

State of Georgia

City of Harlem

Resolution Number: 2021-04

**A RESOLUTION OF THE CITY OF HARLEM FOR THE
ADOPTION OF THE HARLEM COMPREHENSIVE PLAN
2021-2026**


WHEREAS, the Harlem City Council, the governing authority of Harlem, Georgia, has prepared the *Harlem Comprehensive Plan 2021-2026* to replace their prior comprehensive plan; and,

WHEREAS, the *Harlem Comprehensive Plan 2021-2026* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Harlem 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;”

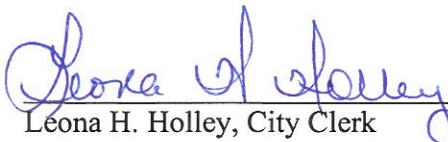
NOW, THEREFORE, BE IT RESOLVED by the Harlem City Council that the *Harlem Comprehensive Plan 2021-2026* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 28 day of June, 2021



Roxanne Whitaker, Mayor

ATTEST:



Leona H. Holley, City Clerk

COLUMBIA COUNTY'S HIDDEN JEWEL



HARLEM

GEORGIA

COMPREHENSIVE PLAN 2021-2026



Adopted June 28, 2021

HARLEM

COMPREHENSIVE PLAN

Prepared for
The Mayor and City Council
of Harlem, Georgia
320 North Louisville Street
Harlem, Georgia 30814

The Mayor of the City of Harlem, Georgia and Council members of The City of Harlem recognize the efforts and input of multiple individuals who contributed to the creation of this comprehensive plan document which will provide vital information for decision making over the course of the next decade. This blueprint, for future area development, is the culmination of multiple meetings in which area leaders came together to discuss the future of the City of Harlem.

City staff exhibited an unwavering commitment towards the development of this comprehensive plan as they have dedicated numerous hours compiling data, providing valuable time to provide their insight into their communities, and generating sound ideas to include in this plan.

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The Plan & Process

Successful communities don't just happen – they must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources; it must also respond to changing circumstances if it is to continue to meet the needs of its residents. Harlem residents value the character and diversity of their community, the strong sense of identity, and the lifestyle associated with rural communities.

Communities that have the ability to anticipate and accommodate change over a period of time are communities that are very likely to survive and thrive. A number of uncontrollable variables (e.g. natural disaster, state or regional economic issues, loss of federal funding, local leadership changes, etc.) can have an impact on whether any given jurisdiction will remain a viable place to reside, work, and recreate over an extended period of time. Other factors such as stagnant development and population decline can lead to dilapidated buildings and increasing blight.

Community stabilization and development are vital factors in remaining viable and encouraging quality growth. A vision that is consistent and locally-generated, when combined with a implementation plan, can ignite economic opportunities and encourage social cohesiveness in any given jurisdiction.

Elected officials and city leaders have recognized the importance of a coordinated and comprehensive planning effort in order to address the needs and opportunities of Harlem residents. Concerns include broadband access, housing development, economic vitality, infill and preservation, and others.





THEATRE

Milledgeville Rd

27 5
75 77

This comprehensive plan document presents these issues and locally-agreed upon solutions. The Harlem Comprehensive Plan is the official guiding document for the City of Harlem and serves the following purposes:

- Lays out a desired future for the community
- Provides a guide for how that future is to be achieved
- Provides the framework for a coordinated long-term planning program

In conjunction with Columbia County’s Service Delivery Strategy, this comprehensive plan document is a resource that provides a locally-agreed upon map for a unique and successful jurisdiction. This resource should be used by appointed and elected officials as they deliberate development issues and help their respective citizenry understand the benefits of the policy.

PLAN COMPONENTS

The Central Savannah River Area Regional Commission (CSRA-RC) is the city’s selected planning coordinator for the Harlem Comprehensive Plan 2021-2026. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs’ (DCA) 2018 Minimum Standards and Procedures For Local Comprehensive Planning which became effective in October 2018.

The Comprehensive Plan includes the following state-required and elective components:

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

All state-required comprehensive planning components and additional electives listed are distributed throughout the Harlem Comprehensive Plan in different sections.

PLAN PROCEDURE

First Required Public Hearing - The purpose is to brief public on the process and opportunities to participate.

Plan Development - This must include opportunity for stakeholder and community member involvement.

Second Required Public Hearing - Once plan is drafted it must be made available for public review/comment.

Submittal for Review - A completed draft must be submitted to CSRA-RC and DCA.

Notification of Interested Parties - The CSRA-RC will notify all interested parties of the availability of the plan for review and comment.

Regional Commission Review - The CSRA-RC will review the plan for potential conflicts.

Department Review - The DCA will review for compliance with their “Rules”.

Report of Findings and Recommendations - A report of findings and recommendations must be transmitted within 40 days after submittal.

Plan Revisions - If the plan is not in compliance, revisions may be made to the plan to meet requirements.

Adoption of Plan - Once the plan is found in compliance, it can be adopted.

Notification of Local Adoption - The CSRA-RC must be notified of adoption within 7 days and forward the adoption resolution and final plan to DCA.

Qualified Local Government Status - The DCA will notify the city that its QLG status has been extended.

Publicizing the Plan - Publication of plan after adoption must occur and citizenry informed of the availability of plan.



HARLEM'S HISTORY

The founding of the city of Harlem is linked to a growing lumber town located a mile away from city center of Harlem. The town of Sawdust was located on the now defunct Augusta-Eatonton rail line. Founded in 1840, Sawdust allowed the sale of liquor. Travelers on the Augusta-Eatonton rail line who stopped in Sawdust enjoyed these spirits. These travelers also gave the town of Sawdust a reputation for being a wild and unruly place.

Dr. Andrew J. Sanders, a graduate of the Medical College of Georgia, moved to the area near Sawdust. Seeking to increase the population of the area, Dr. Sanders began to sell portions of his property for the price of one dollar per acre. He also encouraged establishing institutions in the area. Portions of his land were donated to establish the Harlem Baptist Church, Harlem Methodist Church, and a school.

The population of the area increased, and the City of Harlem became incorporated on October 24, 1870. The name "Harlem" was chosen because it reminded residents transplanted from New York City of the then elite artistic area of Harlem, New York. It became a similar haven for residents of Augusta.

The town of Sawdust was eventually absorbed into Harlem in 1887; the community of Cerlastae followed 19 years later. By 1923, Harlem contained approximately 500 residents, an opera house, the Hicks Hotel, electric lights along the main road, stores, two gin mills, and daily train service.

The town of Berzelia merged with Harlem in 1933, and through the 40's the city remained a small, family-friendly city. The focal point of the town center was the Columbia Theater, which ran first-run movies from 1949-1963.

Following that, the city began to experience a downturn. The loss of major employers and smaller businesses within the city were the start. Passenger train traffic then began to dwindle. The Georgia Railroad depot was removed in 1965, and in 1983 the last passenger train came through Harlem.

In the years after the departure of the last passenger train, Harlem developed a reputation as a charming bedroom community for many who work throughout the Central Savannah River Area (CSRA). This includes current and former military and civilian employees of neighboring Fort Gordon, a United States Army installation. Historically, Fort Gordon served as the home of the Signal Command. Fort Gordon recently became the home of the Army's Cyber Command, and new workers and contractors may soon also call Harlem home.

PAST PLANNING INITIATIVES

A comprehensive plan should be viewed as evolving, a document that should be altered as the conditions in the community change. The update of this document is required to ensure the needs of the jurisdiction are met.

The relevance of prior Harlem comprehensive plans has diminished as implementation recommendations have either been completed, become operating policy, or, due to the passage of time, lost priority in the community. This new comprehensive plan document addresses relative community changes since the 2016 plan was adopted.

The 1991 City of Harlem Comprehensive Plan was prepared by the (now named) CSRA-RC and adopted in 1991 in a format consistent with standards established by the Georgia DCA prior to 2005. This document outlined city conditions that were in line to be addressed at that time and formulated goals regarding housing, land-use, economic development, and more. The information provided within this document was used by community leaders to make coordinated decisions regarding public funds and land use.

The 2006 Harlem Comprehensive Plan revised goals and objectives for Harlem. It also updated city data to

examine changes within Harlem and outlined a new short-term work program.

The City of Harlem continued its dedication to community planning by working with the CSRA-RC to complete a 2012-2016 update of its short-term work program and the 2016 full update to the comprehensive plan. The team also created the Harlem City Center Plan, an urban redevelopment plan focused on center city Harlem.

The Harlem City Center Plan was a plan created to provide guidance to community leaders and decision-makers on the uses at that time within the Harlem city center area. The plan provided recommendations for a potential city center greenspace with a new city library anchoring the area. Recommendations also included mixed-used residential units in existing buildings downtown in addition to single-family detached units to provide housing diversity.



Community Involvement

STEERING COMMITTEE

One significant part of the planning process was forming a steering committee of community members. This group of stakeholders was critical to the plan creation and informed the decision-making process. The primary purpose of this committee was to oversee and assist in the process of drafting the Comprehensive Plan, ensuring that CSRA-RC staff reflected community ideals, goals and activities. The steering committee was composed of elected officials, government employees, and residents.

During the 2020-2021 planning process, staff from the CSRA-RC collected background information about Harlem through research, site visits, and stakeholder communications. The steering committee then provided direction and guidance for plan development, and RC staff drafted the plan document for committee review.

Members:

Mayor Roxanne Whitaker
Debra Moore, City Manager
David Jenkins, Community Development Director
John Neal, Urban Redevelopment Agency Chair
Duane Starrenburg, Historic Pres. Commission Chair
Robert Holland, Planning & Zoning Commission Chair
Robert Fields, Public Works Dept. Director
Geovanni Cortes, Harlem Merchants Association
Tripp Lonergan, Fire Dept. Chief
Robert Lewis, Police Dept. Chief

THE WHY

The plan's development is subject to a community involvement process that includes both a core steering committee of stakeholders and the general public.

Public involvement serves to educate community leaders about planning issues and to build constituency support – both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. By involving the public as a partner during the planning process, the message sent is that people's ideas matter.

HEARINGS & MEETINGS

Required public hearings bookended the planning process, allowing residents to comment both on the process and the eventual substance of the plan.

Two public hearings were held on:

June 30, 2020
May 6, 2021

A public open house was held on May 4, 2021

Stakeholder Committee meetings were held on the following dates:

July 29, 2020
September 22, 2020
December 3, 2020
March 23, 2021
April 15, 2021

City staff also presented information on the plan and sought input during meetings for Planning and Zoning Commission and Historic Preservation Commission.

OTHER ACTIVITY

Public input involved additional communication channels including a community survey, community newsletter insert, social media, and website postings/links.

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

How to Use the Plan

The comprehensive plan is a guide to action. It is intended to serve as a reference point for potential users. For example, a commission or council may use the plan's policies to decide whether to approve a proposed rezoning of land. A number of companion planning documents should be used in conjunction with this comprehensive plan. These include the CSRA Regional Plan 2040, Columbia County Joint Solid Waste Management Plan, the comprehensive and solid waste plans of other nearby jurisdictions, the Savannah-Upper Ogeechee Regional Water Plan, the CSRA Regionally Important Resource Plan, the Fort Gordon Compatible Use Study, and other local and state regulatory documents (e.g. zoning ordinance, subdivision regulations).

Unlike sector or single issue planning documents - which only generally refer to one sector/issue - the comprehensive plan addresses multiple issues in a coordinated manner. When in doubt, decisions should follow the comprehensive plan. If at some point the plan no longer reflects a consensus about the path to follow, it should be amended.

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the "community work program." The five-year community work program lists measurable projects that will be undertaken, consistent with their stated comprehensive plan goals. This document includes data at a variety of scales. All of which provide valuable context and comparison information for plan users.





Existing Conditions

This portion of the planning document provides background data and information in the following areas:

Demographics

Broadband Services

Economic Development

Housing

Natural & Cultural Resources

Community Facilities & Services

Land Use

Transportation

EXISTING CONDITIONS

Demographics

The examination of population statistics spanning decades provides the foundation for all sections of the comprehensive plan document.

Topics covered in this portion of the plan include:

- Total Population
- Resident Age Distribution
- Households
- Educational Attainment

There are many more datasets available, but these have been chosen to provide a general overview of Harlem residents.

