENTATION

Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Meet with homeowners of National Register eligible properties to discuss possible nomination.			X		This activity was postponed due to lack of staff capacity.
Nominate remaining structures for the National Register of Historic Places.			X		This activity was postponed due to lack of staff capacity.
Create an architectural plan for reconstruction of the old train depot.			X		This activity has been postponed until a decision about reconstruction can be reached and is revised in the 2021 CWP.
Reconstruct the old train depot.			X		This activity has been postponed until a decision about reconstruction can be reached and does not appear in the 2021 CWP.
Apply for “Tree City USA” designation.				X	Lack of local interest

Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
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				
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			The city is currently working with several developers who desire to build in the city center.

Housing

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Partner with a developer to begin redevelopment efforts in the Katherine Street and Robinson Avenue areas.	X				
Conduct a housing study to determine quantity and condition of housing stock.		X			The City has conducted a survey of blighted properties only so far. This activity is revised in the 2021 CWP.
Hire a part-time inspector or reallocate available funds for property preservation.			X		This activity was postponed due to lack of funds. It is revised and included in the Community Facilities & Services section of the 2021 CWP.
Investigate the creation of a land bank authority and decide whether or not to create one.		X			
Apply for CDBG funds for demolition/removal of structures			X		This activity was postponed to enable the city time to develop a process or program to handle demolition and removal of structures.
Offer incentives for redevelopment in the URP areas.	X				
Partner with a developer to create affordable single-family units throughout the city.		X			This activity is regarded as a policy and is not included in the 2021 CWP.

PLAN IMPLEMENTATION

Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Accommodate some city building space needs through new construction in the “community resource” character area.		X			The City is currently acquiring land for future expansion of city facilities. This activity is revised in the 2021 CWP.
Apply for U.S. Department of Homeland Security’s Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.			X		The City was ineligible during the previous planning period due to financial non-compliance.
Apply for U.S. Justice Department’s Justice Assistance Grant to support law enforcement services.			X		The City was ineligible during the previous planning period due to financial non-compliance.
Work with the Forestry Department on the creation of trails for recreational use.	X				
Establish formal agreements with Augusta-Richmond and Columbia counties to secure the provision of additional water volumes.	X				
Secure formal agreements with Augusta-Richmond and Columbia counties to allow for increased sewerage discharge into county systems.	X				
Identify areas within the city where flooding and drainage issues exist and begin efforts to address these areas.		X			
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).			X		This project is postponed until a list is areas in need can be developed. This activity is revised in the 2021 CWP to include more areas.
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.				X	TE funding no longer exists. The city is putting together a list of areas in need and seeking new funds.
Construct a new Water Pollution Control Plant and rehab existing sewerage collection system.	X				

GROVETOWN COMPREHENSIVE PLAN 2021-2026

Amend land development regulations to require new large residential developments to include active recreation areas.		X			This activity is now located in the Land Use section of the 2021 CWP.
Construct an 8 inch water line along Harlem/ Grovetown Rd to connect to the Columbia County above ground storage tank on Louisville Rd.	X				

Transportation

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
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 to allow for right-of-way reservation.		X			
Construct sidewalks along Harlem-Grovetown Rd and within Sylvester Heights.	X				
Identify locations for future greenway expansions extending from the Euchee Creek Greenway through “open space corridor” character areas.	X				
Amend land development regulations to require the provision of greenway trail easements when new development is occurring in identified greenway corridors.			X		This project is delayed until more research can be done on implementation and impacts.
Add bicycle and pedestrian facilities to defined portions of Wrightsboro Rd.	X				
Add bicycle and pedestrian facilities to defined portions of Robinson Ave.	X				
Become a partner of the GA Safe Routes to School program and complete a walk audit.			X		This activity was postponed for additional school outreach and is revised in the 2021 CWP.
Create a Multi-use Trails Plan for the city.		X			The city is currently exploring options for more sidewalks and multi-use trails. This activity is revised in the 2021 CWP.

Community Work Program

The Grovetown Comprehensive Plan 2021-2026 Community Work Program (2021 CWP) component establishes priority activities which the city government and/or other vested or partnering agencies will undertake over the next five (5) years.

The Community Work Program is the key implementation tool for addressing the needs and opportunities identified during this planning process and mentioned earlier in the plan document. Although designed by local planning participants to guide community building activities prioritized from the “bottom-up,” the Community Work Program is structured to adhere to minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.

Consistent with state rules, the 2021 Comprehensive Plan’s Community Work Program includes the following information:

Activity Description	Timeframe for Undertaking the Activity	Responsible Party (includes likely partners)
Cost Estimate (If known; TBD = To Be Determined)	Funding Source(s)	

During the course of the plan development process, the previous work program was reviewed. Some of the activities were deemed more appropriate as supporting policies for goals. Others were eliminated or revised.

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<i>Economic Development</i>								
Activity	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Work with the Columbia County Development Authority to determine appropriate locations to establish Enterprise or Opportunity Zones and apply for them as appropriate.	X	X	X			City, Development Authority	TBD	General Fund
Create a marketing document or other resource that promotes Grovetown for development, businesses, and residents.	X	X	X	X	X	City, Chamber, Development Authority, RC	TBD	General Fund, Grants
Partner with Augusta Tech to examine and develop connections between course offerings and emerging local industry.		X	X			City, Augusta Tech	Staff Time	General Fund
Create a development incentives packages for companies creating jobs in City-defined employment sectors.	X	X	X			City, Chamber, Development Authority	Staff Time	General Fund, Grants
Work with Fort Gordon to develop a list of support business types to recruit.	X	X				City, Fort Gordon	Staff Time	General Fund
Continue development partnership in Katherine St./ Robinson Ave. areas to create commercial and residential space.	X	X	X	X	X	City, Private Sector	Varies	Private Funds, Grants

PLAN IMPLEMENTATION

<i>Housing</i>								
Activity/Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Apply to join the GA Initiative for Community Housing.		X				City, RC	Staff Time	General Fund, DCA
Initiate and utilize a city demolition program to clear vacant, abandoned properties.	X	X	X	X	X	City	Varies	General Funds, Grants
Conduct a housing inventory to determine current quantities and condition of housing stock and variety.		X	X			City, RC	TBD	General Fund, DCA
Investigate the creation of a land bank authority and decide whether to create one.	X	X				City	Staff Time	General Fund
Apply for CDBG funds for demolition/removal of structures.		X	X	X	X	City, RC	TBD	General Fund, DCA

GROVETOWN COMPREHENSIVE PLAN 2021-2026

<i>Community Facilities and Services</i>								
Activity/Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Acquire more land throughout the city for public facilities expansion.	X	X	X	X	X	City	\$1 million	General Fund
Apply for U.S. Department of Homeland Security’s Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.	X	X	X	X	X	City, RC	TBD	General Fund
Apply for U.S. Justice Department’s Justice Assistance Grant to support law enforcement services.	X	X	X	X	X	City, RC	TBD	General Fund
Work with a developer to have land deeded in chosen locations to expand the Euchee Creek Greenway.	X	X	X	X	X	City, Private Sector	Varies	Private Sector, Donations
Identify areas within the city where flooding and drainage issues exist and begin efforts to address these areas.	X	X	X	X		City, RC	Varies	General Fund, CDBG, Other Grants
Compile a list of areas within the city that need curb and gutter.	X	X				City	Staff Time	General Fund
Apply for funding to install curb and gutter in targeted areas.		X	X	X	X	City, RC	TBD	General Fund, CDBG, Other Grants
Water sewer system improvements – Wrightsboro Rd upsizing		X				City	600,000	SPLOST
Renovate the Courthouse.	X					City	100,000	SPLOST, General Fund

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Purchase additional public works equipment (e.g. dump trucks, street sweeper, etc).	X	X	X	X	X	City	\$500,000	SPLOST
Purchase a new fire truck.				X	X	City	\$1.4 million	SPLOST, General Fund
Conduct improvements at Goodale Park.	X	X				City	\$859,213	SPLOST, General Fund
Conduct water system upgrades along Newmantown Road: Upsizing the line, Water tower, looping the line back to Dodge Lane.		X	X			City	\$2.9 million	SPLOST, Water/Sewer
Construct a combination facility: fire station #3 and public safety training complex.					X	City	3 million	SPLOST, GO Bond
Upgrade the Water Department’s facilities.		X				City	\$200,000	Enterprise Fund
Construct an addition to Liberty Park Recreation Center.				X		City	\$500-600,000	SPLOST, GO Bond
Add greenspace or park in “Old Grovetown”.			X			City	\$50-70,000	General Fund
Launch the inaugural class of Grovetown “Citizen’s College” program.		X				City	Staff Time	General Fund
Hire a full-time inspector to focus on infrastructure.		X				City	TBD	General Fund
Participate in regional food asset mapping - provide locations of known community gardens and other assets for regional mapping effort.	X	X				RC, City	Staff Time	General Fund, DCA
Identify additional areas within the city where water/ sewer infrastructure needs improvement and begin efforts to address these areas.		X	X	X		City, RC	Varies	General Fund, CDBG, Other Grants

GROVETOWN COMPREHENSIVE PLAN 2021-2026

Transportation								
Activity/Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Work with local, regional and state organizations to develop a Major Thoroughfare Plan or similar document to identify the location of future arterial and collector streets in the Grovetown vicinity to allow for right-of-way reservation.	X	X	X			City, MPO, RC, Private Sector	TBD	Undetermined
Conduct a sidewalk inventory.		X	X			City, RC	Staff Time	General Fund, GDOT, DCA
Create a Bicycle and Pedestrian Plan.			X	X		City, RC, MPO	Staff Time	General Fund, GDOT, DCA
Conduct outreach to area schools to perform walk audits or become SRTS partners.	X	X	X	X	X	City, RC, SRTS Resource Center	Staff Time	General Fund, GDOT, SRTS
Install sidewalks and crosswalks throughout the city.		X	X	X	X	City	\$1 million	SPLOST, General Fund
Add streetlights on Robinson Ave.	X	X				City	\$100,000	SPLOST
Conduct Lory Lane full depth reclamation.		X				City	\$600,000	TSPLOST, General Fund
Resurface streets throughout the city using the LMIG priority list.		X	X	X	X	City	\$500,000	LMIG, TSPLOST, General Fund
Purchase new equipment for pothole repair.		X				City	\$125,000	TSPLOST, General Fund
Widen Katherine Street.					X	City	\$1.5 million	SPLOST, TSPLOST, General Fund
Connect Whiskey Rd. segments - Guy Rd. to Butternut Dr.				X		GDOT	\$300,000	TSPLOST
Conduct preliminary engineering for roadway safety improvements - Wrightsboro Road between Jimmie Dyess Pkwy and Harlem Grovetown Road / Robinson Ave.		X	X	X		MPO, City	\$247,000	Varies

PLAN IMPLEMENTATION

<i>Land Use</i>								
Activity/Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Conduct one or more workshops to discuss and develop “town center’ ideas.		X	X			City, RC	Varies	General Fund, Grants, DCA
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	X		City, Private Sector	TBD	General Fund, Private Sector, Grants
Participate in Fort Gordon compatible use study implementation efforts.	X	X	X	X	X	City, RC	Varies	General Fund, OEA Grants, DCA
Develop a community improvement plan for “Old Grovetown”.	X	X	X	X	X	City	TBD	General Fund
Include Fort Gordon rezoning notification buffer on maps.	X					City, County	Staff Time	General Fund
Amend land development regulations to require new large residential developments to include active recreation areas.		X	X	X	X	City	Staff Time	General Fund
Review and update permit/ application fees.	X	X				City	Staff Time	General Fund
Determine the feasibility of amending land development regulations to require the provision of greenway trail easements when new development is occurring in identified greenway corridors.				X	X	City	Staff Time	General Fund