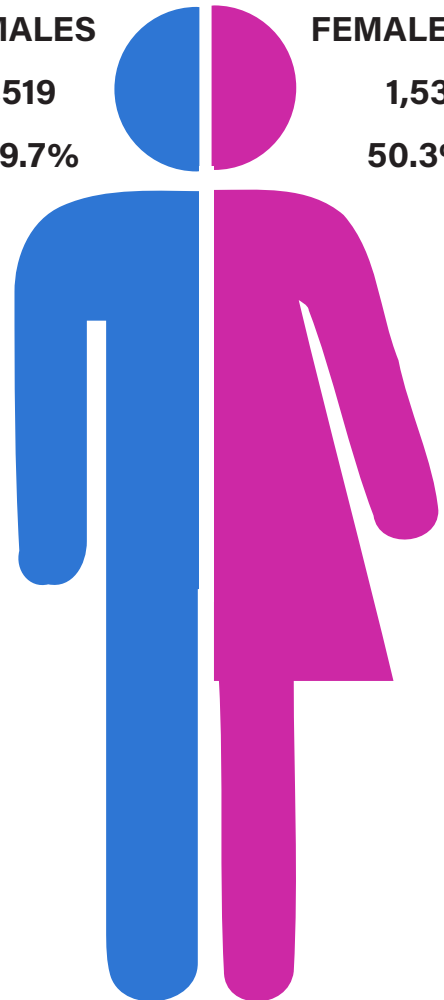


TOTAL POPULATION AS OF 2018:

3,054

Source: 2014-2018 ACS

| MALES | FEMALES |
|-------|---------|
| 1,519 | 1,535 |
| 49.7% | 50.3% |



TOTAL POPULATION

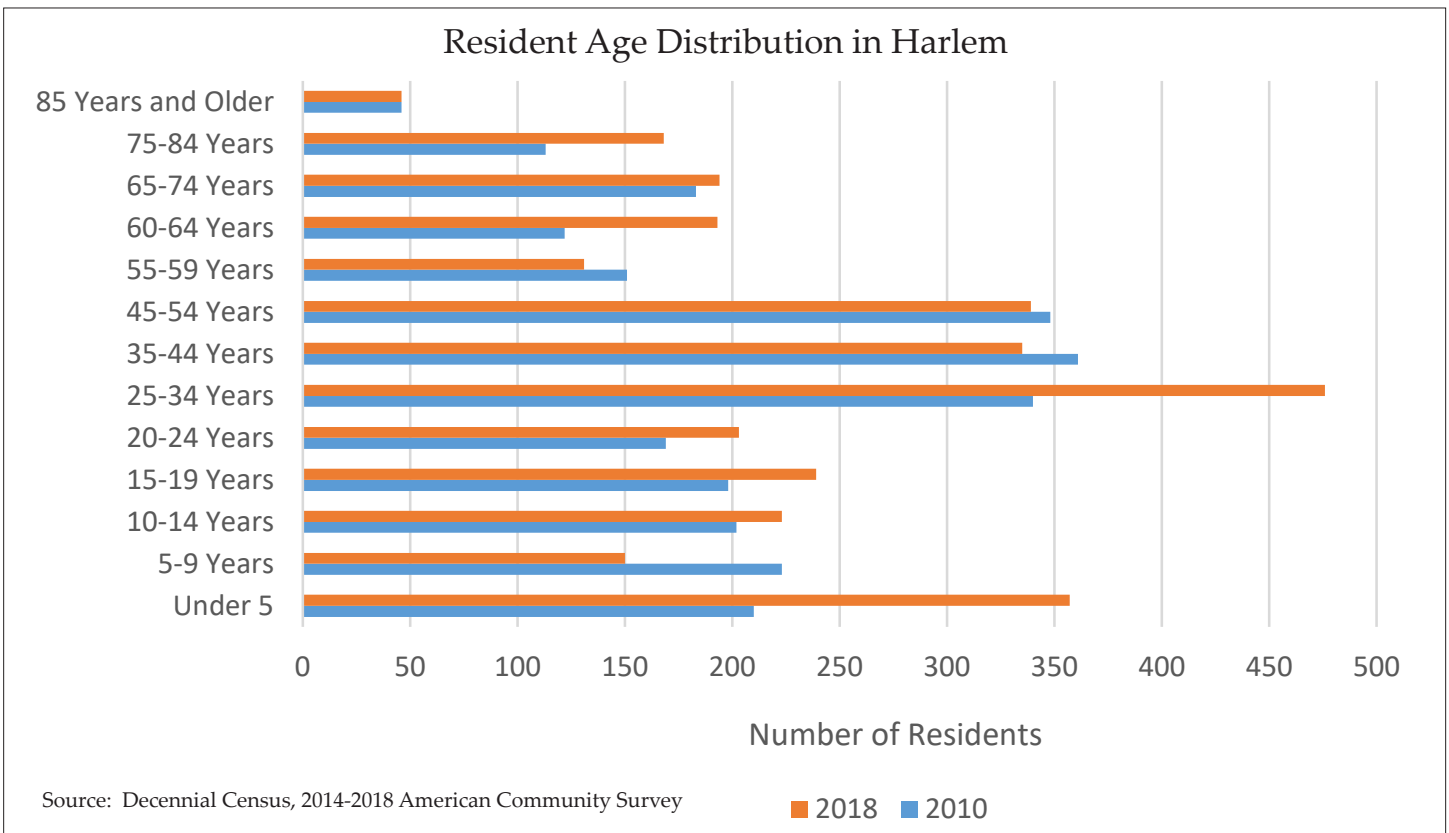
Data from the U.S. Census Bureau (decennial Census and American Community Survey 5-year estimates) demonstrates an overall growth in Harlem, going from 2,199 residents in 1990 to 3,054 residents in 2018. Columbia County, Grovetown, and the state of Georgia as a whole have all experienced growth as well over this time period. Between 2010 and 2018, Harlem’s population increased by 14.6%. This is lower than Grovetown and Columbia County, but higher than the state as a whole. Although the growth in Harlem has been slower than its neighbor, Grovetown, citizens feel that the slower growth has helped with maintaining the small town feel of the city. As the surrounding area continues to grow and change, Harlem expects to continue seeing a mixture of transient residents and longer-term residents. The city also must make a concerted effort to address the differing needs of residents.

| Total Population | | | | |
|------------------|-----------|-----------|-----------|------------|
| | 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, 2014-2018 American Community Survey

AGE DISTRIBUTION

As of 2018, the median age in Harlem was 31.7, compared to 36.6 in the county and 30.5 in Grovetown. This remains among the lowest in the CSRA overall. Between 2010 and 2018, there was significant growth in the portion of the population under age 5 and ages 25-34. There was also a large increase in age groups 60-64 and 75-84. Community survey respondents for this planning process in age groups 30-39 (27%) and 60+ (26%) were the largest. Age-related topics for further research should include childcare facilities, opportunities for aging residents, amenities for young families and Internet necessities for remote work.

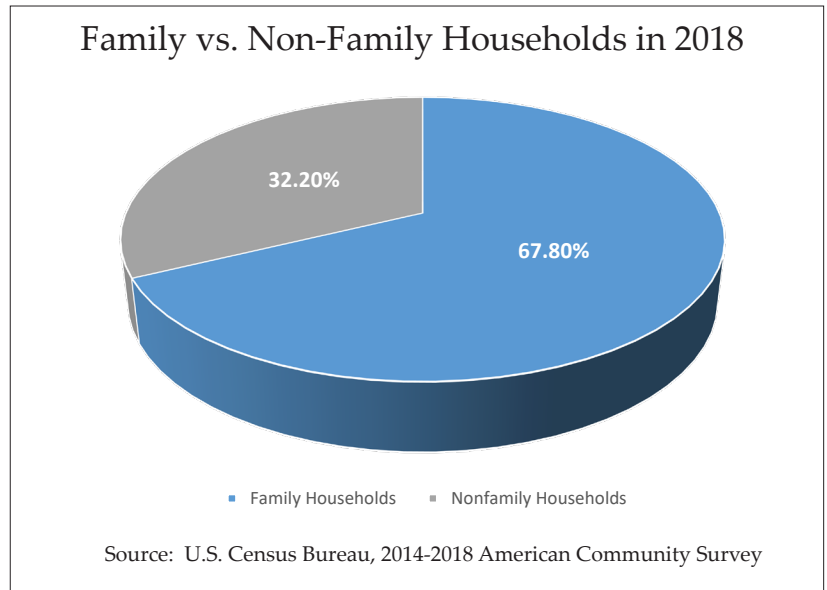


EXISTING CONDITIONS

HOUSEHOLDS

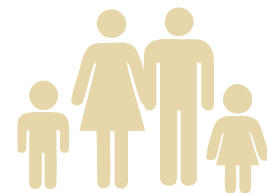
A household may be defined as one or more people living within a single dwelling unit and sharing meals or living space and may consist of a group of individuals related or unrelated. Approximately 68% of households are family households in Harlem. This percentage is slightly down from the year 2010, where it was 71%.

Among the rise in non-family households are the householders living alone. This number reached 270 households in 2018, up from 185 in 2000.

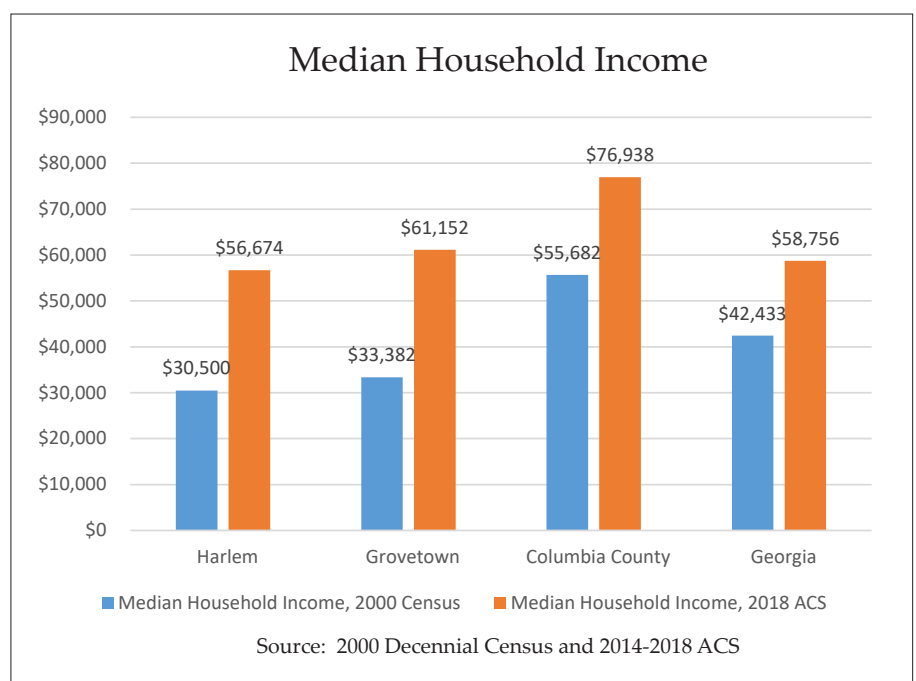


| Household Types | | | |
|------------------------------|------|-------|------|
| | 2000 | 2010 | 2018 |
| Total Households | 694 | 1,020 | 966 |
| Family Household | 483 | 722 | 655 |
| Family Household w/ Children | 282 | 366 | 355 |
| Married Couple | 298 | 492 | 461 |
| Married Couple w/ Children | 164 | 223 | 258 |
| Nonfamily Households | 211 | 298 | 311 |
| Householder Living Alone | 185 | 259 | 270 |

Source: 2000 and 2010 Decennial Census, 2014-2018 ACS



Over the last 20 years, Columbia County and its jurisdictions have each experienced significant increases in the median household income. Harlem in particular experienced a 79.3% (\$26,174) increase. This was higher than the county and the state over the same time period, but it was lower than Grovetown.

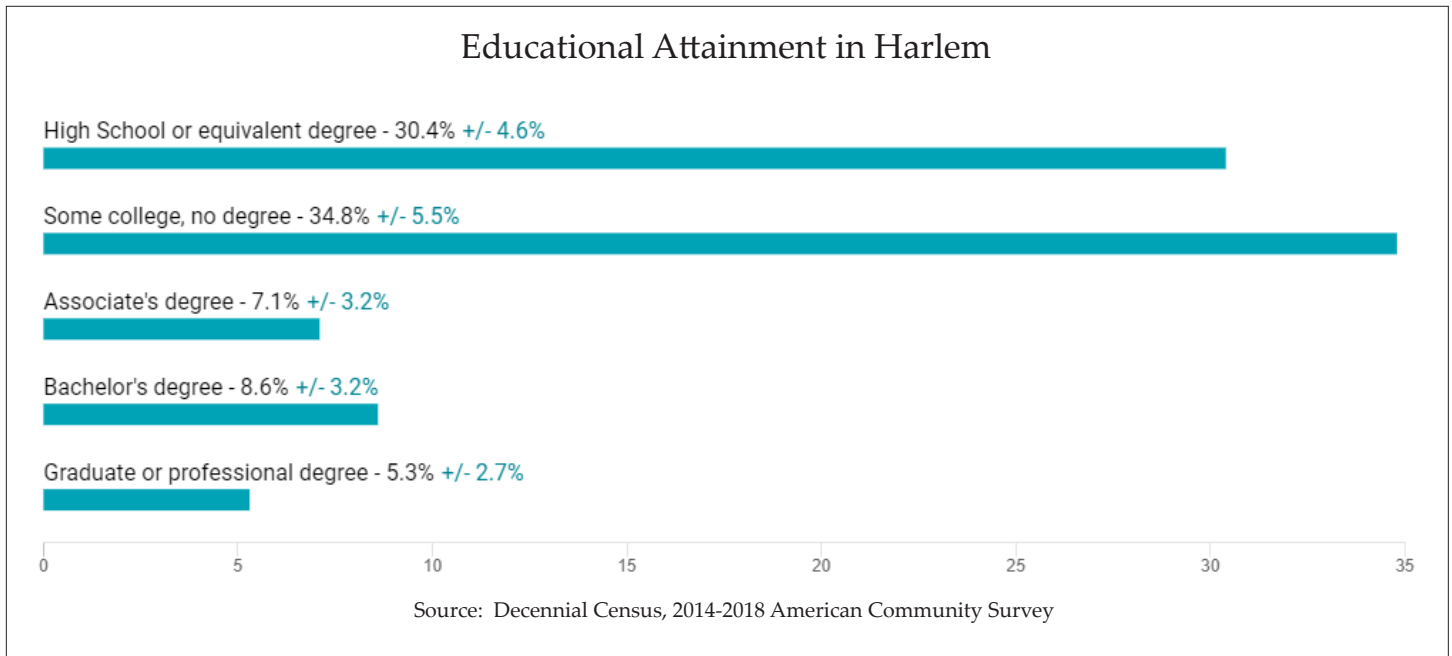


EDUCATIONAL ATTAINMENT

Research, data and lived experiences showcase the importance of education in every day life. For the citizens of Harlem, this is also true. According to the 2018 American Community Survey (ACS), approximately 86% of residents age 25 and over have at least a high school diploma or equivalent (compared to 89% in Grovetown and 93% in Columbia County as a whole). Within this group, the largest groups are those with only a diploma or some college and no degree.

Effective business recruitment warrants a comparison between resident education and employer requirements. As the city strives to meet CSRA employment needs and changes in growing fields like cyber and medical, communication with educational institutions and regional employers will become increasingly important. Additionally, the city wants to become a destination for individuals with advanced degrees moving to the CSRA and interested in small-town living.

This activity and desire does not discount the 14% of those residents age 25 and over without at least a diploma or equivalent. This population shouldn't be forgotten in efforts to improve resident quality of life through education, job training, and entrepreneurship.



EXISTING CONDITIONS

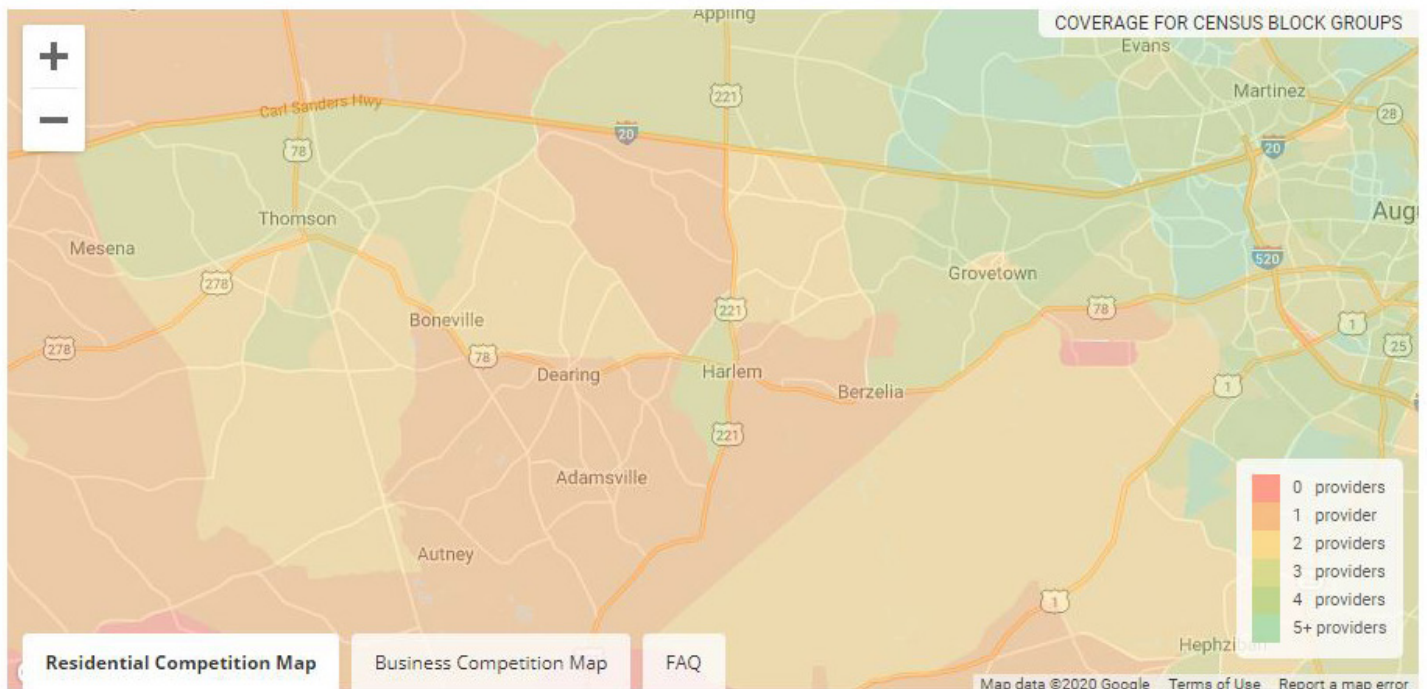
Broadband Services

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. Broadband touches the lives of citizens of all ages and backgrounds - including students in the classroom, professionals providing telemedicine or streaming online training, residents using library computers, and more.

This section of the plan provides an overview of broadband, the ACE Act, and the state of local connectivity.



Residential Internet Provider Competition Map for Harlem



Source: BroadbandNow; Accessed in 2020; <https://broadbandnow.com/>

WHAT IS BROADBAND?

Broadband is high speed Internet. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps. Mbps is megabits per second. These minimum upload and download speeds are essential to quality of service for end user customers. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option.

Different technologies:

- Fiber optic cable - buried underground and transmits data over light through glass or plastic; Columbia County has an extensive fiber network and operates a broadband utility.
- Coax Cable - copper-based infrastructure deployed by cable TV and telephone broadband providers; is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.
- DSL - copper-based and offered over traditional telephone networks. They are not as rapid as other technologies and may degrade over distance.
- Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.

THE ACE ACT

In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

- Requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan.

- Enables local governments to take advantage of applying for financial incentives (such as grants) for broadband services, if they meet certain criteria.
- Enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.
- Enables a political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services to the Department of Community Affairs for certification as a broadband ready community.

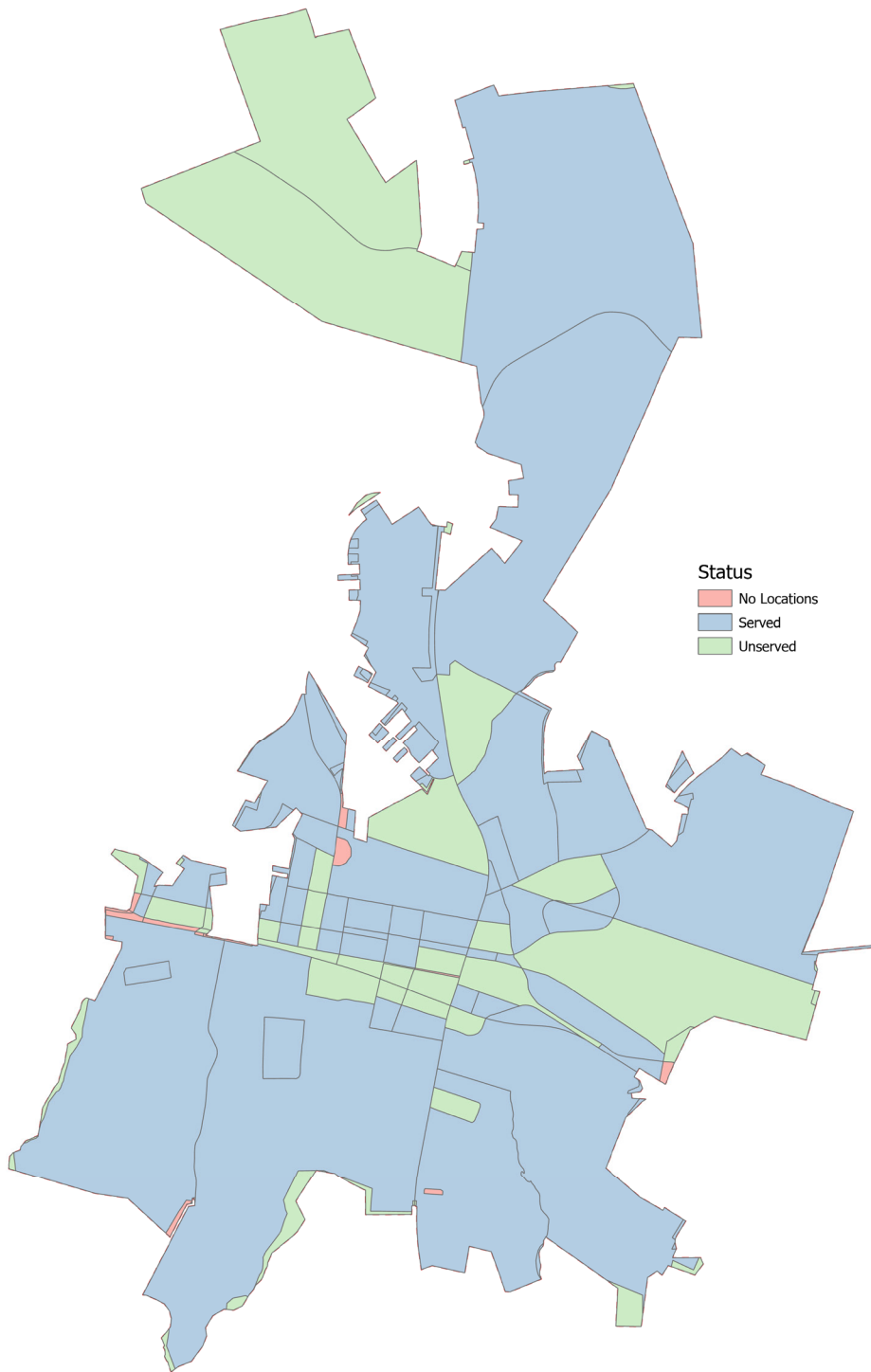
The role of state agencies:

- The OneGeorgia Authority - the OneGeorgia Authority Act will be amended to include broadband services.
- The Georgia Technology Authority - developing a state-wide broadband services deployment plan, they will work with the Georgia Department of Community Affairs and the OneGeorgia Authority to establish grant programs, designation programs, and other programs to promote the deployment of broadband services.
- The Georgia Department of Community Affairs - determine and publish which areas in the state are served and unserved; development and deployment of the Broadband Ready certification program. A served area means a census block that is not designated by DCA as an unserved area.

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. The RC staff across the state have assisted the local governments in by transferring locally-provided addresses and locations to DCA. DCA created a map in 2020 displaying served and unserved areas of broadband service, based on service information collected for the locally-provided addresses.

EXISTING CONDITIONS

Broadband Served/Unserved Status in Harlem



The map at the right displays the previously-mentioned DCA data on served and unserved Census blocks in the City of Harlem.

There are several areas of the city that are classified as unserved. Those areas should receive additional attention when deciding where to put broadband funding.

Viewers should also note that a served area does not imply subscription, only access.

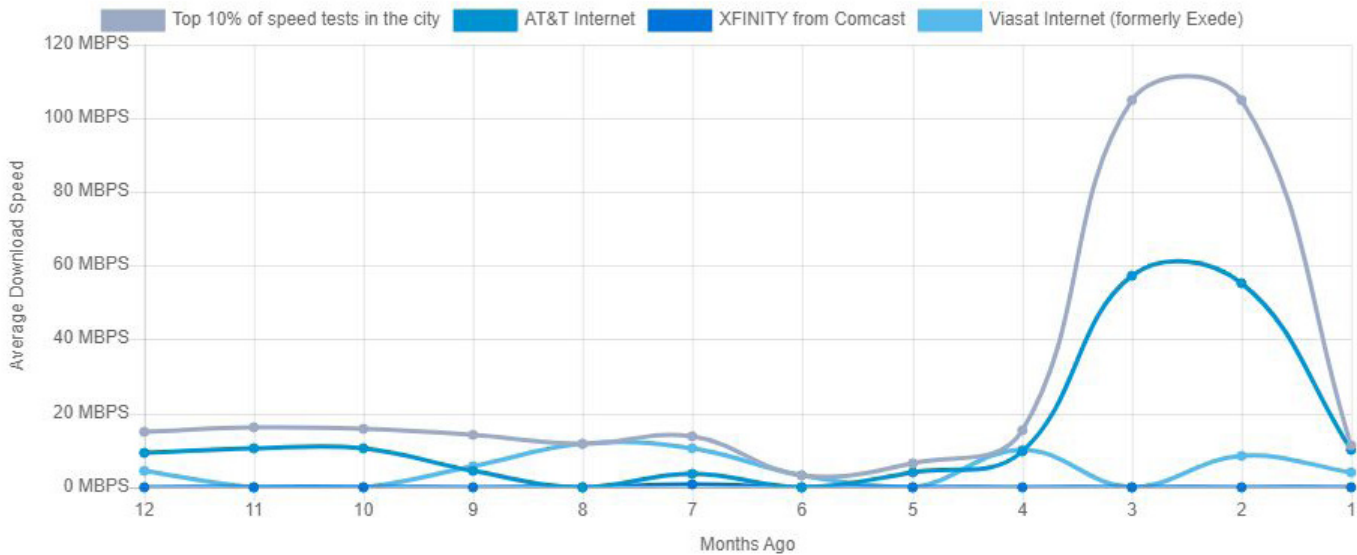
According to the 2018 ACS, over 80% of households have a computer, and nearly 70% have a broadband subscription. Residents have expressed that the number of local providers is limited.

While working with Columbia County to expand residential access, the city should explore options to improve publicly available Wifi as well. This will benefit residents and visitors.

| Household Internet Use in Harlem | | |
|----------------------------------|--------|---------|
| | Number | Percent |
| Total households | 966 | 100% |
| With a computer | 798 | 82.6% |
| With a broadband subscription | 666 | 68.9% |
| Source: 2014-2018 ACS | | |

Residential Internet Provider Competition Map for Harlem

Source: BroadbandNow; Accessed in 2020; <https://broadbandnow.com/>



This analysis is based on 119 speed tests from IP verified users who took speed tests from an IP address in Harlem between May 2019 and April 2020. National statistics are calculated across 309,040,171 over the same time range.

The above table displays download speeds of major providers in the City of Harlem zip code, which covers a larger area than the incorporated boundaries of the city. Average download speed in the area is 9.48 Mbps.

Harlem’s desires for greater connectivity include creating partnerships or using local regulation to ensure that new developments are connected to fiber. As the local government recognizes, physical access to broadband is only one piece of the puzzle. Affordability is a separate issue that also impairs access and requires additional considerations.

One possible source of funding to increase connectivity is through the state. In 2018, the Georgia Broadband Deployment Initiative (GBDI) launched. This initiative represents a collaborative effort by multiple state agencies to promote and deploy broadband level Internet in unserved areas across Georgia. The service is for a minimum of 25 Mbps/3 Mbps speeds. 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>

Another component of the GBDI is helping communities achieve Broadband Ready Community designation. Two necessary steps in the process are including a broadband element in the comprehensive plan and adopting the state’s broadband model ordinance. Communities with the designation receive additional points when applying for state funds.

Over the next two years, 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.

EXISTING CONDITIONS

Economic Development

Economic prosperity is a primary goal for most communities. Harlem is no exception. However, there is strong desire within the community to maintain a certain community character. This desire would generally encourage the establishment of smaller, locally-owned enterprises as opposed to strip malls and big-box retailers, specifically in downtown. It also encourages a continuity of physical form of buildings for infill and chain establishments with local design standards. The information presented within this section will assist local elected and city officials in making planning and policy decisions that will achieve these community aims.