Natural and Cultural Resources								
Activity/Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Meet with homeowners of National Register eligible properties to discuss possible nomination.		X	X	X		City, RC	Staff Time	General Fund, HPD, Grants
Nominate structures for the National Register of Historic Places.				X	X	City, RC	\$3,000-5,000 per application	General Fund, HPD, Grants
Analyze the preservation possibilities for the Clifford House and develop an action plan.	X	X	X			City, RC	TBD	General Fund, HPD, Grants
Determine the feasibility of reconstructing the old train depot, and pursue reconstruction or an alternative path to creating public space downtown.			X	X		City, RC, Private Sector	TBD	General Fund, Grants
Address Part V Environmental Planning Criteria ordinance updates as appropriate.	X	X	X	X	X	City, RC	Staff Time	General Fund, DCA

PLAN IMPLEMENTATION

Broadband and technology services								
Activity/Project	Timeframe					Responsible Party	Cost Estimate	Funding Source(s)
	2021-22	2022-23	2023-24	2024-25	2025-26			
Adopt the DCA broadband model ordinance or equivalent.	X	X				City, RC	Staff time	General Fund, DCA
Apply for DCA Broadband Ready designation.	X	X				City, RC	Staff time	General Fund, DCA
Add to or improve WiFi access at public facilities such as city hall and city parks.	X	X	X			City	\$15,000	General FUND
Work with Columbia County broadband office to improve access for city residents and businesses.	X	X	X	X	X	City, County	TBD	General Fund



APPENDIX

This section of the comprehensive plan includes additional information and documentation of public involvement efforts described in the public involvement overview in Chapter 1. This includes: stakeholder committee member names, meeting dates, sign-in sheets, newspaper ads, social media and website clips, and community survey summary graphs.

Public Involvement

Stakeholder input and feedback was used directly in plan involvement at every phase, from the SWOT analysis to the specific implementation measures that form the community work program. Identified stakeholders represent a variety of disciplines and backgrounds and helped to guide plan development. These individuals include policy makers and others able to affect the plan, those affected by the plan, and partners in plan implementation.

The following pages include stakeholder committee names, meeting sign in sheets, social media/website posts, and newspaper ads.

Stakeholder Committee Members

- Elaine Matthews
- Harmit Bedi, City staff
- Jonathan Bush, City staff
- Allen Transou, City Council
 - Eric Blair, City Council
- Terry Hays, resident; Board of Zoning Appeals
 - Robert Johnson, resident
- Samantha Brown, resident; Planning Commission
 - Estacy Porter, resident; business owner
 - Ed Connell, resident; Planning Commission
- Jennifer Bramblett, resident; Planning Commission
- Shelly Kandian, resident; Planning Commission
 - Abby Miller, resident; business owner
 - Michael Franks, Fort Gordon



Stakeholder Committee Meetings

The Stakeholder meetings were held on the following dates:

- August 5, 2020
- September 15, 2020
- October 13, 2020
- November 17, 2020
- January 19, 2021
- March 16, 2021

Stakeholder committee meetings were held in-person, and they were streamed live via the city's Facebook page.

Public Hearings

Two required public hearings were held during the planning process to provide residents the opportunity to comment on the plan.

These hearings were held on:

- August 10, 2020
- May 20, 2021

Participation Techniques

Both print and digital distribution channels, served to support each other in the process, either as a conduit for sending information or an opportunity to gather resident input. These included:

- Social media posts (Facebook, Instagram)
 - City website posts/links
 - City water bill (printed insert)
- RC website links (community survey, draft document)

During the process, the RC and city staff gathered information and comments from stakeholders and the public through multiple avenues including:

- Community survey
- Public hearings
- Live-streamed stakeholder committee meetings (Facebook)
- Drop-in time at the Planning and Development Department



APPENDIX

Meeting and Hearing Documentation

COMPREHENSIVE PLAN COMMITTEE
Sign in Sheet

Meeting Date: August 5, 2020

Name	Address	Phone
Terry Hays		
ROBERT JOHNSON		
Samantha Brown		
ED COUNTELL		
Shelly Kandler		
Samantha Brown		
Alice Trauson		
Esther Porter		
ADDY MILLEY		

COMPREHENSIVE PLAN
Sign in Sheet

Meeting Date: September 15, 2020

Name	Address	Phone	E-Mail
Shelly Kandler		602-692-5749	
Jennifer Bramblett	Same		
Samantha Brown			
Elaine Matthews	City of Brenton	706-396-2087	
ROBERT JOHNSON		302-593-0601	
Jonathan Bush			
MICHAEL FRAMES	GROVETOWN	907-512-4976	



COMPREHENSIVE PLAN COMMITTEE
SIGN IN SHEET

Meeting Date: October 13, 2020

Name	Address	Phone	E-Mail
Terry Hays	203 E. Roberson	706-414	
ROBERT JOHNSON	106 TYLER ST	302-593-0	
Shelly Kandler	518 County Glen Dr	602-692-57	
Samantha Brown	211 Hazelwood Ct.	(817) 450-49	
Esther Porter	6231 Freedom Circle	757-788-9	

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Date: 1/19/2021

Name	Address	Phone	E-Mail
ED COUNTELL		706-394-8900	EAC0915@RUSKIL
Samantha Brown			
Terry Hays	203 E. Roberson	706-414-1128	
Shelly Kandler	518 County Glen Dr	602-692-5709	
MICHAEL FRAMES	GROVETOWN	706-726-6012	
Jonathan Bush			jbush@cityofgrovetown.com
Eric Blain		706-627-3775	EBlain@cityofgrovetown.com

AFFIDAVIT OF PUBLICATION

ATTORNEY OR AGENCY: CITY OF GROVETOWN
PO BOX 120
GROVETOWN, GA 30813

ACCOUNT NUMBER: 22346
AD NUMBER: 0003295148-01
PO NUMBER:

STATE OF GEORGIA
COUNTY OF RICHMOND

Personally appeared before me, **Tony Bernados**, to me known, who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media Georgia Holdings, Inc, doing business in said County under the trade name of **The Augusta Chronicle**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **The Augusta Chronicle**; that said newspaper is of general circulation in said county and in the area adjacent thereto; that he/she has reviewed the regular editions of said newspapers published on:

07/23/2020

and finds that the following advertisement appeared in each of said editions, to-wit:

Tony Bernados (deponent)
Sworn to and subscribed before me

This 23rd day of July, 2020

Dawne R Jones
Notary Public Richmond County, Georgia.

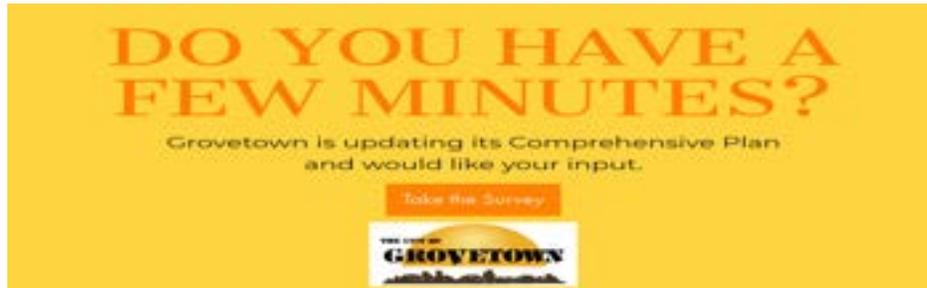


Public Hearing
Grovetown, GA 30813
Date: 2021-08-10
2026
A public hearing for the City of Grovetown will take place on Monday, August 10, 2020 at 6:00 p.m. in the City Council Chambers at City Hall, 103 Old Weightsboro Rd., Grovetown. The purpose of this meeting will be to invite the comprehensive plan process for the City of Grovetown by briefing members of the community on the process for plan development and pending opportunities for public participation and gather general input. The Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which the City of Grovetown will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance. If you have any questions or input regarding this project please contact Hamat Bode, Director, Planning and Community Development, 103 W. Robinson Ave., Grovetown, email at hode@cityofgrovetown.com or call at 706-860-5004. The office is open Monday through Friday, 9:00 AM - 5:00 PM. Persons with special needs relating to handicapped accessibility or foreign language should contact Jonathan Bush at 706-691-7300 prior to August 5th. This person can be located at the Department of Planning and Community Development, during the following hours: 9:00 a.m. - 5:00 p.m. Monday-Friday. Persons with hearing disabilities can contact the Georgia Relay Service at (TDD) 7-800-255-0056. No. 41-1-20-255-0135, 7-1-1 Date: July 23, 2020



Samples of Other Activity

- Water bill insert
- Social media posts
- Website links



One of the fundamental responsibilities of the local government is to plan for future growth and development of the community. that plan is called Comprehensive Plan. The plan dictates public policy in terms of land use, transportation, economic development, housing, recreation facilities, utilities, community facilities, and cultural and natural resources.

It is time for the City to update its Comprehensive Plan as required by the State of Georgia. To make a holistic Comprehensive Plan it is important to receive your input and ideas. The Comprehensive Plan Stakeholders Committee, formed of citizens, is urging you, your family, friends, neighbors, and contacts to take few minutes to complete this survey. The survey will assist the Committee to determine what the citizens of Grovetown want and vision for the future.

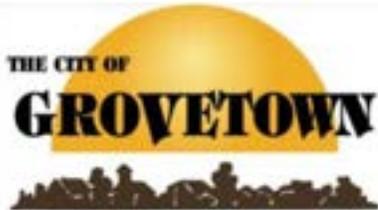
You can either type in the following link or use the QR Code.

<https://www.surveymonkey.com/r/GrovetownCP21>



Hard copies of the survey may be obtained from the Help Desk/Public Information Officer (PIO), lobby of City Hall.

If you have any questions or would like to complete the survey manually, please visit the Department of Planning and Community Development, 103 W. Robinson Ave., Grovetown, Monday – Friday, 9:00 AM – 5:00 PM, for further assistance call 706-860-5094 or visit www.cityofgrovetown.com



THE CITY OF GROVETOWN

RISING TOWARD ITS FUTURE

The City of Grovetown is in the process of updating its 2016-2026 Comprehensive Plan.

In order to update this plan, it is vitally important to receive input from the citizens of Grovetown.

This question relates to the walkability and traffic in Grovetown.

We need your help identifying locations within the city where sidewalks and crosswalks would be desirable.

Another area of concern is identifying areas of low turning visibility for traffic.

We would like to hear from you.

To view the latest information from our most recent Comprehensive Plan Stakeholder Committee meeting, click [here](#).

Please leave a comment or contact the Department of Planning and Community Development at 706-860-5094 or email at ihubb@cityofgrovetown.com.



CSRA Area Agency on Aging
32m · 🌐

The City of Grovetown is updating its 2021 Comprehensive Plan update and wants the input of those who live, work and own property in the city. This plan serves as an update to the 2016 Plan and will be the guiding document for the community's projects over the next five (5) years. The final plan will include information in the areas of economic development, broadband, housing, community facilities, cultural resources, and land use, as well as community goals, needs and opportunities, and a 5-year work program of activities.

<https://www.surveymonkey.com/r/GrovetownCP21>

DO YOU HAVE A FEW MINUTES?

Grovetown is updating its Comprehensive Plan and would like your input.

[Take the Survey](#)



City of Grovetown, GA
August 10 at 1:35 PM · 🌐

Good Afternoon from the Mayor's Corner:

Below please find our weekly Staff Significant Acts for August 10-14, 2020.