This section of the comprehensive plan will provide information about trends and issues specific to economic development and summarize the following information:

- Employment By Sector
- Overall Employment
- Poverty
- Income
- Desired Businesses



Harlem has an active local merchant's association, design guidelines in its historic district, and planning staff to comment on, review and support appropriate and beneficial developments.

EMPLOYMENT BY INDUSTRY

A review of specific economic indicators provides essential information for local elected officials and city leaders when making important decisions toward the community’s to economic goals. The table at the right details employment by industry in Harlem based on the 2018 ACS. For this, the total civilian employed population age 16 and over was 1,281, with a margin of error (MoE) of ±139. The industry employing the most residents is Educational Services, and Health Care and Social Assistance with 21.2%. This is also the largest industry in Grovetown and Columbia County, with 19.6% and 26% respectively.

The industries that employ the smallest number of citizens in Harlem, all with less than 2%, are: Agriculture, forestry, fishing and hunting, and mining; Wholesale trade; and Information. Manufacturing and retail each have over 10%.

Conversation with city staff has also revealed that there are nearly 100 home-based businesses in Harlem, many of which could exist in the sectors mentioned above. As the city tries to expand Broadband access and generate local employment, promoting and assisting home-based businesses could be an important strategy

OVERALL EMPLOYMENT

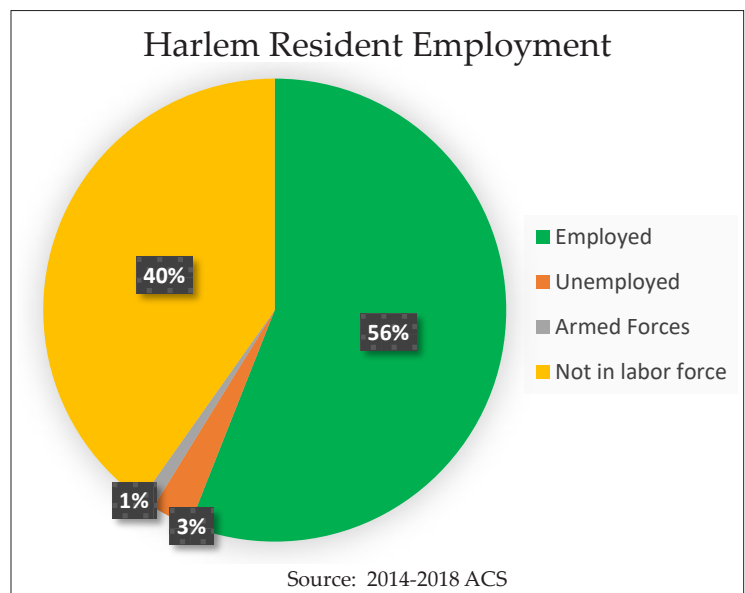
For Harlem, the employment data examined was for the population age 16+ and includes those not in the labor force. The civilian labor force represented 58.7% of the total age 16+ population.

The unemployment rate of a community is often used to help determine its economic health. The unemployed only represented 3% of the total population, which is positive for Harlem.

Although only 1% of the examined population was represented by the armed forces, this may change if those service members begin moving to Harlem seeking less expensive housing and less traffic. Similarly, as the number of retirees grows (either through aging in place or migration, there may be a shift in labor force participation.

| | Number | MoE | Percent |
|--|--------|-----|---------|
| Agriculture, forestry, fishing and hunting, and mining | 13 | ±22 | 1.00% |
| Construction | 94 | ±73 | 7.30% |
| Manufacturing | 130 | ±48 | 10.10% |
| Wholesale trade | 16 | ±14 | 1.20% |
| Retail trade | 177 | ±65 | 13.80% |
| Transportation and warehousing, and utilities | 74 | ±41 | 5.80% |
| Information | 24 | ±18 | 1.90% |
| Finance and insurance, real estate and rental and leasing | 77 | ±53 | 6.00% |
| Professional, scientific, and management, and administrative and waste management services | 112 | ±59 | 8.70% |
| Educational services, and health care and social assistance | 272 | ±70 | 21.20% |
| Arts, entertainment, and recreation, accommodation and food services | 65 | ±45 | 5.10% |
| Other services, except public administration | 144 | ±72 | 11.20% |
| Public administration | 83 | ±41 | 6.50% |

Source: 2014-2018 American Community Survey



EXISTING CONDITIONS

POVERTY

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. The table below 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%. It is important to also note though, that all three communities experienced increases in residents below the poverty line.

| Residents Living in Poverty | | |
|-----------------------------|---------------|-----------------------|
| | 2014-2018 ACS | Percent of Population |
| Grovetown | 1,773 | 13.1% |
| Columbia County | 12,954 | 8.8% |
| Harlem | 471 | 15.4% |
| Source: 2014-2018 ACS | | |

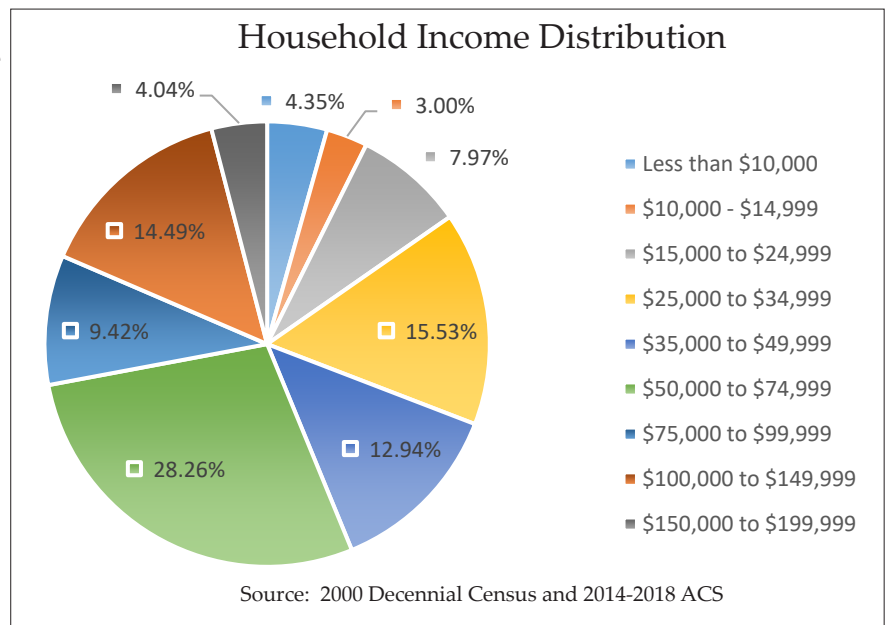
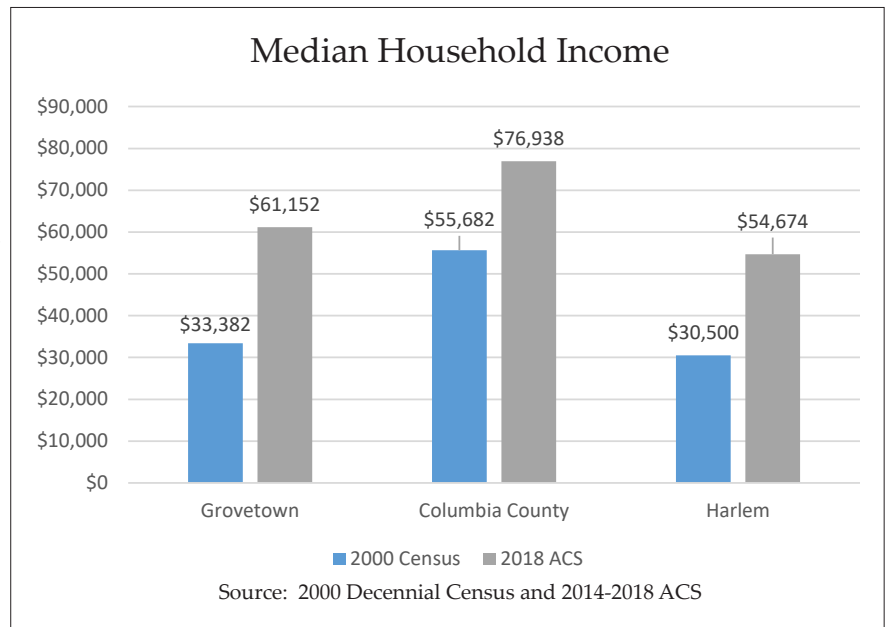
INCOME

A economic indicator that provides useful information is household income. Over the last 20 years, Columbia County and its jurisdictions have experienced significant increases in the median household income. Harlem in particular experienced a 79.3% (\$26,174) increase. This was higher than the county as a whole and lower than Grovetown.

One priority for the city is securing higher paying jobs for its residents. Having those jobs may entice some residents to stay, increase household incomes and draw people from other areas to Harlem.

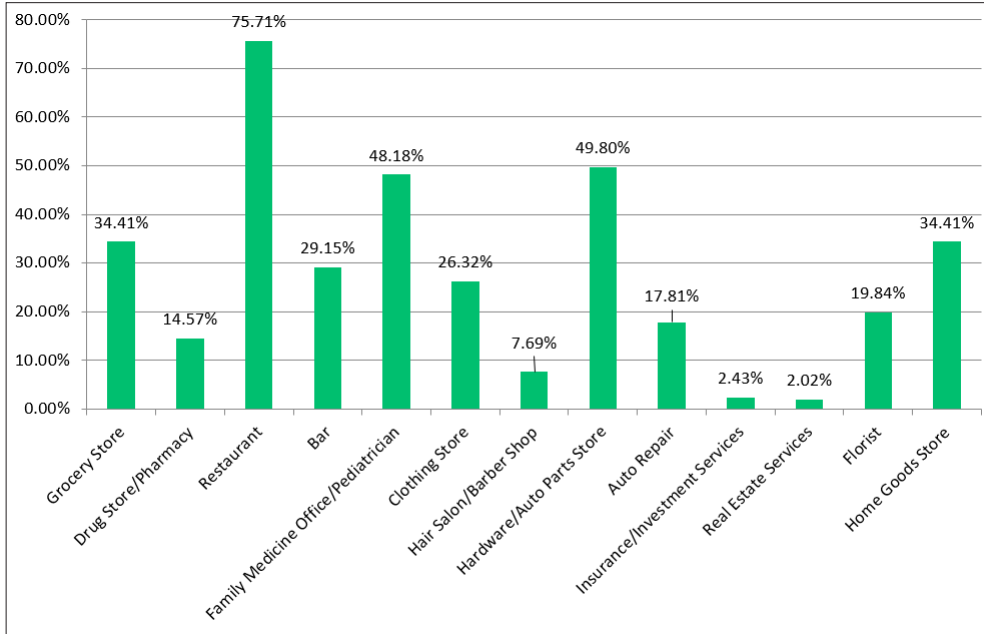
Census Data on household income distribution reveals that the largest group of earners is in the \$50,000 to \$74,999 range (28%), followed by \$25,000 to \$34,999 (16%). No households reported over \$200,000.

As the city continues to grow, it must look for ways to care for its vulnerable, lower-income residents. Keeping a balance of jobs for varying skill and education levels will be important, as will creating and promoting opportunities to increase those skills/education or pursue entrepreneurship.



DESIRED BUSINESSES & FUTURE GROWTH

Part of the community survey for this planning process revealed resident desires for certain types of new businesses in Harlem. Among them were: restaurants, family medicine practice, and hardware/auto parts stores. Another business type that residents mentioned during the process after the survey was completed was childcare facilities.



Survey Question #27:
 What types of businesses would you like to see more of in Harlem?
 Check all that apply.

As previously mentioned, the city has an active merchant’s association, and it was represented on the stakeholder committee during this process.

The city has worked to recruit businesses down town, including assembling property for redevelopment and advertising structures below market rate for leases.

Since the 2016 comprehensive plan, the city started a facade improvement grant program that annually offers small grants to local businesses.

Although the vacancy rate for businesses downtown is low (1%), there’s still room to improve downtown. The former San Saba pecan factory is a large facility that currently has a temporary tenant. The structure requires renovations for a new, non-manufacturing tenant to occupy the space long-term. Additionally, the New Street area of town is one area of town most desired for redevelopment among residents, downtown businesses, the Urban Redevelopment Agency (URA) and city staff. Harlem’s URA was formed in 2015 to implement the objectives laid out in the “City Center Plan,” its urban redevelopment plan.

Since the 2016 comprehensive plan, Fort Gordon was designated to house the headquarters of the consolidated Army Cyber Command, which was previously dispersed across 3 states. Over the next year or so, approximately 1,200 additional soldiers and civilian workers will come to Fort Gordon. There will also be an untold number of contractors coming to the area. Harlem, like Grovetown, seeks to recruit or create cyber-related businesses and others to support the installation.

Two other industries that can expand in Harlem are film and heritage tourism. Harlem’s historic character and small town feel are a benefit to both industries. The Camera Ready Communities (aka Go Film Georgia) program connects community liaisons for its participating communities with film and TV productions. The program website contains location photos and information on the area surrounding the chosen communities. Harlem is also interested developing a historic walking tour and additional signage for its downtown.

EXISTING CONDITIONS

Housing

Residential properties represent a significant portion of parcels in many municipalities throughout the state. This is also true for Harlem. Ensuring that residents have safe and adequate housing is also a priority for city staff and elected representatives.

The City of Harlem is now facing growth that requires it to expand its offerings of housing within the city. The potential influx of new residents may overwhelm the existing housing stock if not prepared for. This section contains an assessment of current housing within Harlem. Information regarding the adequacy and suitability of the existing housing is presented in this section through an analysis of the following:

- Number of housing units
- Housing Occupancy
- Housing Diversity
- Age of Housing Stock
- Housing cost



NUMBER OF HOUSING UNITS

The condition of housing within a community provides insight into the economic and social health of the area. A vibrant and invigorated community includes new housing developments containing a variety of housing types for multiple income levels. The renovation of existing housing stock is also a sign of a healthy community. Stagnant growth or an excessive number of dilapidated and abandoned housing may lead to a low quality of life.

Like the rest of Columbia County, the City of Harlem has experienced growth over the study period. The number of housing units has doubled since 1990 - increasing approximately 18% percent between 2010 and 2018. This was a slower growth than the previous ten years, but is still noteworthy given that the community was recovering from the Great Recession.

HOUSING OCCUPANCY

Based on the ACS information, the split of owner versus renter occupied housing remained similar over the last decade. The residents of Harlem are primarily owner-occupants of their homes. That supports the sentiment that generally the population of Harlem is stable and seeks to have roots within the community. Based on conversations with members of the community, residents are protective of their community character and property values. As rental housing is newly being built, the percentage of renters is likely to go up and may be visible in the 2020 Census data.

City staff should continually assess the ways to make rental units and single family units compatible (in density, architectural styles, lot configurations, etc.). This may be accomplished through: clearly defined parcel separations, combining the architectural form of single-family units with the interior divisions for multi-unit occupancy, or other means.

| Number of Housing Units, 1990-2018 | |
|------------------------------------|-----------------|
| Year | Number of Units |
| 1990 | 658 |
| 2000 | 763 |
| 2010 | 1,120 |
| Change Between 1990 & 2010 | 462 |
| 2018 | 1,320 |
| Change Between 2010 & 2018 | 200 |

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1) ACS 2014-2018 & CSRA-RC Staff Calculations



| Housing Occupancy | | | | |
|-------------------------|-------|---------|-------|---------|
| Year | 2010 | Percent | 2018 | Percent |
| Total Housing Units | 1,120 | 100% | 1,320 | 100% |
| Occupied Housing Units | 1,020 | 91.1% | 966 | 73.2% |
| Vacant Housing Units | 100 | 8.9% | 354 | 26.8% |
| Owner Occupied Housing | 737 | 72.3% | 690 | 71.4% |
| Renter Occupied Housing | 283 | 27.3% | 276 | 28.6% |

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

EXISTING CONDITIONS

HOUSING TYPE DIVERSITY

Single-family detached housing continues to dominate the housing stock in Harlem, with the number of units nearly doubling over the last 20 years. As of the 2018 ACS, over 80 percent of the housing units in Harlem were single-family detached. As the city continues to grow and attract/retain younger professionals, considerations for more townhouses, duplexes, and similar options should be made for rental and ownership.

One housing trend increasing in popularity across the U.S. is tiny homes. Tiny homes are typically 100-500 square feet. The current single-family minimum house size is 1,400 square feet in Harlem. However, there is also a land use provision for the creation of a tiny home subdivision, where the houses are 800 square feet. This is still larger than many tiny homes and doesn't accommodate someone seeking a smaller, single-family detached house on a single lot.

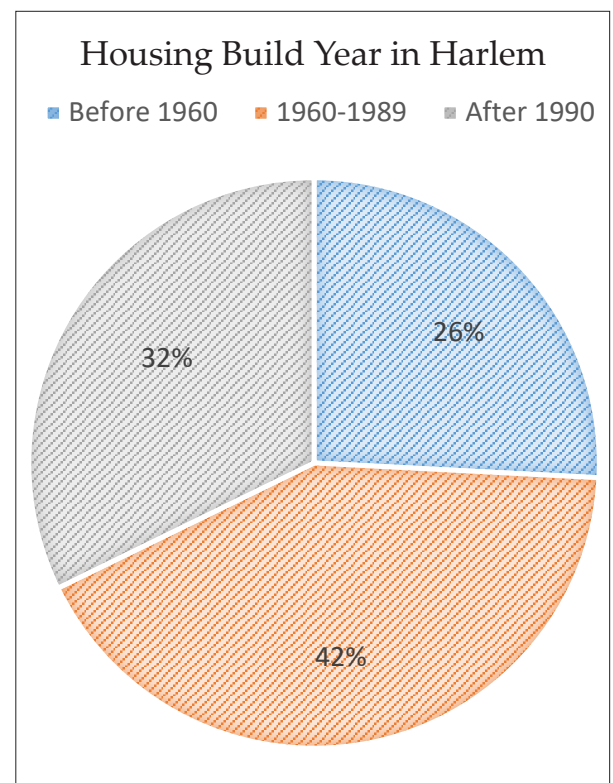
| Change in Housing Types, 2000-2018 | | | | | |
|------------------------------------|-------------|-------------|---------------|-----------------|-------------|
| Type of Housing Unit | 2000 Census | Percent (%) | 2014-2018 ACS | Margin of Error | Percent (%) |
| Single Units (Detached) | 533 | 75.6 % | 1063 | ±136 | 80.5% |
| Single units (Attached) | 32 | 4.5 % | 72 | ±34 | 5.5% |
| Double Units | 69 | 9.8 % | 35 | ±23 | 2.7% |
| 3 to 9 Units | 47 | 6.7 % | 23 | * | 1.7% |
| 10 to 19 Units | 0 | 0.0 % | 7 | ±12 | 0.5% |
| 20 or More Units | 6 | 0.9 % | 0 | ±13 | 0.0% |
| Mobile Homes | 18 | 2.6 % | 120 | ±69 | 9.1% |

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1, ACS 2014-2018) & CSRA-RC Staff Calculations

AGE AND CONDITION OF HOUSING

Harlem is a historic city with a strong cohort of historic homes in and around the downtown area. It's also a growing city that has tried to find a balance between preservation and new construction. The age of housing stock within a jurisdiction can provide an indication of the health of residential neighborhoods. The figure to the right displays the percentage of residential housing units by age in three distinct groups - residential units built prior to 1960, between 1960 and 1989, and after 1990. Placement and design of new housing and infill housing are priorities for the city as it strives to maintain its character.

Aside from housing quantity and age, housing condition is important to examine. A significant portion of housing in Harlem is substandard. In areas where residents are also low-income, housing repair can be a major issue. Some home owners in the region have been able to utilize Community HOME Investment Program (CHIP) grants for housing



rehab, although issues of heir property have been a problem. The city and CSRA as a whole needs more housing options for those who are working lower-wage jobs, retired, aging in place, and in poverty. Housing constructed through CHIP could fill some of this need. Although many residents want to see more single-family homes, apartments, duplexes, and other multi-family options are necessary.

Harlem residents indicated on the community survey that the most important housing topics to them were: preserving historic character, removing dilapidated buildings, and beautifying existing neighborhoods. This can be accomplished in part through housing rehab, code enforcement, partnerships with neighborhood associations, design guidelines, and land use controls.

HOUSING COST

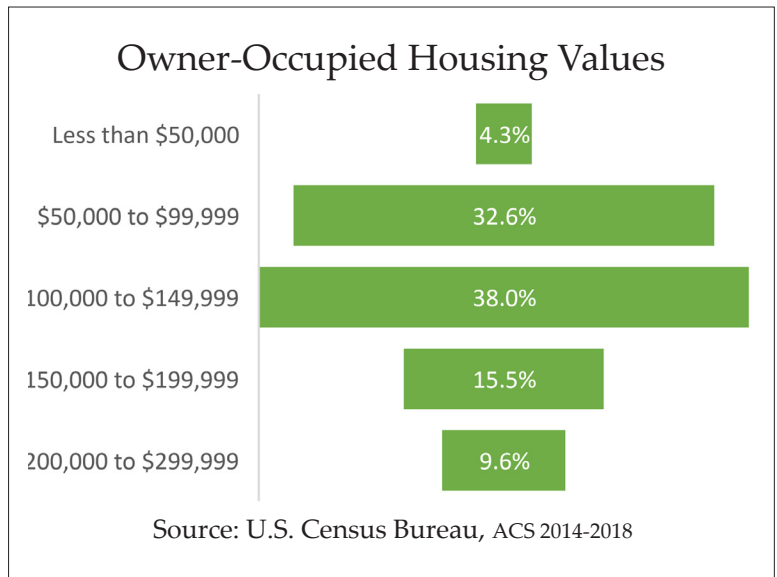
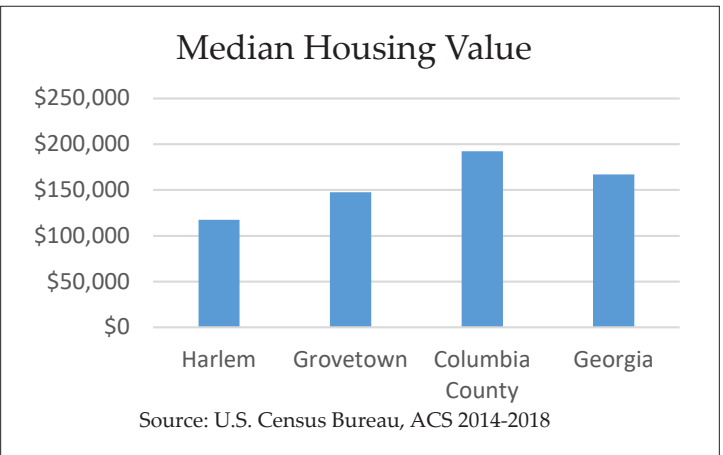
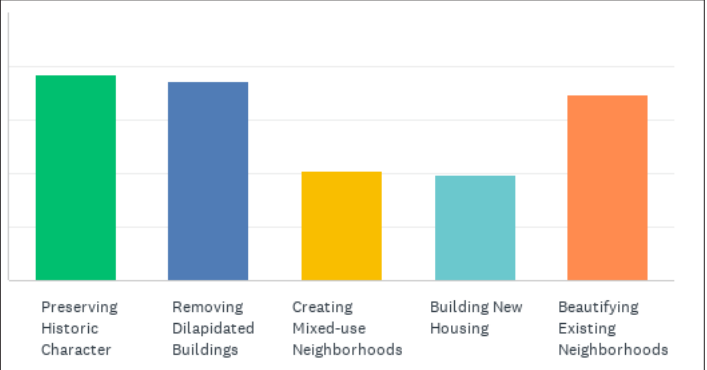
Over the past 20 years, the bulk of owner-occupied housing has increased in value. In 2000 Census, nearly 80% of this housing was valued between \$50,000 and \$99,999. This dropped to 32.6% in the 2014-2018 ACS. The ACS also reported a significant increase in the number and percentage of homes valued \$100,000 - \$149,999. In 2000, there were 34 units representing 7.9%. That number rose to 262 units. This can be attributed to both an increase in value for existing homes as well as the value of newly constructed homes. Likewise, the median housing value in Harlem has risen. As of 2018, the median value of owner-occupied housing was \$117,300, up from \$76,300 in 2000. 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.

As the cost of buying a home has risen, so has the cost of renting one. As of 2018, the median rent was as follows:

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

Harlem’s lower housing cost, coupled with community character and lower traffic, could make it an attractive alternative to Grovetown and Evans for young professionals, Fort Gordon personnel, and retirees.

Community Survey Question #12: Please rank the following housing topics based on their importance to you from 1-5 (with 1 being most important).



EXISTING CONDITIONS

Natural & Cultural Resources

Natural and cultural resources can provide economic development opportunities in addition to enhancing the quality of life for a community's residents. The natural assets are vitally important as they both contribute to the character of the community and provide life-giving resources. Certain areas must be protected in order to continue to provide clean natural resources to the community.

This section provides information regarding the following natural and cultural resources within Harlem:

- Wetlands
- Floodplains
- Soils
- Cultural Resources

Harlem is home to the Laurel and Hardy Museum of Harlem, Georgia, which celebrates the lives and careers of comedy legends Stan Laurel and Oliver Hardy. Oliver Hardy was born in Harlem. Each year, on the first Saturday in October, thousands flock to Harlem for the Oliver Hardy Festival.



"We are a town of culture and refinement and have always been. We're proud of our little town."

- Camilla Prather, whose family was some of Harlem's first residents



WETLANDS

Wetlands are either saturated permanently or seasonally, which creates an ecosystem containing characteristic vegetation that adapts unique soil conditions located found in a wetland ecosystem. Wetlands serve as a habitat for fish, wildlife, and unique plant and animal species that have adapted to these special conditions.

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

State law restricts the activities that may be conducted in wetland areas.