Initial Notes

1. We are proud to report a 'clean' financial report for 2019. As described at the City Council meeting Monday by a representative from the accounting firm hired to conduct an audit of the City's fiscal year 2019 finances, the City's financial report had zero findings of either material deficiencies or minor shortcomings.
2. In order to gather community input for the Comprehensive Plan (Complan) update we posted a survey to the City Website this week. (www.cityofgrovetown.com). This survey may be found at <https://www.surveymonkey.com/r/GrovetownCP21>. We ask all citizens to complete this survey so that the Complan Update Committee has as much information as possible to review and include in this important project. Hard copies of the survey may be obtained in the lobby of city hall and with the Help Desk / Public Information Officer (910).
3. Public Safety, Leisure and Recreation Services, and the Streets and Sanitation Departments were all involved in cleaning up garbage and debris from the micro-burst the City experienced this week. Trees were downed, residents lost power, and some citizens experienced property damage.



City of Grovetown, GA
21 mins · 🌐

It is time for the City of Grovetown to update it's Comprehensive Plan. In order to make a holistic comprehensive Plan it is important to receive feedback from citizens. This Comprehensive Plan Update is being led by a committee of citizens who need your help. The following Survey will help the committee in developing this Comprehensive Plan Update. Please take a few minutes to express your thoughts on the Future of Grovetown.

<https://www.surveymonkey.com/r/GrovetownCP21>.

DO YOU HAVE A FEW MINUTES?

Grovetown is updating its Comprehensive Plan and would like your input.

[Take the Survey](#)



SURVEYMONKEY.COM

Grovetown Comprehensive Plan 2021-2026 Community Survey



Verizon 12:57 PM 33%

Instagram

Your Story New! harlemjawah... feance_des... radioeasy

cityofgrovetownga

DO YOU HAVE A FEW MINUTES?

Grovetown is updating its Comprehensive Plan and would like your input.

[Take the Survey](#)



[View Insights](#) [Promote](#)

cityofgrovetownga It is time for the City of Grovetown to update it's Comprehensive Plan. In order to make a holistic comprehensive Plan it is important to receive feedback from citizens. This Comprehensive Plan Update is being led by a committee of citizens who need your help. The following Survey will help the committee in developing this Comprehensive Plan Update. Please take a few minutes to express your thoughts on the Future of Grovetown. <https://www.surveymonkey.com/r/GrovetownCP21>.



CSRA-RC
CENTRAL SAVANNAH RIVER AREA
REGIONAL COMMISSION

[RFPs / Bids](#) | [Reports](#) | [About](#) | [Jobs](#) | [EOC](#) | [Accessibility](#) | [News](#) | [Ethics](#)

Text Size: + -

Area Agency on Aging
Economic & Workforce Development
Finance
Local Government Services
Planning
Contact Us
Review Docs

Home // Planning //

- COMPREHENSIVE PLANNING
- LOCAL UPDATE OF CENSUS ADDRESSES (LUCA)
- MAPPING (GIS)
- PLANNING DOCUMENTS
- REGIONAL PLANNING
- TRANSPORTATION

Comprehensive Planning



In Georgia, all local governments are required to establish Comprehensive Plans updated every 5 years, which include a community work program of activities for the next 5 years. The RC assists with these throughout the year. Currently, we are working on comprehensive plan updates for Grovetown, Harlem, and McDuffie County. The McDuffie County plan represents a collaborative effort between the county and its municipalities. A public hearing is held to initiate the planning process; a second public hearing is held once the plan is drafted to receive final public comments on the draft.

Click [here](#) for copies of current community plans from across the region.

The McDuffie County, Thomson, Dearing, Grovetown, Harlem, Columbia County, Hancock County and Sparta plans are scheduled for 2021 adoptions. The final plans will include data, information and activities in the areas of economic development, broadband, housing, community facilities, natural and cultural resources, and land use, as well as community goals, needs and opportunities, and a 5-year work program of activities.

TAKE THE GROVETOWN COMP PLAN SURVEY

Area Agency on Aging
Economic & Workforce Development
Finance
Local Government Services
Planning
Contact Us
Review Docs

Home // Planning //

- COMPREHENSIVE PLANNING
- LOCAL UPDATE OF CENSUS ADDRESSES (LUCA)
- MAPPING (GIS)
- PLANNING DOCUMENTS
- REGIONAL PLANNING
- TRANSPORTATION

Planning Documents

The Commission completes major planning documents and reports throughout the year. We will also post plans, written by the Commission, local government or other entities, here for review during public comment periods.

Compatible Use Studies

[Port Gordon Compatible Use Study](#)

Urban Redevelopment Plans

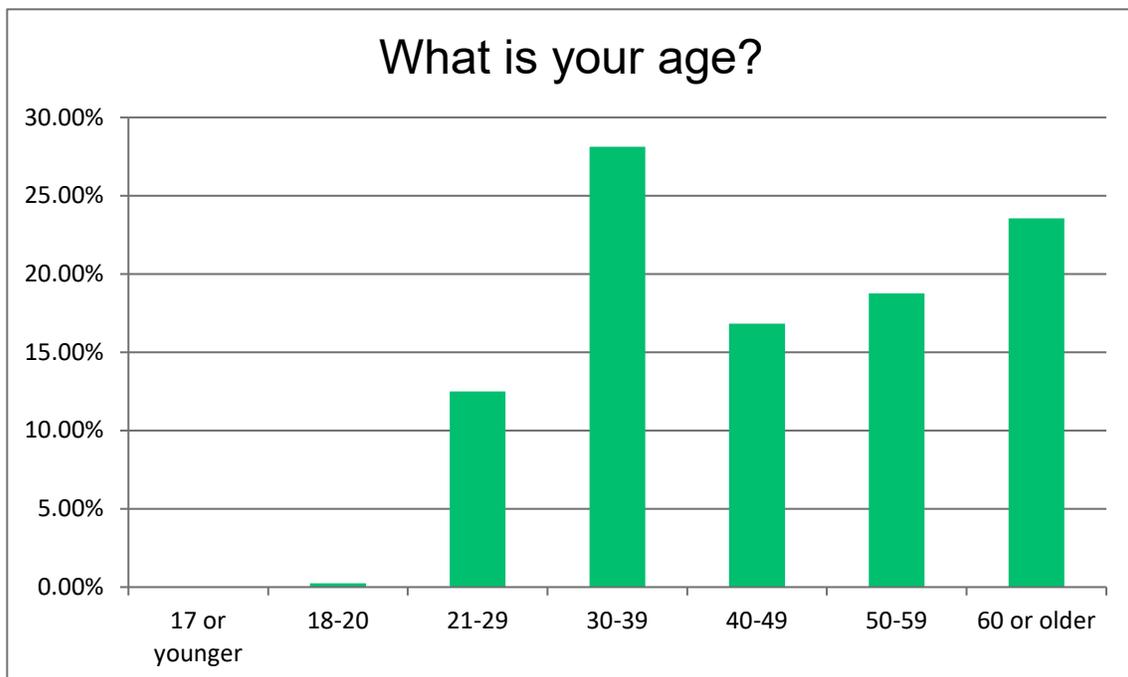
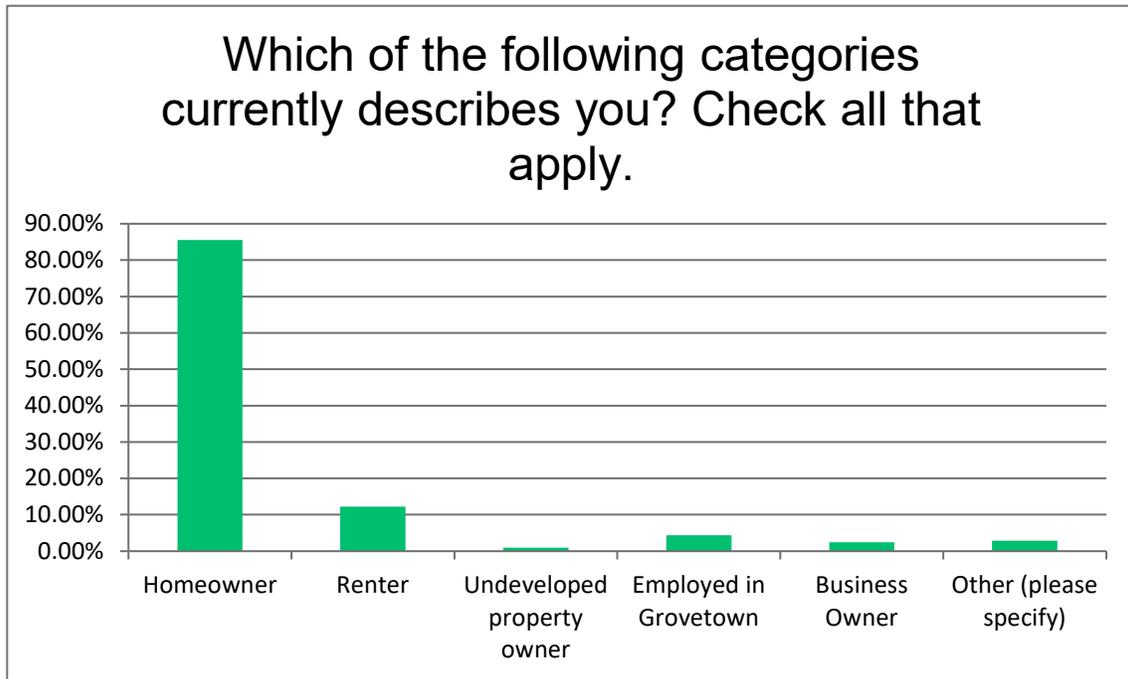
- [2020 Warrenton Urban Redevelopment Plan](#)
- [2015 Millen Urban Redevelopment Plan](#)
- [Urban Redevelopment Plan II: Thomson, GA](#)
- [Picture Grovetown](#)