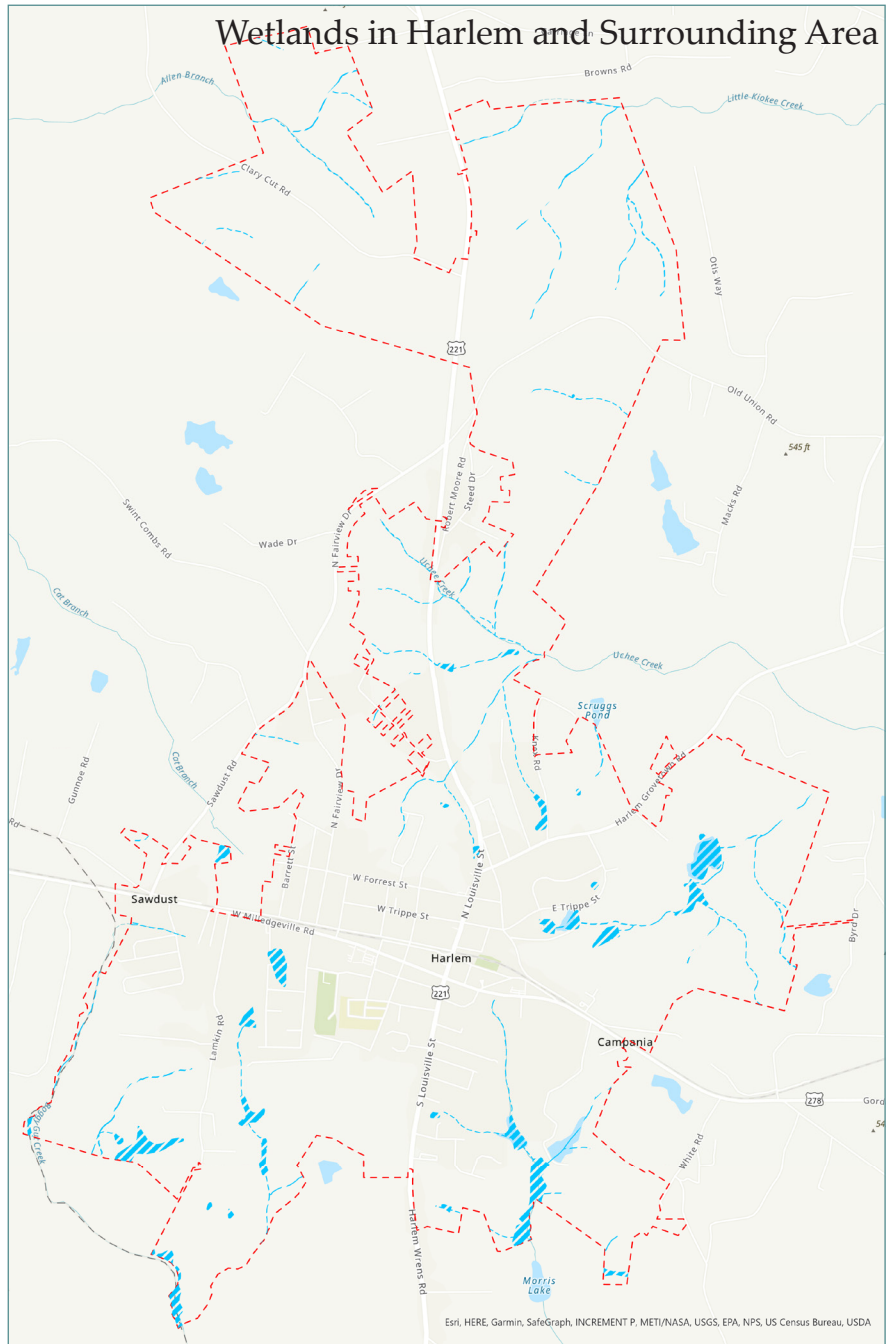
FLOODPLAINS

Flooding can be defined as a situation in which the overflow of water submerges land that is not usually inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide for ground water recharge. Flood plain areas are determined by the United States Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map. The areas identified on this map are the 100-year floodplain.

SOILS

Harlem is primarily located within the northern extent of the Carolina and Georgia Sand Hills Major Land Resource Area (GSH-MLRA). A small portion of the city of Harlem is located in the Southern Piedmont MLRA.

The Cecil-Madison-Pacolet soil association is found within those portions of Harlem that are located in the SP-MLRA. This association consists of deep, well-drained soils that are formed in felsic, igneous and metamorphic rocks. Surface layers consist principally of gravelly sandy loam.



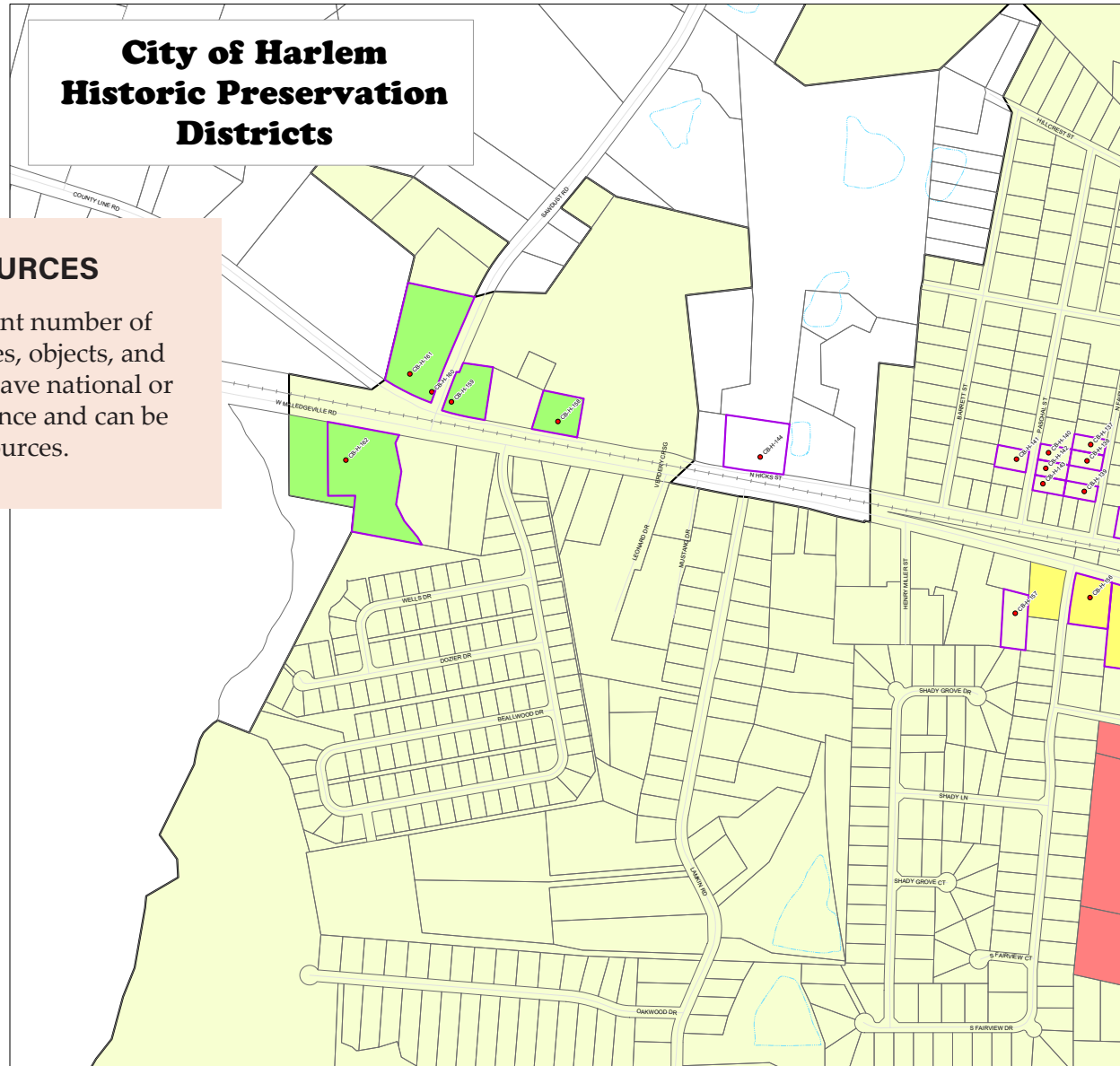
The primary soil type in Harlem is Wagram-Troup-Norfolk. This series - belonging to the dominate soil type Paleudalut - is common in the Carolina and GSH-MLRA. Wagram-Troup-Norfolk soils are well-drained, smooth and convex; and, are located on very gently sloping ridge tops and hillsides of the MLRA. The soils have a brownish, sandy surface layer and a predominately brownish or yellowish, loamy subsoil. This soil is good for urban types of development, although soils that have a thick sandy surface and subsurface have limited sanitary facility

EXISTING CONDITIONS

**City of Harlem
Historic Preservation
Districts**

CULTURAL RESOURCES

Harlem has a significant number of historic sites, structures, objects, and buildings that either have national or local cultural significance and can be touted as cultural resources.



The City of Harlem is designated as a Certified Local Government (CLG) with three (3) locally-designated districts for design review. The City has also adopted an historic preservation ordinance and appointed an historic preservation commission (HPC). Before an owner can apply for a building permit where changes to the property will be made within a local historic district, the HPC must review and approve the plans with a certificate of appropriateness (COA). The owner may then get the building permit and the historic resource and its environment will be preserved. A COA is also required for property occupants when material changes to the property are planned. One of the qualifications of the CLG program is that the historic preservation commission must have an updated Historic Resources Survey or inventory every 10 years. Harlem’s last historic inventory was completed in 2005. Funding through a CLG grant application in 2021 would assist in updating the historic survey. An updated resource survey serves as a baseline for the work of the HPC. The survey will inventory and structures and identify the style of architecture or vernacular building type. Additionally, the survey may support applications for residential/commercial historic preservation tax incentives, if the structure is listed in, or considered a contributing building to a district listed in, the National Register of Historic Places.

EXISTING CONDITIONS

Significant Resources in Harlem

Rural

W.L Phillips House, 4753 S. Louisville Street

Residential

Neoclassical Revival style house, 360 N. Louisville Street (Creech-Riley)

Folk Victorian style cottage, 365 N. Louisville Street (Emily Middleton)

Barnsley-Wood House, 425 N. Louisville Street

Dr. John Luther Weeks House, 410 N. Louisville Street

Hatcher-Turner House, 160 E. Trippe Street

Folk Victorian style house, 140 W. Forrest Street (Shepherd House)

Vance Verdery House, 180 W. Forrest Street

Lazenby-Larkin House, 240 W. Forrest Street

#1&2 W. Forrest Street Apartments (concrete block)

#3&4 W. Forrest Street Apartments (concrete block)

#5&6 W. Forrest Street Apartments (concrete block)

#7 W. Forrest Street Apartments

Wayne McGahee House, 295 W. Forrest Street

Side Hallway Cottage, 315 W. Forrest Street

Phillips-Conner House, 420 W. Forrest Street

Tracey House, 465 W. Forrest Street

Luckey House, 165 W. Trippe Street

L.M. Conner House, 280 W. Trippe Street (Cinderella House)

Newnan Hicks House/Hicks Hotel, 170 N. Hicks Street (Riley House)

Clary-Little House, 250 N. Hicks Street

Walsh House, 280 N. Hicks Street

Revell House, 310 N. Hicks Street

Mayor E.D. Clary House, 320 N. Hicks Street

Dr. Paschal House, 380 N. Hicks Street

Hubert-Hannah House, 135 S. Hicks Street

Lampkin House, 145 S. Hicks Street

Phillips House, 155 S. Hicks Street

Lazenby House, 340 N. Bell Street

Larkin House, 320 N. Bell Street

Wall House, 260 N. Bell Street

Cleve Harrison House, 180 Milledgeville Road

235 Milledgeville Road, Old Methodist Parsonage

Tilby-Hoffman House, 250 Milledgeville Road

Neoclassical Revival style cottage (Dr. King), Milledgeville Rd.

| |
|--|
| Neoclassical Revival style house, 435 Milledgeville Road |
| Craftsman style Georgian cottage, N. Hicks Street Extension |
| 355 S. Louisville Street |
| 420 S. Louisville Street |
| 430 S. Louisville Street |
| 140 Stone Street |
| 165 Stone Street |
| Jack Hatcher House, 160 W. Trippe Street |
| Commercial |
| Masonic Lodge/Commercial Bldg, 160/172 N. Louisville St. |
| Harlem Hardware & Furniture Co., Verdery Street |
| Warehouse, 129 New Street |
| Sawdust Community Store, County Line/Sawdust Road |
| Industrial |
| Thomson Company, 305 Milledgeville Road |
| Verdery Building, grocery/hardware (metal building) |
| Institutional |
| Harlem Methodist Church, Milledgeville Road |
| Harlem Baptist Church, Milledgeville Road |
| Mt. Tabor Baptist Church, Milledgeville Road (Sawdust) |
| New Holt Church, Verdery Street |
| George T. White Academy (Rosenwald School) |
| Transportation |
| Auto Dealership, Milledgeville/N. Louisville Street |
| Community Landmark |
| Columbia Theater, 135 N. Louisville Street |
| Harlem Women’s Club, 170 Milledgeville Road (concrete block) |
| Oliver-Hardy Festival Museum |
| City of Harlem center marker on grounds of First Baptist Church |
| Georgia Historical Marker, Oliver Hardy birth site (on the site of the former police department) |
| Georgia Historical Marker, Indian Trail (on way to Tobacco Road) |
| Gazebo at the Women’s Club |
| Gazebo at Harlem Memorial Cemetery near Oliver Hardy’s grave |

EXISTING CONDITIONS

Community Facilities & Services

An assessment of the availability and adequacy of community facilities is important to understanding the ability of a jurisdiction to provide residents, businesses, and potential developments sufficient resources. Having the appropriate amount of resources is necessary for both maintaining community livelihood and attracting future residents and commercial interest. This section of the comprehensive plan focuses on the following existing public facilities and services for this purpose:

- Water Supply
- Wastewater Treatment
- Public Safety
- Fire Protection
- Parks & Recreation
- Library & Cultural Facilities
- Educational Facilities



WATER SUPPLY

The ability to access potable water is a fundamental need for communities. A surplus of potable water can be attractive for both residential and commercial development within a jurisdiction. The City of Harlem operates a public water distribution system. Harlem has a purchasing agreement with Columbia County and the City of Thomson for potable water.

As of 2021, the city has 950,000 gallons of storage. The average daily use is 450,000 gpd. As the city continues to grow, a larger tank is needed at the northern end of the system.

WASTEWATER TREATMENT

A functioning sewerage system and wastewater treatment facility is also a necessity for any community seeking to maintain a certain living standard as well as attract new residential and commercial development. The City of Harlem operates a treatment plant located on Appling-Harlem Road (US 221) that has an average daily flow of 200,000 gallons. The plant is permitted to treat a total of 250,000 gallons per day (GPD), but an increase to 750,000 GPD has been applied for. This will create significant additional treatment capacity, suitable for impending growth. There are currently no plans to offer sewer service outside city limits.

PUBLIC SAFETY

The City of Harlem operates a police station within the city limits. The police department has the following: 1 police chief, 1 assistant police chief, 1 sergeant, 1 corporal, 4 full-time patrol officers, 4 part-time patrol officers, and 1 records clerk. The agency provides full law enforcement services for the citizens of Harlem and assists surrounding law enforcement with mutual aid. Dispatch is handled by Columbia County. The department also offers a service called House Watch, where citizens can apply to have their home periodically checked on while away for vacation, business trip, etc.