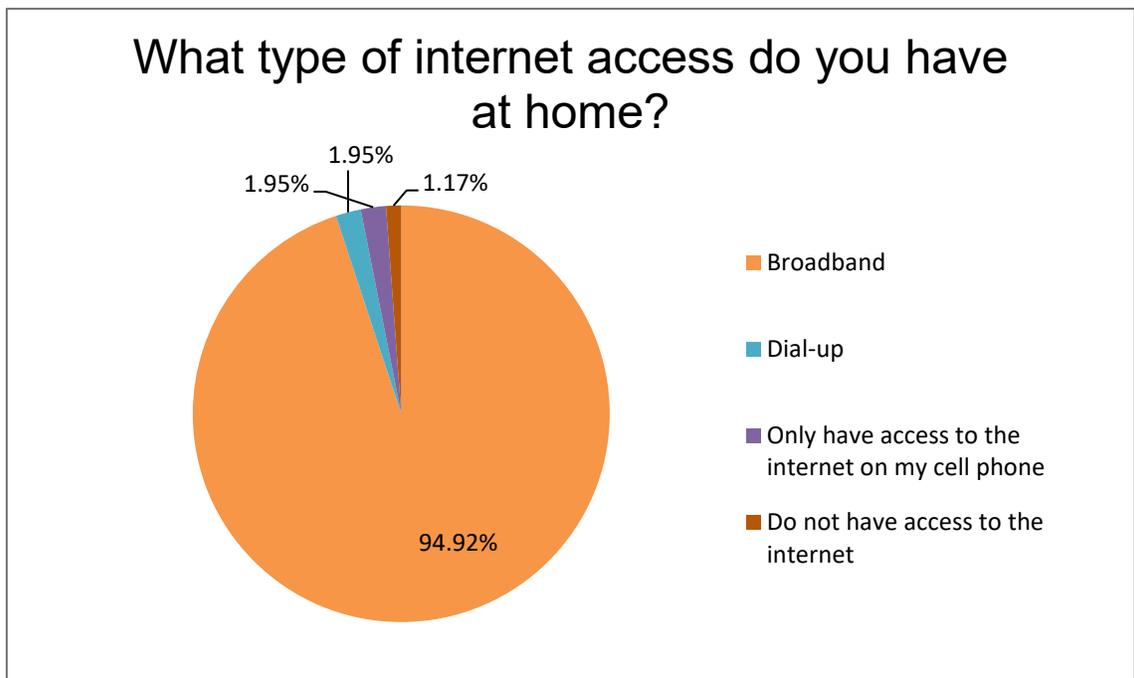
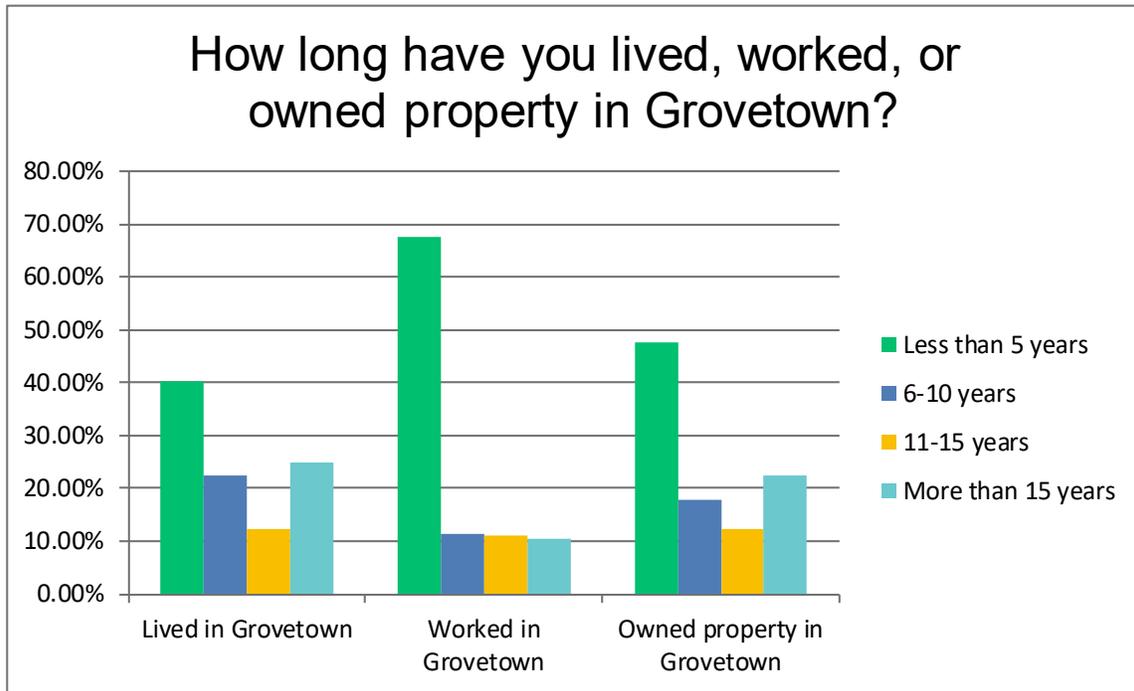
DRAFT Comprehensive Plans

- [Washington County](#)
- [City of Grovetown](#)
- [Jefferson County](#)
- [Columbia County](#)
- [City of Harlem](#)

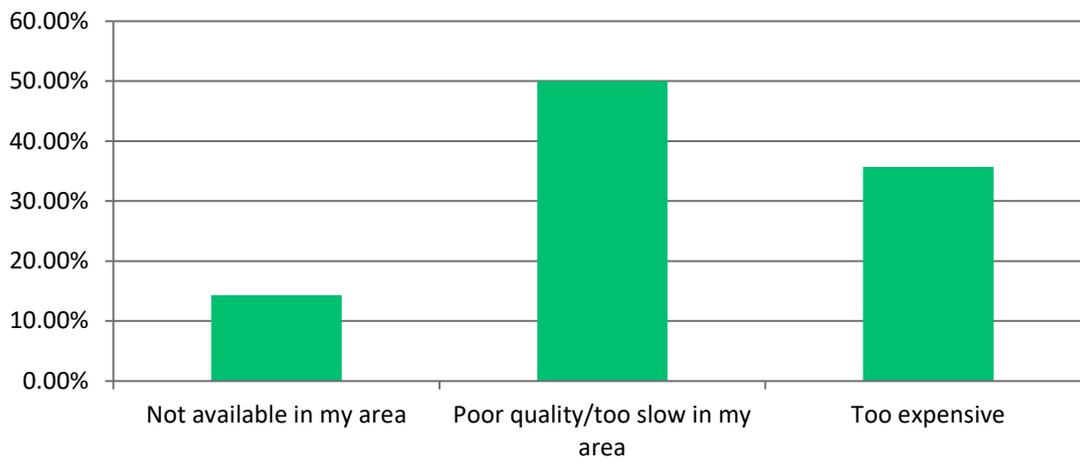
Community Survey Summary

Grovetown’s community input survey was open for several months and was promoted online and in print. The following pages contain graphs for responses to all ranking and choice questions. Open-ended questions are not included. There were 416 respondents total. Some questions could be skipped, so every respondent didn’t answer every question.

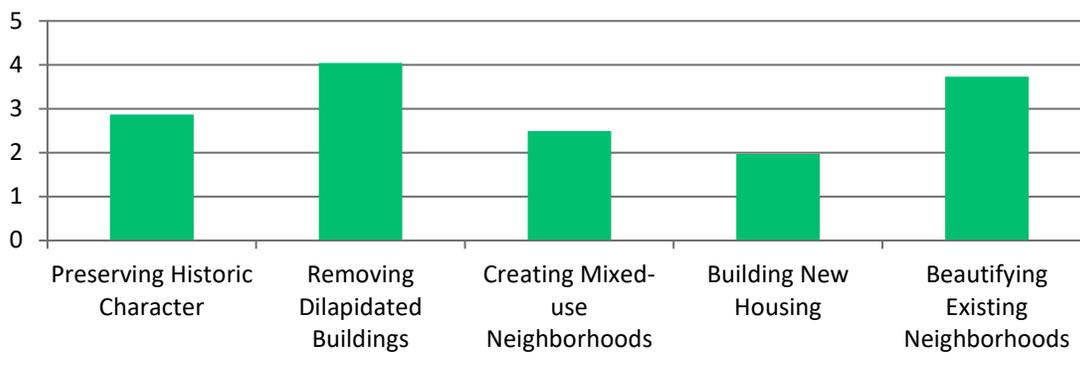


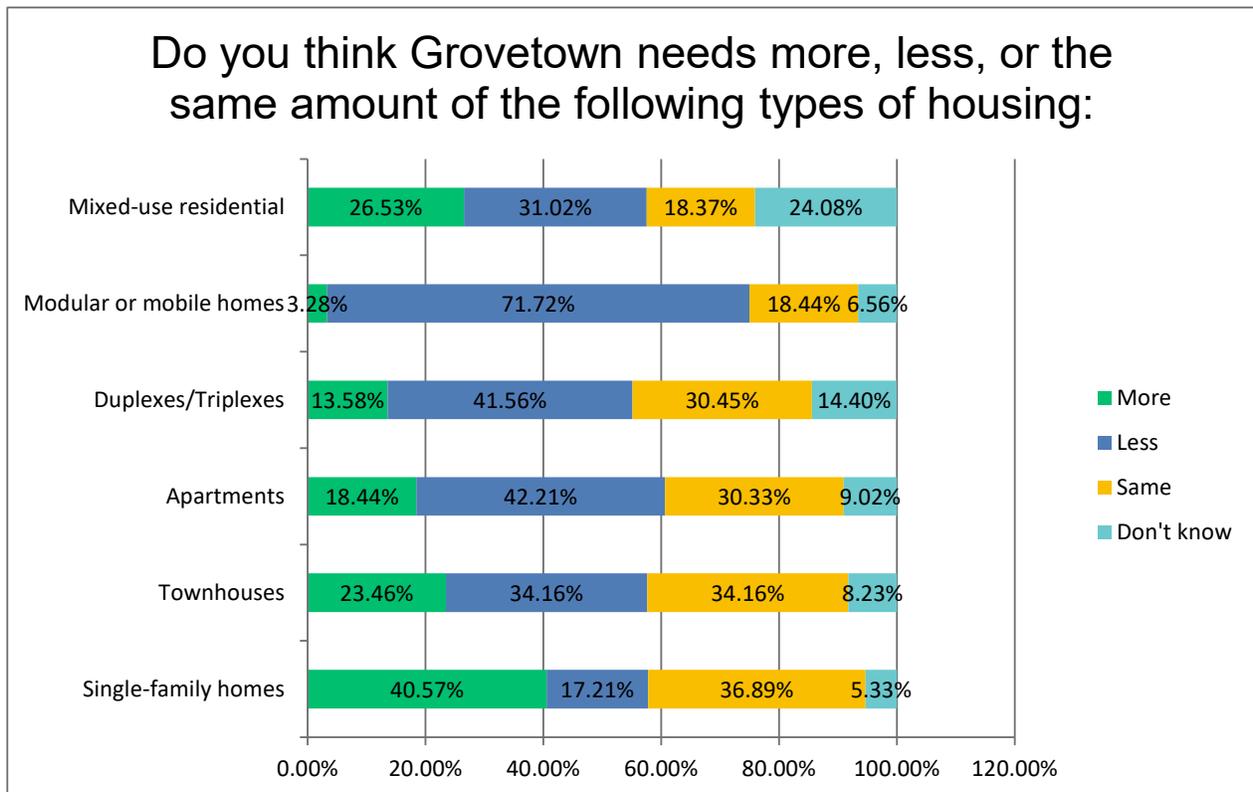
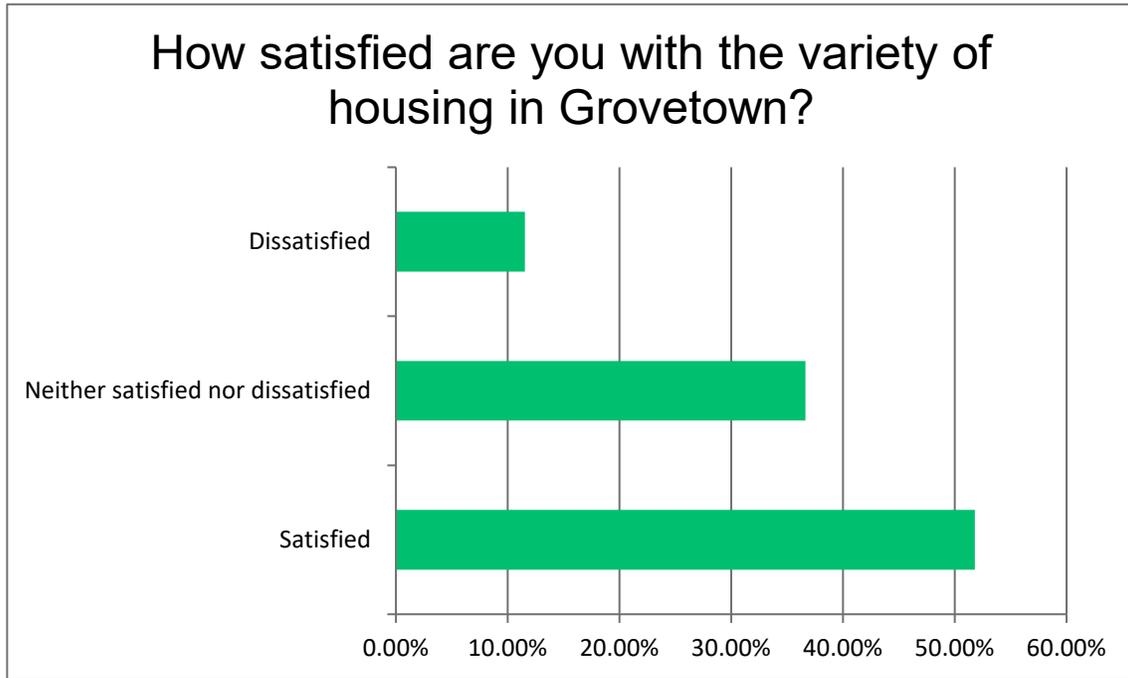