EXISTING CONDITIONS

FIRE PROTECTION

The City of Harlem operates two fire stations with a total of 22 volunteer firefighters and two full time fire fighters. Currently the Harlem fire department has an rating of 3 from the Insurance Services Office (ISO). This represents an upgrade from a rating of 4 in the previous comp plan cycle. Firefighter training includes CPR training; most firefighters are trained as emergency medical responders and some as emergency medical technicians.



PARKS & RECREATION

The City of Harlem currently contains several acres of active and passive parks. The Columbia County Recreation Department manages the Harlem City Park, and the city maintains other facilities in the city. Harlem City Park contains the following: a T-Ball field, a 200-foot field for youth baseball, two 300-foot fields, a batting cage, a tennis court, two playgrounds with picnic areas, a hard-surface basketball court and a restroom facility. A Wi-fi hotspot is provided in the park by the Columbia County Community Broadband Utility.



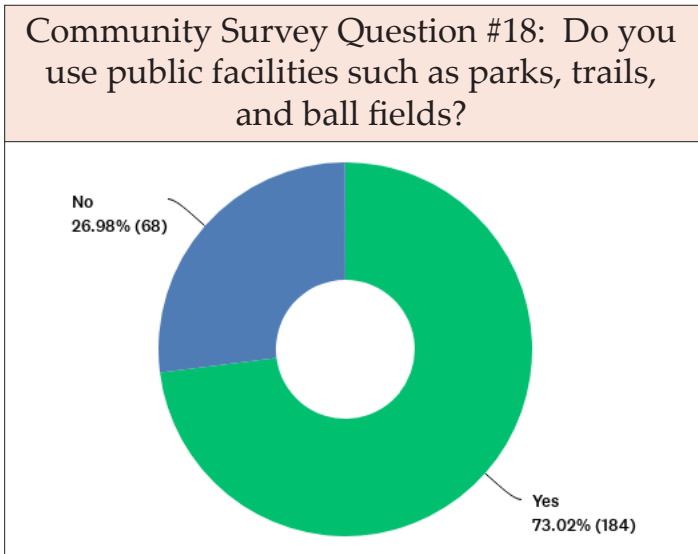
Glenn Phillips Memorial Park is located on South Hicks Street and features a gazebo and reading benches. The city also contains several passive parks within neighborhoods throughout the city and continues its strides to create recreation opportunities where possible.

Recreational trails planning has occurred in part through the Greenways-Trails-Connections plan. It provided details for the creation of multiple greenways and trail connections throughout the city. More information on this plan is located in the Transportation section of this chapter.

In the Harlem community survey, 73% of respondents indicated that they utilize public facilities like parks and ball fields. City residents and businesses would like additional parks, including a dog park or splash pad. There isn't a large supply of vacant land in the city, and private/neighborhood greenspaces are sometimes included in new housing developments.



An additional source of land for pocket parks are non-conforming lots and parcels with abandoned structures or others set for demolition. Care should be taken that the locations of the parks are accessible and publicized.



LIBRARY

The Harlem Library is a branch of the Greater Clarks Hill Regional Library System. According to its website:

“Harlem Library contains a collection of over 20,000 items including DVDs and audiobooks, 36 public computers, WiFi, and one available meeting room. We also offer three study rooms for public use. It is nearby to both the Harlem City Park and the Oliver Hardy Museum. In addition, every October Harlem hosts the Oliver Hardy Festival to commemorate its locally-born comedy legend.”

EDUCATIONAL FACILITIES

The City of Harlem contains one school within city limits; two additional schools near the city also serve Harlem students. Together, these schools provide classes for students in pre-kindergarten to twelfth grade. The Columbia County School Board operates North Harlem Elementary School (in city limits), Harlem Middle School, and Harlem High School.

Since the year 2000, school enrollment at North Harlem Elementary has continued increasing. Both the middle and high schools experienced a decline, but have since rebounded. The high school is now expanding and will be adding 22 new rooms.



| School Enrollment Over Time | | | | |
|-----------------------------|-------|-------|-------|-------|
| | 2000 | 2010 | 2015 | 2021 |
| North Harlem Elementary | 607 | 610 | 633 | 796 |
| Harlem Middle | 793 | 529 | 567 | 867 |
| Harlem High | 942 | 697 | 725 | 1,140 |
| Total | 2,342 | 1,836 | 1,925 | 2,803 |

Source: GA Department of Education

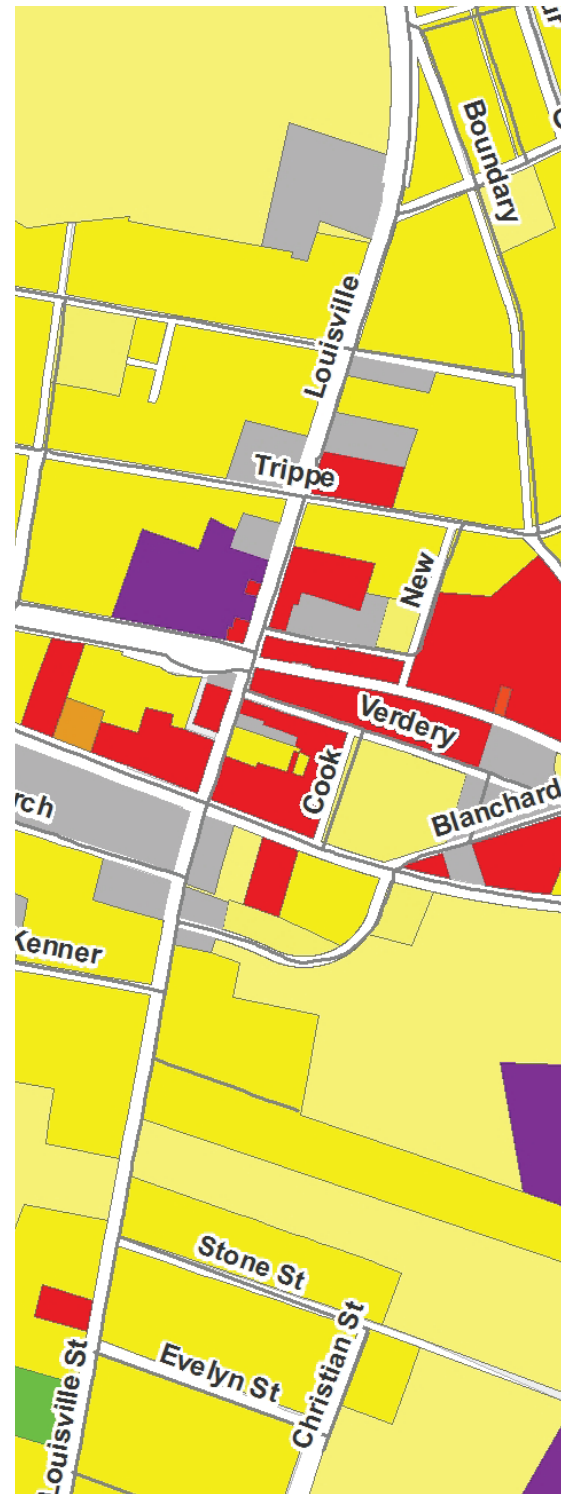
EXISTING CONDITIONS

Land Use

The designation of land for certain uses ensures that land contained in a specific jurisdiction can provide for its current and future needs. The demographic trends, economic circumstances, and social attitudes experienced within a community can be directly influenced by how it uses and utilizes land.

The City of Harlem currently contains the following land use categories:

- Agriculture/Forestry
- Commercial
- Industrial
- Residential
- Public/Institutional
- Parks & Recreational
- Transportation/Communication/Utilities
- Vacant/Undeveloped



EXISTING AND FUTURE LAND USES

Understanding established and potential land uses within the City of Harlem is important in order to address changing conditions. Upon reviewing city maps over time, including the most recent land use map of the city, there was a significant amount of land annexed into the city of Harlem between 2006 and 2020.

LAND USE DESIGNATIONS

The Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning" includes a list of standard land use categories. The broadly defined land use categories contained in the list establish the parameters under which each local jurisdiction should classify existing parcels. The following section provides an overview of the land use categories Harlem has opted to utilize in order to inventory current land uses.

General Residential

The general residential category includes most low-density residential housing types within the city limits including single-family detached dwellings, single-family attached dwellings, manufactured homes and multi-family dwellings.

Commercial

All land dedicated to non-industrial business uses including retail sales, offices and general services.

Industrial

Manufacturing facilities, processing plants, factories, warehousing and wholesale trade, mining or mineral extraction, etc.

Public/Institutional

Government and institutional uses such as city halls, government building complexes, police and fire stations, libraries, prisons and post offices, schools, military installations, etc. Also includes private facilities such as colleges, churches, cemeteries, hospitals, etc. Some public facilities such as utility or recreational properties are classified in other more

appropriate categories.

Transportation / Communications / Utilities

Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, etc.

Park/Recreation/Conservation

Land dedicated for active or passive recreational uses. These public or privately owned properties may include playgrounds, parks, nature preserves, wildlife management areas, national forests, golf courses, recreations centers, etc.

Agriculture/Forestry

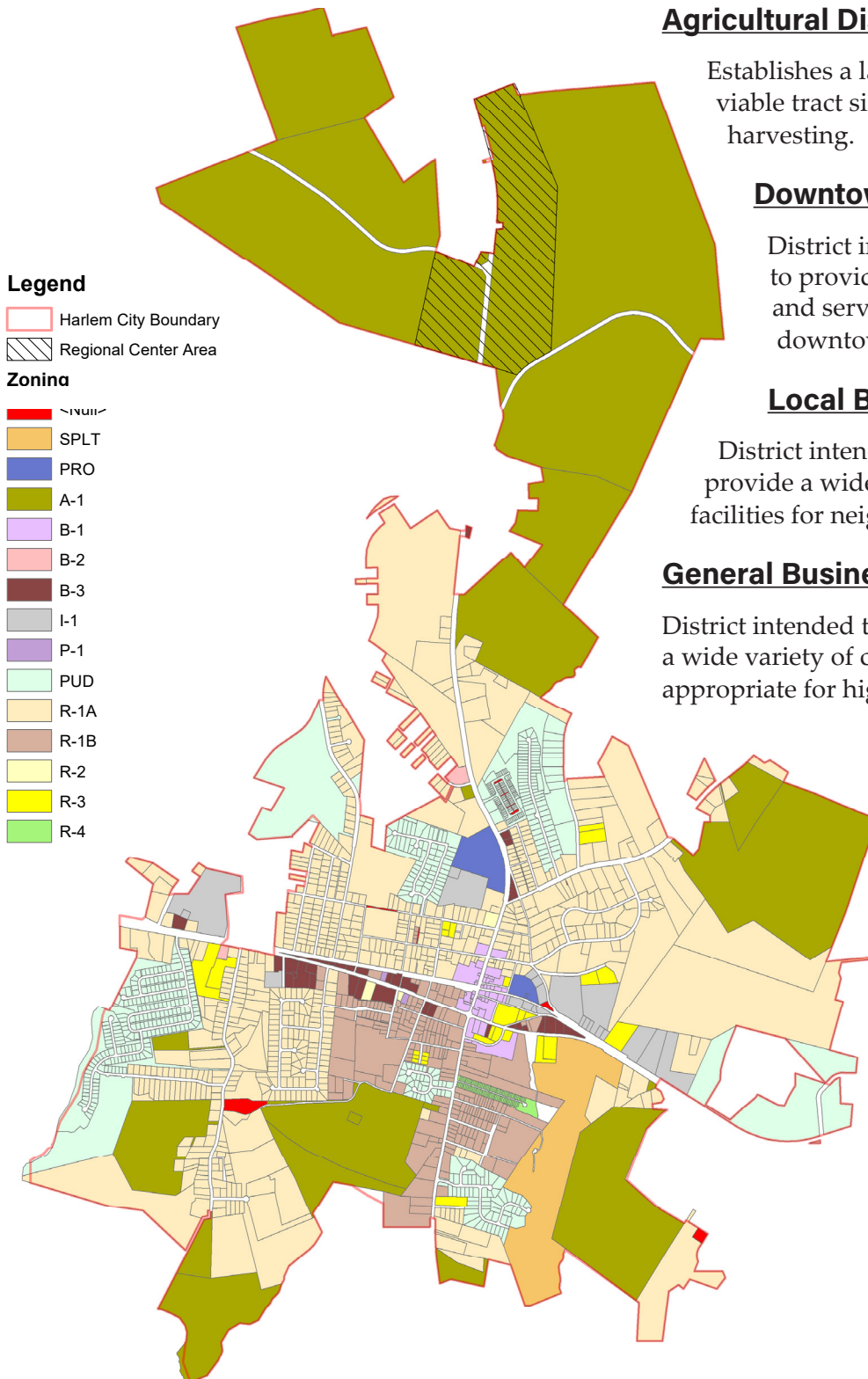
Land dedicated to farming such as fields, lots, pastures, farmsteads, specialty farms, livestock production, etc; and, large-scale agriculture operations, commercial timber or pulpwood harvesting.

Undeveloped/Vacant

Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not yet been developed for a specific use or were developed for a specific use that has since been abandoned.

ZONING DESIGNATIONS

The City of Harlem adopted its city-wide zoning ordinance on April 10, 2006 for multiple purposes including the guidance of growth in accordance with the comprehensive plan. Of note in the map below is a potential new overlay district, the Regional Center Area.



Legend

Harlem City Boundary

Regional Center Area

Zonina

- SPLT
- PRO
- A-1
- B-1
- B-2
- B-3
- I-1
- P-1
- PUD
- R-1A
- R-1B
- R-2
- R-3
- R-4

Agricultural District (A-1)

Establishes a large minimum lot size to maintain viable tract sizes for agriculture and timber harvesting.

Downtown Business District (B-1)

District intended to be a commercial zone to provide a wide variety of commercial and service facilities appropriate for a downtown.