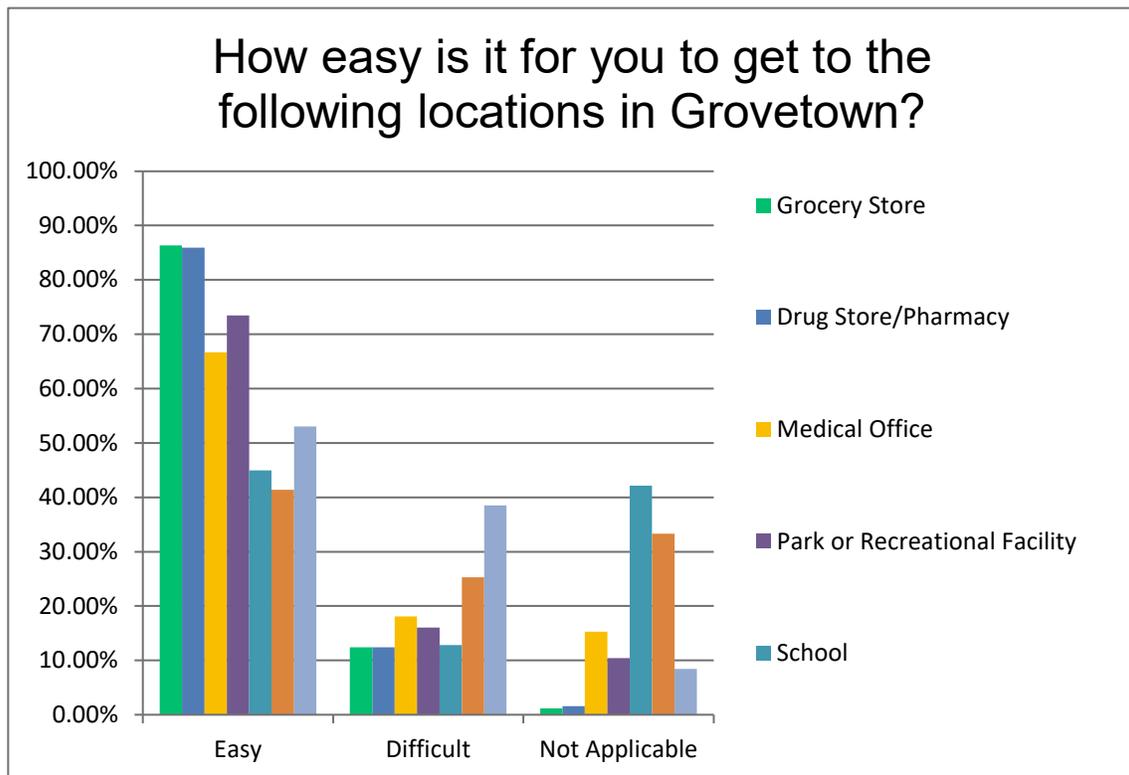
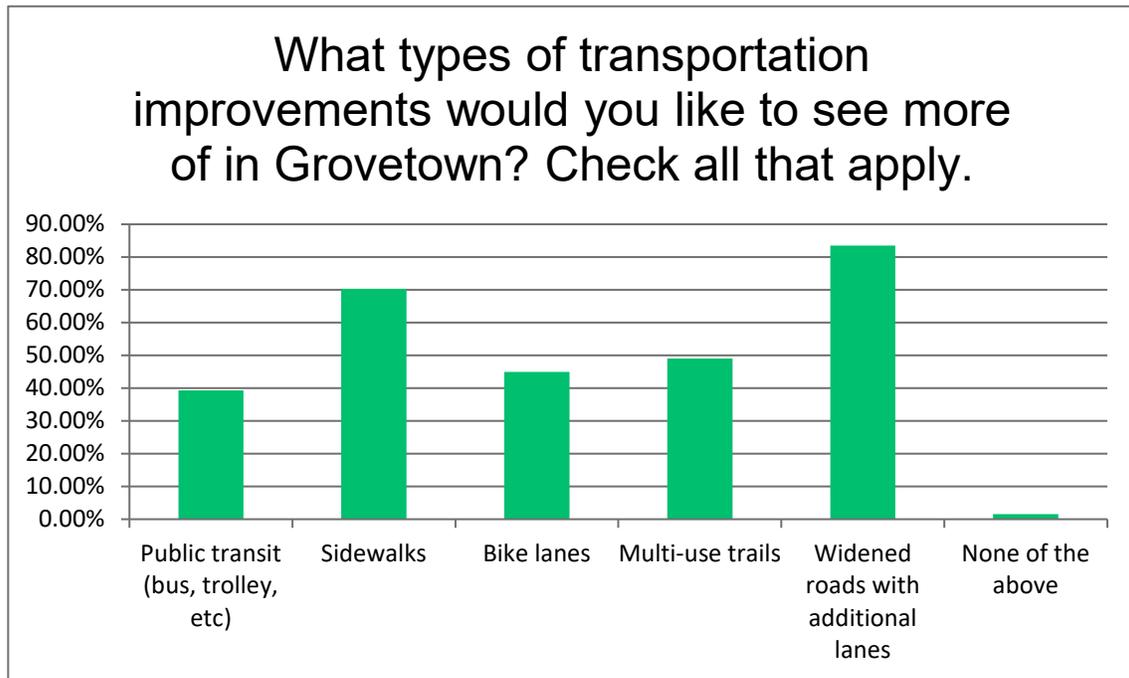
If you do not have access to the internet at home, please select the reason that best describes why.

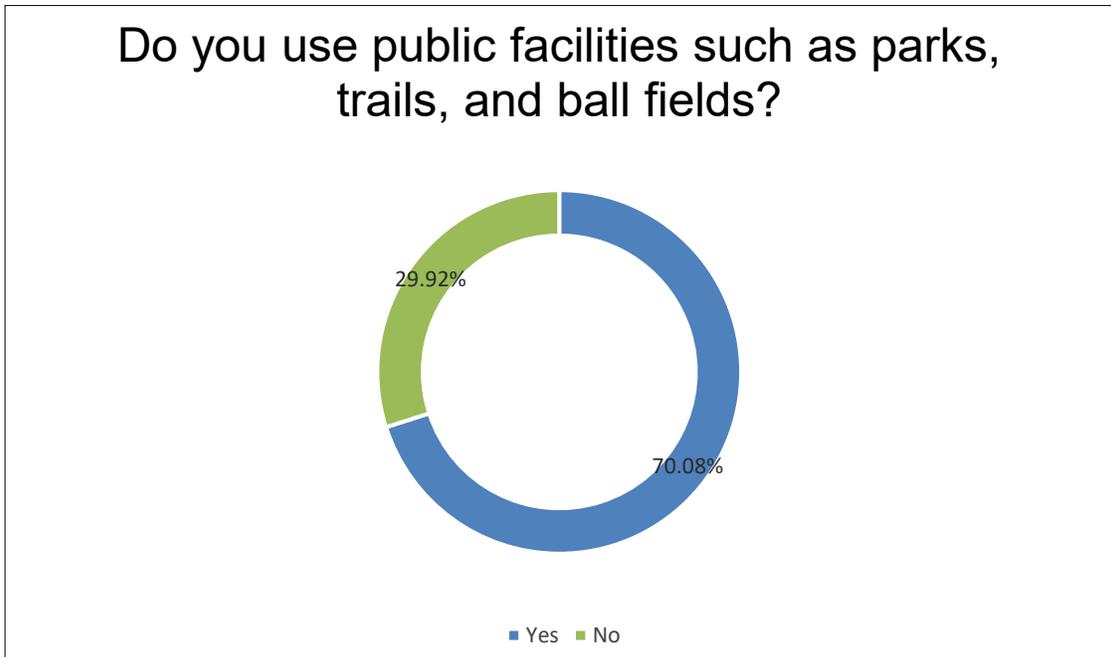
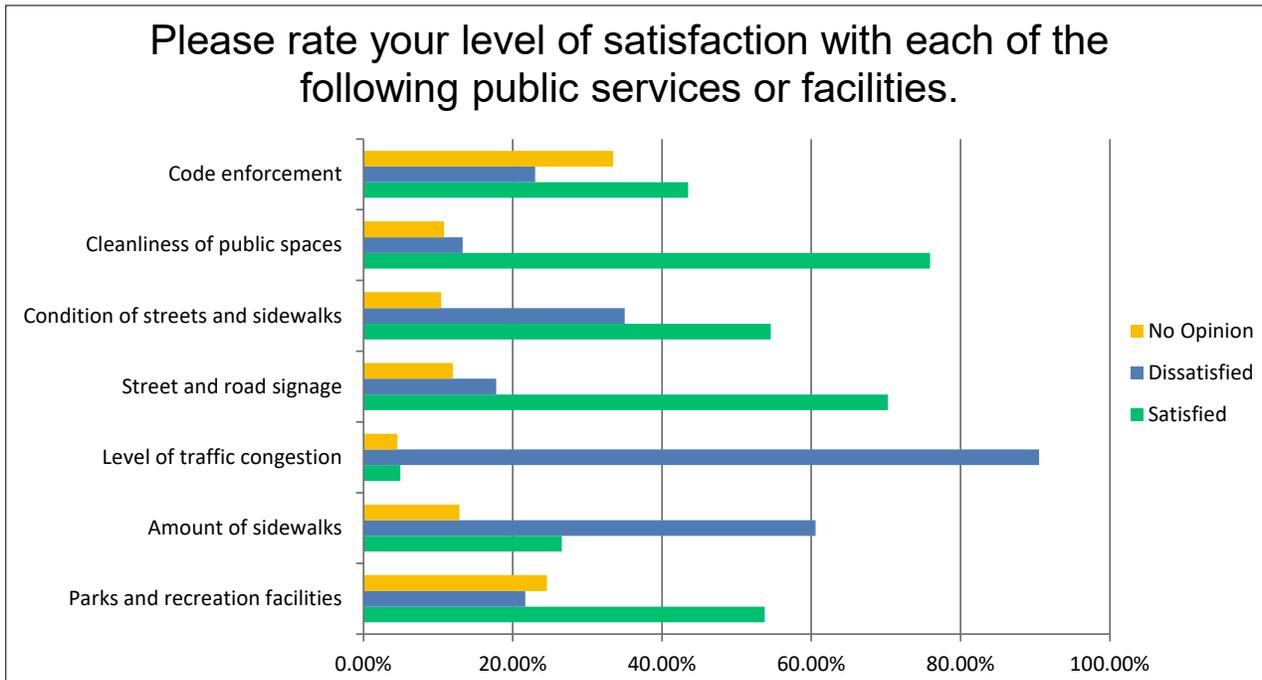


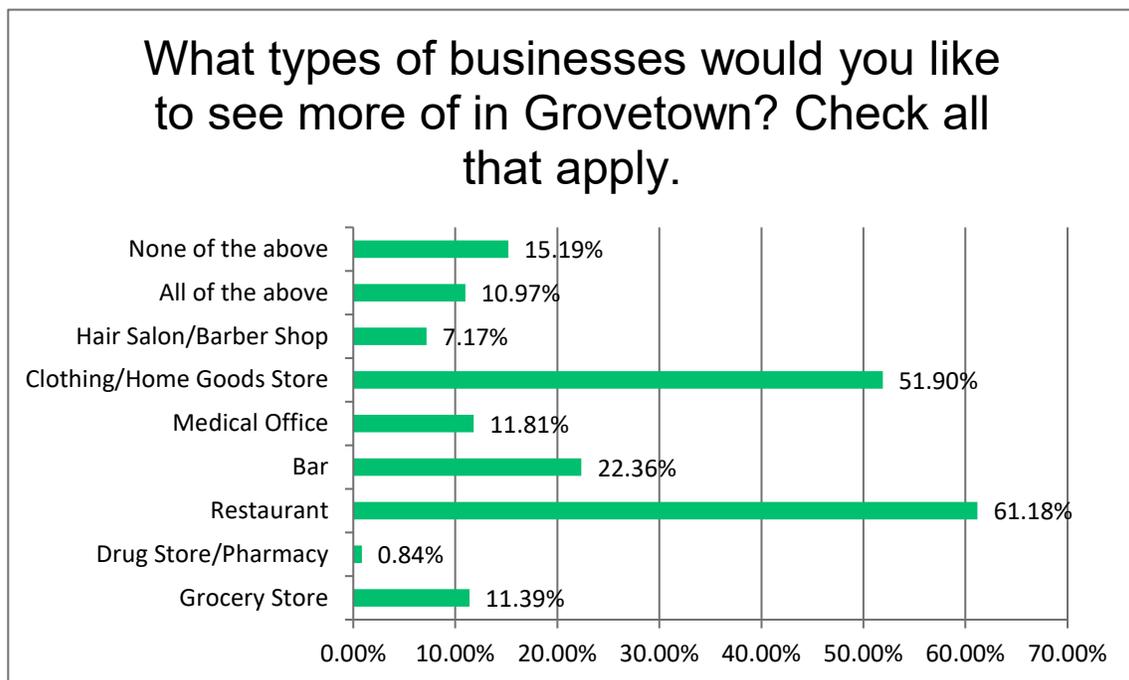
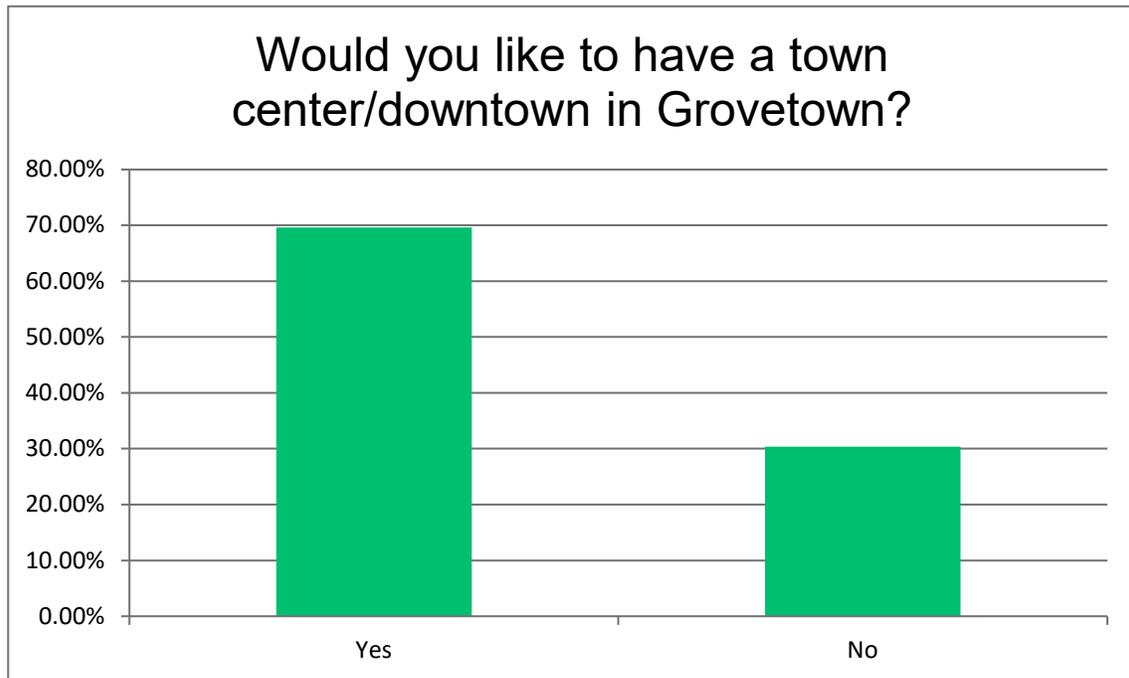
Please rank the following housing topics based on their importance to you from 1 to 5 (with 1 being most important). Each answer option does require a number rank, and each number can only be used once.

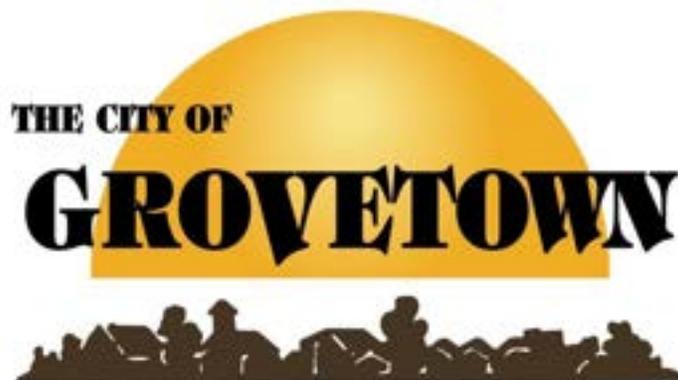
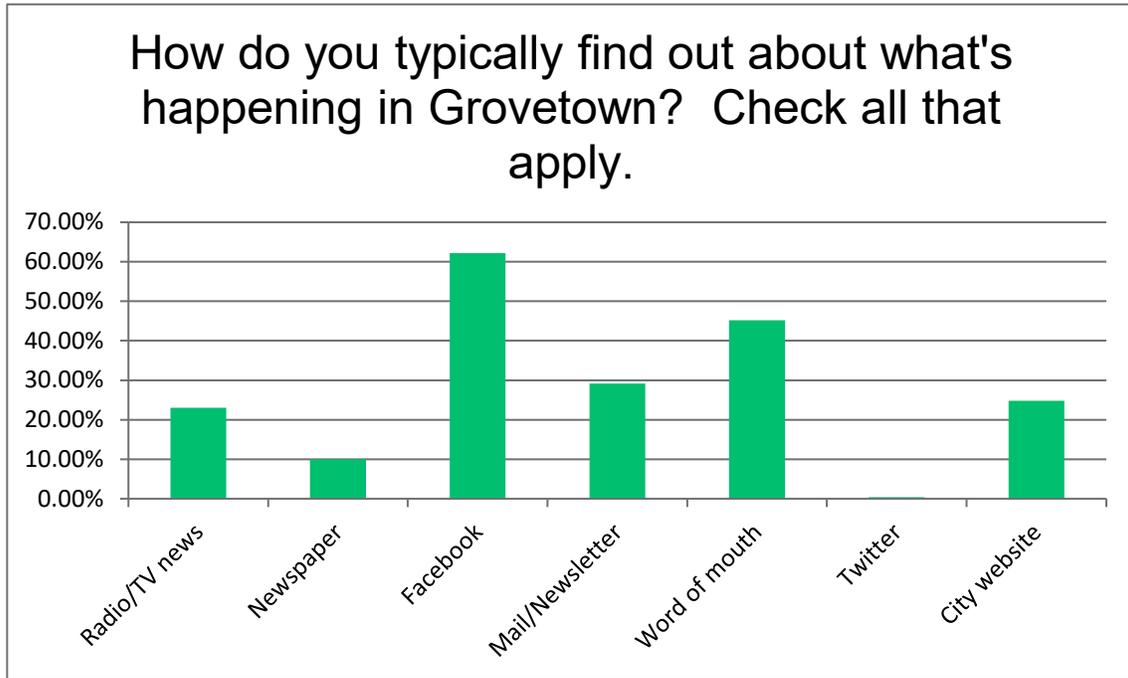












Foreclosure/Sheriff Sales

ALL OTHER EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD IN THE AFORESAID CLERK'S OFFICE. TAX MAP & PARCEL NUMBER: 062 1027

Said legal description being controlling, however the property is more commonly known as 5457 WRIGHTSBORO ROAD, GROVETOWN, GA 30813.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is AMANDA VENEIGH, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Citizens Bank, N.A.

, Loss Mitigation Dept., 10561 Telegraph Road, Glen Allen, VA 23059, Telephone Number: (800) 234-6002. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

CITIZENS BANK NA F/K/A RBS CITIZENS NA as Attorney in Fact for AMANDA VENEIGH THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CBN-22-04831-2 Ad Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

Notice To Creditors

DEBTOR'S AND CREDITOR'S NOTICE
STATE OF GEORGIA
COLUMBIA COUNTY

All persons having claims against JAMES WILLIAM GREEN and his estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by Law. All persons indebted to said deceased, or his estate, are requested to make immediate payment to the undersigned.

This 23rd day of May, 2023.
DORRIS EARL GREEN
Co-Executor
JOYCE ANN GREEN
Co-Executor

Attorney:
Brian S. Coursey, Esq.

IN THE SUPERIOR COURT OF RICHMOND COUNTY
STATE OF GEORGIA

TO: RONALD L. WYATT, THE ESTATE OF RONALD L. WYATT, ANY KNOWN AND UNKNOWN HEIRS OF RONALD L. WYATT, AND ANYONE CLAIMING AN INTEREST IN THE SUBJECT PROPERTY

NOTICE OF PUBLICATION

TAKE NOTICE THAT, NEK RESTAURANT HOLDINGS, LLC, PETITIONER, HAS FILED AN ACTION IN EQUITY IN THE SUPERIOR COURT OF RICHMOND, STATE OF GEORGIA, ON 05/09/2023, BEING CIVIL ACTION NUMBER 2023RCCV00241, WITH THE RESPONDENTS BEING RONALD L. WYATT, THE ESTATE OF RONALD L. WYATT, ANY KNOWN AND UNKNOWN HEIRS OF RONALD L. WYATT, AND ANYONE CLAIMING AN INTEREST IN THE SUBJECT PROPERTY, FOR THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

ALL AND ONLY THAT PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREON, DESIGNATED AS TAX PARCEL 214-0-123-00-0, LYING AND BEING IN RICHMOND COUNTY, GEORGIA, BEING LOT 18, BLOCK B, TRADE WIND SUBDIVISION, SECTION ONE B, SHOWN IN REALTY REEL 361, PAGE 75, DESCRIBED IN DEED BOOK 680, PAGE 1019, THE DESCRIPTION CONTAINED THEREIN BEING INCORPORATED HEREIN BY THIS REFERENCE, KNOWN AS 4328 BIG DIPPER CIRLCE.

SERVICE BY PUBLICATION ORDERED BY THAT SPECIFIC ORDER FOR PUBLICATION DATED, SIGNED AND EXECUTED BY THE HONORABLE ASHLEY WRIGHT, SUPERIOR COURT JUDGE OF RICHMOND COUNTY, GEORGIA.

RESPONDENTS ARE HEREBY ORDERED TO RESPOND TO SAID PETITION AND TO APPEAR IN THE SUPERIOR COURT OF RICHMOND COUNTY WITHIN THIRTY (30) DAYS OF THE DATE OF THE ABOVE SPECIFIED ORDER FOR PUBLICATION.

PLAINTIFF'S ATTORNEY: MARKUS L. RUSSELL, FINDLAY, EDENFIELD & GREEN LLC, 1030 JIMMIE DYESS PARKWAY, SUITE 1, AUGUSTA, GEORGIA 30909.

THIS 16th DAY OF May, 2023.

/s/ Hattie Holmes Sullivan
CLERK, RICHMOND COUNTY SUPERIOR COURT

Notice To Creditors

Address:
Hull Barrett, P.C.
1202 Town Park Lane,
Suite 207
Evans, Georgia 30809
Estate of:
JAMES WILLIAM GREEN
5/31, 6/7, 6/14, 6/21, 2023
8863934

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF COLUMBIA

All creditors of the estate of ALBERT R. MARTIN, late of Columbia County, deceased, are hereby notified to render in their demands to the undersigned accordingly to law, and all persons indebted to said estate are requested to make immediate payment, this 23rd day of May, 2023.

MARIANN PATE, Executor
Arun Gupta, Esq.
Reeves Law, P.C.
3735 Cherokee Street
Kennesaw, Georgia 30144
(770) 424-8131
Estate of Albert R. Martin
5/31, 6/7, 6/14, 6/21, 2023
8864003

DEBTOR'S AND CREDITOR'S

STATE OF GEORGIA
RICHMOND COUNTY

All persons having claims against BILLY JOE OTTS AKA BILLIE JOE OTTS, and his estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by Law. And all persons indebted to said deceased, or his estate, are requested to make immediate payment to the undersigned.

This 4th day of May, 2023.

LEE ANN OTTS
Executrix

ATTORNEY:
LEE W. PRATHER
Address:
3540 WHEELER ROAD,
SUITE 514
AUGUSTA, GA 30909
706-737-2664

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF COLUMBIA

IN RE: ESTATE OF CLARA E. JOHNSON

All creditors of the Estate of **CLARA E. JOHNSON**, late of Columbia County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are requested to make immediate payment.

This 29th day of March, 2023.

Name: **MARION JOHNSON**
Executor of
CLARA E. JOHNSON,
deceased
Address: **2296 Basswood Drive**
City /State: **Augusta, GA 30906**

ATTORNEY:
BENJAMIN ALLEN
BENJAMIN ALLEN AND ASSOCIATES, PC
P. O. BOX 156
AUGUSTA, GA 30903

PUBLISH DATES:
May 17, 24, 31 June 7, 2023

DEBTOR'S AND CREDITOR'S NOTICE

STATE OF GEORGIA
COUNTY OF RICHMOND

All persons having claims against HARRY CAMPBELL VAIDEN, III, late of said County, deceased, or against his estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by Law. And all persons indebted to said deceased, or his estate, are requested to make immediate payment to the undersigned.

This 12th day of May, 2023.

Carole Burgamy Vaiden,

Notice To Creditors

Executrix
Attorney: Robert F. Wright, Jr., Esq.
2604 Commons Boulevard
Augusta, GA 30909
Estate of: HARRY CAMPBELL VAIDEN, III
5/17, 5/24, 5/31, 6/7/2023
8823108

DEBTOR'S AND CREDITOR'S

STATE OF GEORGIA
RICHMOND COUNTY
All persons having claims against JAMES FREDRICK STRUNK and his estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by Law. And all persons indebted to said deceased, or his estate, are requested to make immediate payment to the undersigned.

ERIN SCOTT STRUNK
Executor
Attorney: Stacy Y. Norris
Address: 211 Pleasant Home Road, Ste A-1 Augusta, GA 30907
Estate of: JAMES FREDRICK STRUNK

Notice to Debtors and Creditors

STATE OF GEORGIA
RICHMOND COUNTY

All persons having claims against Frances Yvonne Terry and her estate are required to present the same to the undersigned, properly itemized and proven, within the time required by law. And all persons indebted to said deceased, or her estate, are required to make immediate payment to the undersigned.

This 24th day of May, 2023.

Administrator:
Tamla Terry
939 Miller St
Augusta GA 30901
706-877-6178

Estate of Frances Yvonne Terry
#8837563

Public Notices

STATE OF GEORGIA
COUNTY OF COLUMBIA
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Kimberly Gilbert and Brian Gilbert to Mortgage Electronic Registration Systems, Inc., as Nominee for, Mortgage Lenders Network USA, Inc. dated June 29, 2006, and recorded in Deed Book 5538, Page 126, Columbia County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX9, securing a Note in the original principal amount of \$135,450.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Wednesday, July 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, being known and designated as Lot 13, Block J, Section Six of Petersburg Station, according to a plat prepared by Ayer, Graham & Associates, Inc., dated 1984, and recorded in the Office of the Clerk of Superior Court for Columbia County, Georgia, in Plat Book 15, Page 56, which is also Plat Cabinet AA, Slide 346, No. 4. Reference is hereby made to said plat for a more complete and detailed description of said lot as to its courses, bounds metes and distances. Said property is conveyed subject to any and all other covenants, easements and/or restrictions as may be recorded in said Clerk's Office, with particular regard to Protective Covenants recorded in said Clerk's Office in Deed Book 340, Pages 66-74. Said property is known as 4025 Danielle Dr, Martinez, GA 30907-2730, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Kimberly Gilbert, successor in interest or tenant(s).

CLERK OF SUPERIOR COURT REGISTRATION OF TRADE NAME

(PURSUANT TO GA CODE 10-1-490)
STATE OF GEORGIA
COUNTY OF COLUMBIA

AMENDMENT

AFFIDAVIT OF BUSINESS CONDUCTED UNDER TRADE NAME

I, Rebecca McGinty, hereby certify that I AM the owner of a certain business in Columbia County, Georgia, now being carried on as follows:
GEORGIA TRADE NAME OF: Lombardo Real Estate LLC DBA Forth & Bound Real Estate Company
ADDRESS: 3697 Locks Hill., Martinez, GA 30907
Contact Number 803-220-2049
NATURE OF BUSINESS: Real Estate
The business is composed of the following person/persons/corporation.
Stephanie Lombardo, PO Box 6136 Aiken, SC 29804
Rebecca McGinty, 3697 Locks Hill, Martinez, GA 30907

This 1st day of May 2023

By: /s/ Rebecca McGinty
As its: Broker in Charge
Print Title: Manager/BIC/Owner
8865691

CLERK OF SUPERIOR COURT REGISTRATION OF TRADE NAME

(PURSUANT TO GA CODE 10-1-490)
STATE OF GEORGIA
COUNTY OF COLUMBIA

NEW

AFFIDAVIT OF BUSINESS CONDUCTED UNDER TRADE NAME

I, Karen Barros, hereby certify that I AM the owner of a certain business in Columbia County, Georgia, now being carried on as follows:
GEORGIA TRADE NAME OF: PACE PROPERTIES
ADDRESS: 309 Ansley Ln, Harlem, GA 30814
Contact Number 619-341-2575
NATURE OF BUSINESS: Renting, leasing and selling real estate
The business is composed of the following person/persons/corporation.
Karen Barros, 309 Ansley Ln. Harlem, GA 30814

This 13th day of April 2023

By: /s/ Karen Barros
As its:
Print Title: Owner
8865691

Public Notices

ence is hereby made to said plat for a more complete and detailed description of said lot as to its courses, bounds metes and distances. Said property is conveyed subject to any and all other covenants, easements and/or restrictions as may be recorded in said Clerk's Office, with particular regard to Protective Covenants recorded in said Clerk's Office in Deed Book 340, Pages 66-74. Said property is known as 4025 Danielle Dr, Martinez, GA 30907-2730, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Kimberly Gilbert, successor in interest or tenant(s).

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX9 as Attorney-in-Fact for Kimberly Gilbert and Brian Gilbert

File no. 23-080528
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/**CF REFERENCE_INITIALS**
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IN THE SUPERIOR COURT OF RICHMOND COUNTY
STATE OF GEORGIA
CIVIL ACTION FILE NO. 2023RCCV00232
LOUIS J. MAZUREK,
PLAINTIFF,
vs.
TREVA D. BRINSON,
ESTATE, RICHMOND COUNTY TAX COMMISSIONER and all other persons & entities unknown who claim or might claim adversely to Plaintiffs title to All and only that parcel of land, with all improvements thereon, designated as Tax Parcel 120-0-244-00-0, lying and being in Richmond County, Georgia, containing 1.84 acres, more or less, being Lots 30 & 31, Block B, Windsor Heights Subdivision, shown in Realty Book 20-R, Page 238, described in Deed Book 1679, page 1676, the description contained therein being incorporated herein by this reference, known as 3514 Byron Place.
DEFENDANTS.

PUBLICATION NOTICE TO: TREVA D. BRINSON, ESTATE, and Richmond County Tax Commissioners Office, and all other interested parties, You are hereby notified that the above styled action seeking to establish title to the below described property against all interested parties will

filed on May 5, 2023 in the Superior Court of Richmond County, Georgia, Augusta Judicial Court and that by reason of order for service by publication entered by said court on the 17th day of May, 2023 you are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the Court.

All and only that parcel of land, with all improvements thereon, designated as Tax Parcel 120-0-244-00-0, lying and being in Richmond County, Georgia, containing 1.84 acres, more or less, being Lots 30 & 31, Block B, Windsor Heights Subdivision, shown in Realty Book 20-R, Page 238, described in Deed Book 1679, page 1676, the description contained therein being incorporated herein by this reference, known as 3514 Byron Place.

WITNESS the Honorable Amanda N. Heath, Judge of said court.
Hattie Holmes Sullivan,
Clerk
Richmond County Superior Court

AFFIDAVIT OF BUSINESS CONDUCTED UNDER TRADE NAME

I, Charles D. Terry III, as Member, hereby certify that I AM the owner of a certain business in Columbia County, Georgia, now being cared on as follows:
GEORGIA TRADE NAME OF: CRUMBL GROVETOWN
ADDRESS: 285 Meridian Drive, Grovetown, GA 30813
Contact Number 516-376-4103
NATURE OF BUSINESS: Bakery
The business is composed of the following person/persons/corporation.
Grovetown Vortex LLC, 325 Penn Road, Apt. 117, Wynnewood, PA 19096

This 9th day of May 2023

By: /s/ Charles D. Terry III
Member of Grovetown Vortex LLC
As its: Member
Print Title: Charles D. Terry III, Member of Grovetown Vortex LLC
8865691

STATE OF GEORGIA COUNTY OF COLUMBIA NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Douglas Leverett to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns dated February 22, 2016, and recorded in Deed Book 10231, Page 55, Columbia County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$160,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Permanent Parcel No.: G09 118
ALL that lot or parcel of land, together with improvements thereon, situate, lying and being in the County of Columbia, State of Georgia, being known and designated as Lot 49, Block D of Senators Ridge, Section II upon a plat thereof prepared by James G. Swift & Associates dated September 16, 2003, which is filed for record in the Office of the Clerk of the Superior Court for Columbia County, Georgia in Plat Cabinet E, Slide 39, #5-#8. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is known as 6244 Freedom Cir, Grovetown, GA 30813, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Mary Grace Leverett and The Representative of the Estate of Douglas Leverett, successor in interest or tenant(s).

Nationstar Mortgage LLC as Attorney-in-Fact for Douglas Leverett

File no. 19-075245
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/**CF REFERENCE_INITIALS**
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Public Notices

filed on May 5, 2023 in the Superior Court of Richmond County, Georgia, Augusta Judicial Court and that by reason of order for service by publication entered by said court on the 17th day of May, 2023 you are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the Court.

All and only that parcel of land, with all improvements thereon, designated as Tax Parcel 120-0-244-00-0, lying and being in Richmond County, Georgia, containing 1.84 acres, more or less, being Lots 30 & 31, Block B, Windsor Heights Subdivision, shown in Realty Book 20-R, Page 238, described in Deed Book 1679, page 1676, the description contained therein being incorporated herein by this reference, known as 3514 Byron Place.

WITNESS the Honorable Amanda N. Heath, Judge of said court.
Hattie Holmes Sullivan,
Clerk
Richmond County Superior Court

NOTICE OF ABANDONED MOTOR VEHICLE

RE: 2005 Dodge Caravan MFR. ID NO.: 1D4G-P45RX5B361632
LICENSE NO.: RVX8491
COLOR: Blue
BODY STYLE: Van
TO WHOM IT MAY CONCERN:
THE ABOVE AUTOMOBILE WAS INITIALLY towed from Deans Bridge Road @ Kensington Dr. E. It is presently located at 1711 Nixon Rd. Augusta, Ga. 30906, in possession of C&A Mobile Repair Service LLC. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia law.
5/24, 5/31/2023 8846893

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Columbia County Planning Commission on June 15th, 2023, at 6:00 p.m. in the Building A Auditorium at the Evans Government Complex, 630 Ronald Reagan Drive, Evans, Georgia to consider the application for a rezoning from R-A (Residential Agricultural) to C-C (Community Commercial) by owners Mary Ann Godwin, Paul V. Davis, Jr. Family Properties, LLC, and Carboy Quarry Properties, LLC and applicant Kimley-Horn (Harrison Aiken) for a portion of property located at 5607 Columbia Road, Tax Map 050 Parcel 0002G, 3.37 +/- acres out of a total 360.9 +/- acres, and currently zoned R-A (Single Family Residential), M-2 (General Industrial), and S-1 (Special). The applicant is requesting the variances to reduce buffers, allow for 24 hour operation, and also reduce separation requirements for a convenience store with fuel pumps. If you would like to comment on the proposed variance, but are not able to attend the public hearing, you may submit written comments to Mr. Will Butler, Planning Manager, Columbia County, 630 Ronald Reagan Drive, Evans, Georgia 30809 at any time prior to the start of the public hearing.

PUBLIC NOTICE TO THE CITIZENS OF GROVETOWN, GEORGIA

A public hearing for the City of Grovetown will take place on Thursday, June 15, 2023, at 6:00 pm in City Council Chambers at City Hall, 103 Old Wrightsboro Road, Grovetown, Georgia 30813. The City of Grovetown is amending its comprehensive plan, City of Grovetown Comprehensive Plan 2021-2026, by changing its land use map and land development regulations. The purpose of this meeting will be to brief the community on

CLERK OF SUPERIOR COURT REGISTRATION OF TRADE NAME

(PURSUANT TO GA CODE 10-1-490)
STATE OF GEORGIA
COUNTY OF COLUMBIA

NEW

AFFIDAVIT OF BUSINESS CONDUCTED UNDER TRADE NAME

I, Charles D. Terry III, as Member, hereby certify that I AM the owner of a certain business in Columbia County, Georgia, now being cared on as follows:
GEORGIA TRADE NAME OF: CRUMBL GROVETOWN
ADDRESS: 285 Meridian Drive, Grovetown, GA 30813
Contact Number 516-376-4103
NATURE OF BUSINESS: Bakery
The business is composed of the following person/persons/corporation.
Grovetown Vortex LLC, 325 Penn Road, Apt. 117, Wynnewood, PA 19096

This 9th day of May 2023

By: /s/ Charles D. Terry III
Member of Grovetown Vortex LLC
As its: Member
Print Title: Charles D. Terry III, Member of Grovetown Vortex LLC
8865691

STATE OF GEORGIA COUNTY OF COLUMBIA NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Douglas Leverett to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns dated February 22, 2016, and recorded in Deed Book 10231, Page 55, Columbia County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$160,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Permanent Parcel No.: G09 118
ALL that lot or parcel of land, together with improvements thereon, situate, lying and being in the County of Columbia, State of Georgia, being known and designated as Lot 49, Block D of Senators Ridge, Section II upon a plat thereof prepared by James G. Swift & Associates dated September 16, 2003, which is filed for record in the Office of the Clerk of the Superior Court for Columbia County, Georgia in Plat Cabinet E, Slide 39, #5-#8. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is known as 6244 Freedom Cir, Grovetown, GA 30813, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Mary Grace Leverett and The Representative of the Estate of Douglas Leverett, successor in interest or tenant(s).

Public Notices

this amendment and notify the community of when the amended plan will be adopted and submitted to the Regional Commission and the Georgia Department of Community Affairs. Residents wishing to comment or make suggestions or revisions should be in attendance. Citizens can access copies of the amended plan in advance of the public hearing beginning May 31, 2023, by contacting Ronnie Kurtz, Director of Planning and Community Development at Rkurtz@cityofgrovetown.com or visiting www.cityofgrovetown.com.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ronnie Kurtz, Director of Planning and Community Development at 706.860.5094 prior to June 5, 2023. This person can be located at 103 W. Robinson Avenue, Grovetown, Georgia 30813 during the following hours: 8:30 am - 4:30 pm. Persons with hearing disabilities can contact the Georgia Relay Service, at 7-1-1, 1-800-255-0056, or 1-800-255-0135 (Voice).

The auction will be held online on www.storageetreasures.com on 06/08/2023
1824 William Few Parkway, Grovetown, Ga 30813
A255 – Willie Waldon – General household items
A278 – Channon Pollard - General household items
B007 – Sean Lathrop - General household items
B112 – Antonio Hudson - General household items

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Annemarie Susan Moysin
DECEASED

ESTATE NO. 2023-2023

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern and Raymond R Haskins Roland A Haskins has petitioned to be appointed Administrator of the estate of Annemarie Susan Moysin, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Elizabeth S Edwards
Clerk of the Columbia County Probate Court

P O Box 525
Appling GA 30802
Address
706-541-1254
Telephone Number
Publish: May 10, 17, 24 and 31, 2023

Go Store It – Augusta located at 1735 Barton Chapel Road, Augusta, GA, 30909 will hold an auction on www.storageetreasures.com starting on 6/2/2023 and ending at 3:00pm on 6/9/2023. The following units will be sold:
Unit # D42 William Singletary - household goods, tools
Unit # D32 Samantha Thompson – household goods

RICHMOND COUNTY SUPERIOR COURT TRADE NAME REGISTRATION

PERSONALLY APPEARED THE UNDERSIGNED WHO ON OATH DEPOSES AND SAYS THAT:

Rothschild Augusta, LLC does hereby certify that they are conducting a business at 4822 Hampton Lake Dr. in the city of Marietta, state of Georgia under the trade name Augusta Pointe, 1035 Stevens Creek Rd, Augusta, GA 30907 and that the nature of the business is ownership and leasing of residential rental units and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business is Frank Rhodes : April 25th, 2023.

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Bill Michael Hardee
DECEASED

ESTATE NO. 2023-0322

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Taylor Stewart has petitioned to be appointed Administrator of the estate of Bill Michael Hardee, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are

Public Notices

hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Blair Elaine McMichael
DECEASED

ESTATE NO. 2023-0261

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Crystal McConnell has petitioned to be appointed Administrator of the estate of Blair Elaine McMichael, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Charles Dewey Stone
DECEASED

ESTATE NO. 2023-0287

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Verla R Stone has petitioned to be appointed Administrator of the estate of Charles Dewey Stone, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All

Public Notices

interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Charles Eugene Norris
DECEASED

ESTATE NO. 2023-0237

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Charles Eugene Norris has petitioned to be appointed Administrator of the estate of Charles Thomas Norris, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Christine Ruiz Jones
DECEASED

ESTATE NO. 2023-0258

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Steven C. Jones has petitioned to be appointed Administrator of the estate of Christine Ruiz Jones, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

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Telephone Number
Publish: May 10th, 17th, 24th, and 31st

Public Notices

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Christopher Shane Herrin, Jr.
DECEASED

ESTATE NO. 2023-0257

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Sandra Elizabeth Halcome has petitioned to be appointed Administrator of the estate of Christopher Shane Herrin, Jr., deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

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Publish: May 10th, 17th, 24th, and 31st

IN THE SUPERIOR COURT OF COLUMBIA COUNTY STATE OF GEORGIA

Civil Action No. 2023ECV0117

PRAYASHKUMAR PATEL,
Plaintiff,

v.
ANUPAM SHARMA,
Defendant,

TO: Anupam Sharma
431 Congressional Court
Martinez, Georgia 30907

NOTICE OF PUBLICATION

By Order for service by publication dated the 26th day of April, 2023, you are hereby notified that on the 14th day of February, 2023, PrayashKumar Patel filed suit against you for Breach of Contract, Money Had and Received, and Fraud.

You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorney, P. Simon P. Williams, 207 North Belair Road, Evans, Georgia 30809, an Answer in writing within sixty (60) days of the date of the order for publication.

WITNESS, the Honorable J. Wade Padgett, Judge of this Superior Court.

This the 9th day of May, 2023.

Cindy Mason
DEPUTY CLERK
SUPERIOR COURT

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Dennis Broadwater
DECEASED

ESTATE NO. 2023-0319

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Amy Vining Huff has petitioned to be appointed Administrator of the estate of Dennis Broadwater, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley

Public Notices

Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Edward Bruce Ballin AKA Edward B Ballin
DECEASED

ESTATE NO. 2023-0309

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Bertha E. Ballin for a year's support from the Estate of Edward Bruce Ballin AKA Edward B Ballin, deceased, for decedent's (surviving spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **June 5, 2023** why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Edward Hugh Coke
DECEASED

ESTATE NO. 2023-0321

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern: Petra Felix Coke has petitioned to be appointed Administrator of the estate of Edward Hugh Coke, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 5, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date.

ALICE W PADGETT
Judge of the Columbia County Probate Court

By: Misty Hanley
Clerk of the Columbia County Probate Court

P O Box 1520
Evans GA 30809
Address
706-312-7254
Telephone Number
Publish: May 10th, 17th, 24th, and 31st

NOTICE OF SALE UNDER POWER GEORGIA, COLUMBIA COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Andrew R Paine and Bridgette T Paine to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Guild Mortgage Company, its successors and assigns, dated May 20, 2019, recorded in Deed Book 11954, Page 10, Columbia County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 14270, Page 0203, Columbia County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED TWENTY-THREE AND 0/100 DOLLARS (\$328,923.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Columbia County, Georgia, or at such

Public Notices

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Andrew R Paine and Bridgette T Paine or a tenant or tenants and said property is more commonly known as 2215 Millshaven Trail, Evans, Georgia 30809. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Guild Mortgage Company LLC as Attorney in Fact for Andrew R Paine and Bridgette T Paine

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, being shown and designated as Lot 10, Millshaven Subdivision, on a plat recorded in the Office of the Clerk of the Superior Court of Columbia County, Georgia, in PC-E, Slide 139 #2; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements.

Said property is hereby conveyed subject to Protective Covenants recorded in aforesaid Clerk's Office in Book 4941, Pages 144-165 and to any and all other easements, restrictions and rights of way of record in the aforesaid Clerk's Office.

Tax map & parcel number: 067 746

MR/chr 6/6/23
Our file no. 22-07794GA - FT17

IN THE PROBATE COURT OF COLUMBIA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

Gayle E Wooding
DECEASED

ESTATE NO. 2023-0297

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: To Whom It May Concern
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **June 5, 2023**

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indi-