Local Business District (B-2)

District intended to be a commercial zone to provide a wide variety of commercial and service facilities for neighborhoods.

General Business District (B-3)

District intended to be a commercial zone to provide a wide variety of commercial and service facilities appropriate for highways.

Industrial District (I-1)

Light industry defined as engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts that takes place in a totally enclosed building.

Professional District (P-1)

District intended for professional services and their incidentals

Planned Unit Development (PUD)

Established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts

Residential District (R-1A)

Establish a low-density, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.

Residential District (R-1B)

Establish a medium, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.

Residential District (R-2)

Establish a low-density, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses and allow for larger structures

Residential District (R-3)

Establish a low-density, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.

Residential District (R-4)

Establishes a medium density residential district which allows attached single-family residential units.

Sustainable Community Mixed Use District (MUD)

Advocates the creation and preservation of a distinct and visually harmonious community of choice that is compact, mixed-use and pedestrian friendly; and supports patterns of urbanization that are stimulating, safe and ecologically sustainable

Conservation Preservation Residential Zone (CP-R)

Establishes the preservation of open space as a nonstructural storm water control and watershed protection measure and residential zoning district that promotes environmentally sensitive uses of the land

As the city continues to annex property, it must consider the future use of that property and how it interacts and connects with existing uses and development patterns in the city. The continued growth also warrants closer coordination with the county on all annexation requests.

EXISTING CONDITIONS

Transportation

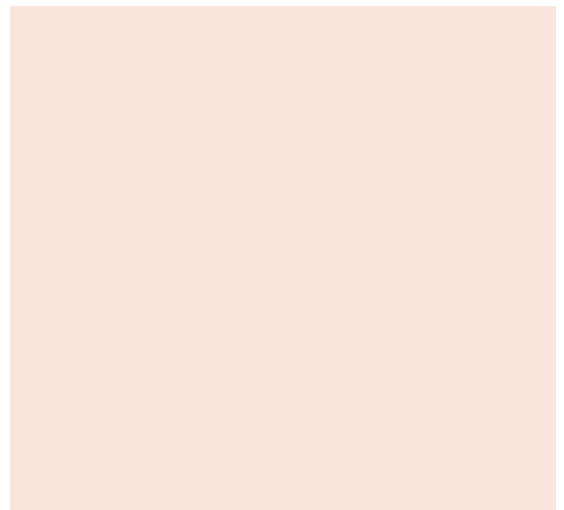
Transportation is a critical piece of most residents' lives and often represents a barrier to high quality of life. Transportation infrastructure varies and can include roads, bridges, rail, trails, buses, sidewalks and bike paths, among other things.

Land use and transportation planning must coordinate to achieve a more sustainable community. This coordinated planning effort will enable the city to create places with a balance of uses, mixed uses, preserved local character, and greater access to recreation, employment, and services.

Harlem is a small community that continues to annex nearby property. It is also beginning to face development pressure and resident concerns that too much growth too fast will result in traffic congestion and a less pedestrian-friendly environment.

Harlem is also unique, in that many residents choose to drive golf carts around the city. Additional planning for this mode of transportation must be made a part of local efforts to improve alternative modes of transportation.

The information on the following pages provides an overview of Harlem's road network and regional programs, as well as alternative modes of transportation (e.g. sidewalks, trails).



ROAD NETWORK

Based on data from the Georgia Department of Transportation (GDOT) and the city, Harlem has 21.15 miles of roads. Like many jurisdictions, Harlem and its surrounding area has a variety of road types and functional classifications. These include:

- Principal Arterial,
- Minor Arterial,
- Major Collector,
- Minor Collector, and
- Local Roads



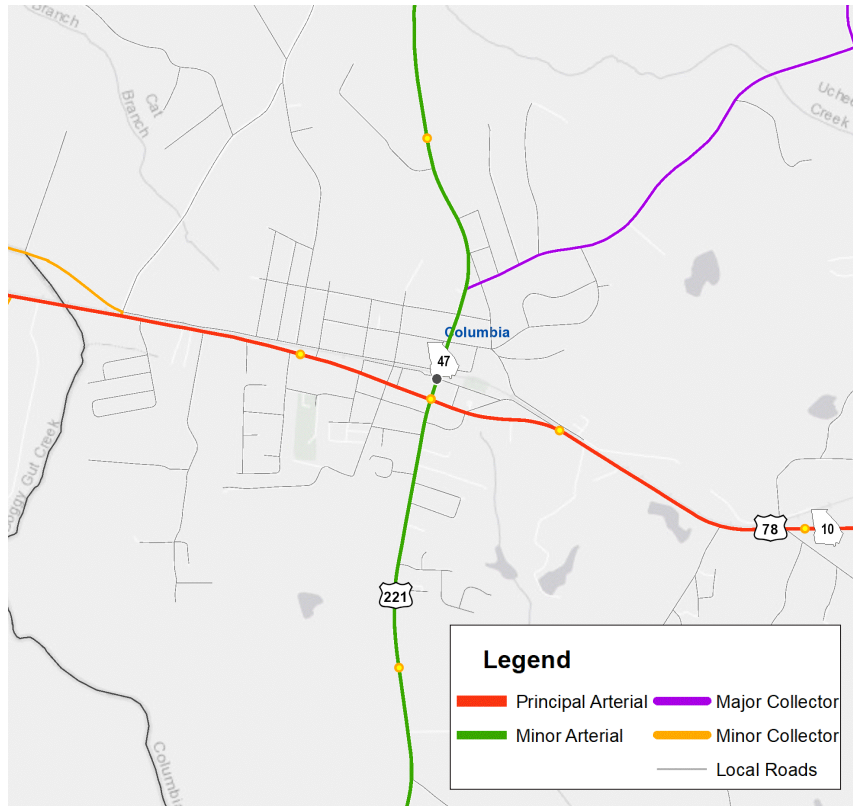
In 2012, the CSRA region was one of only three (3) in the state to pass the Transportation Investment Act (TIA, aka TSPLOST). The proceeds from TIA have been used to design and construct dozens of essential transportation improvements across all 13 counties in the region, either through the projects 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.

Current CSRA Project Info at a glance:

Total Projects: 84
 Projects Under Construction: 18
 Projects Completed: 52
 Original Approved Budget (2011 Dollars): \$712,723,624.95
 Total Expenditure to Date: \$248,663,629.52

Roadway Functional Classification:
Harlem and Surrounding Area



One major TIA project for the City of Harlem will be improvements and a new intersection in the Clary Cut Rd, Old Union Rd, and Hwy 221 area.

Additionally, Harlem (in conjunction with Grovetown and Columbia County) has been participating in the statewide mapping 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. Aside from the road location, attributes on ownership, road name, operation, number of lanes, and surface type are also collected and reviewed. Additionally, 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 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

SIDEWALKS & ALTERNATIVE MODES OF TRANSPORTATION

When surveyed during the comprehensive planning process, Harlem citizens responded that the transportation improvements most desired were sidewalks and multi-use trails.

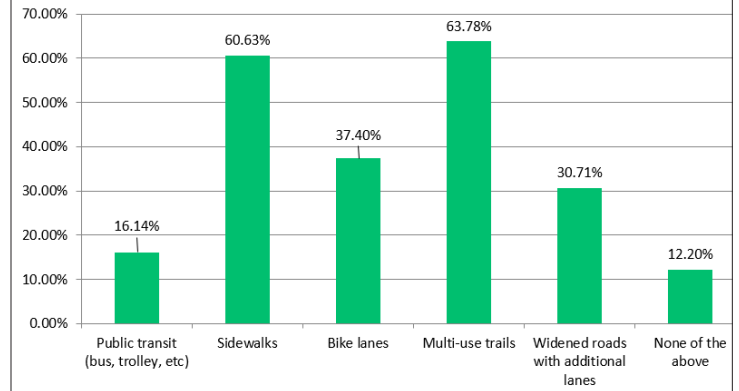
Currently Columbia County has no mass transit system. In addition, the City of Harlem doesn't have a comprehensive sidewalk inventory. It does however have areas covered by sidewalks in its downtown and nearby neighborhoods. Sidewalk quality varies. The city should focus on repair and maintenance of sidewalks, trimming back shrub obstructions to sidewalk use and then seek opportunities to expand into new areas or connect others. When considering sidewalks, several things to consider are: cost, common destinations, community linkages, size variation and end user needs.

As the city progresses with transportation planning, integrating "complete streets" policies may prove beneficial. According to the U.S. Department of Transportation: "Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines."

TRAIL PLANNING

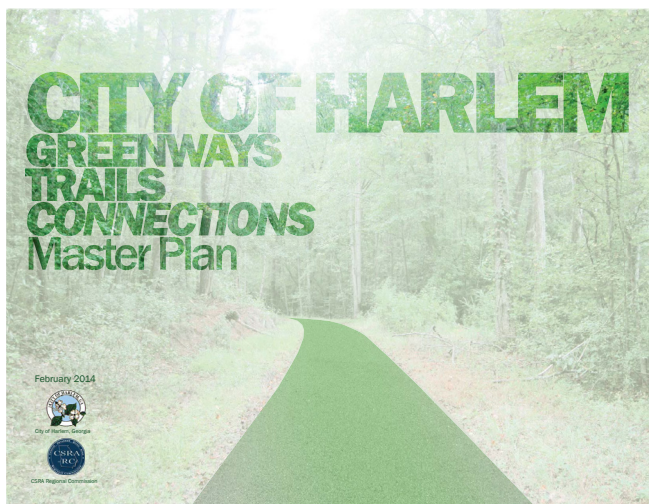
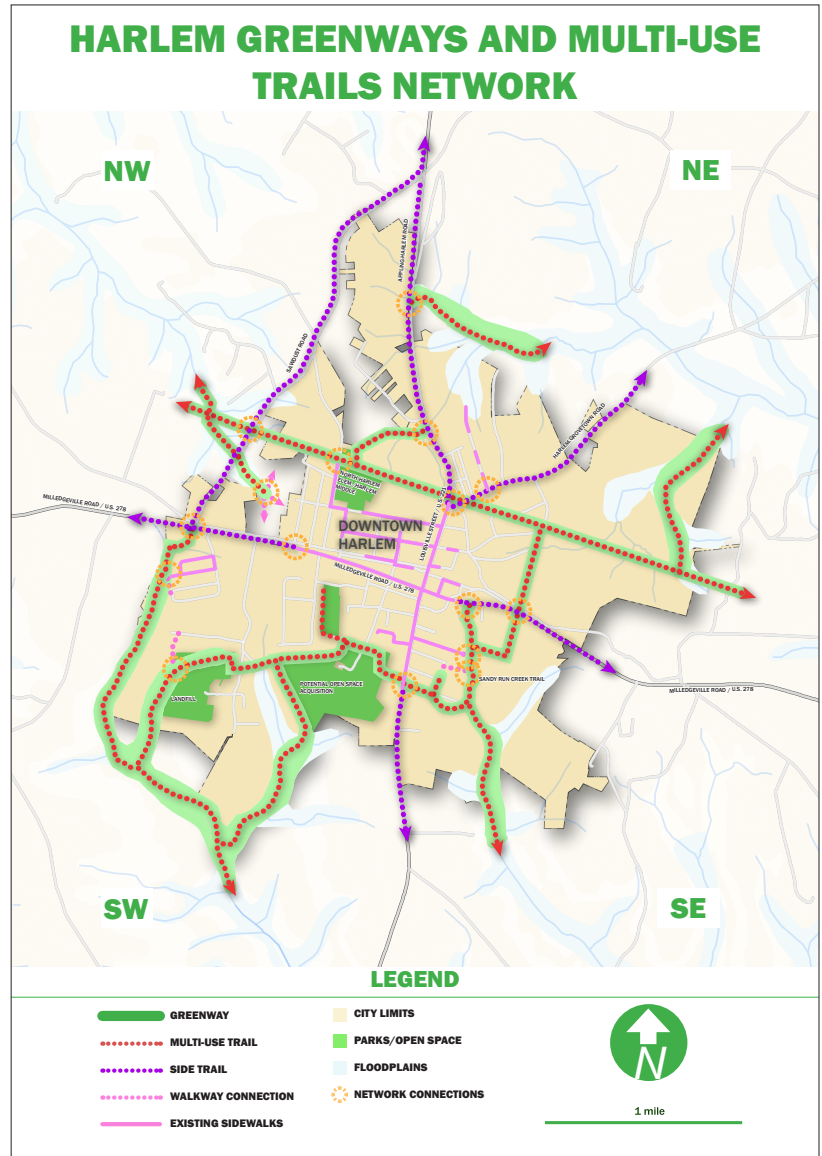
In 2014, the city of Harlem adopted the Greenways-Trails-Connections Master Plan. This plan set out a vision for a comprehensive greenways and trails system for the city. The city's intent was to create a beautiful and highly functional network that served city residents in two equally important ways: by providing recreation and transportation opportunities.

Community Survey Question #15: What types of transportation improvements would you like to see more of in Harlem?
Check all that apply.



The Greenways-Trails-Connections plan arose out of goals expressed in the city’s previous comprehensive plan to improve bicycle and pedestrian facilities. The plan has not been fully implemented, and conditions in the city have changed since 2014. An update to the plan in the next few years would be prudent to retain consistency with evolving conditions. The plan is divided into four main sections.

- **Section 1: Greenways** addresses the creation of a network of greenways – a “green ring” surrounding and running through the city. It discusses what is meant by the term “greenway” and outlines a long-term vision for greenway acquisition.
- **Section 2: Trails** focuses on the creation of a multi-use trails network. This network largely, but not exclusively, consists of trails within the envisioned greenway network. Much of it includes side trails that run alongside roads in areas where greenways are not feasible.
- **Section 3: Greenways and Trails Network** presents the proposed network and discusses important considerations such as construction standards, user types, access and various enhancements.
- **Section 4: Implementation** focuses on implementing the network, including methods of acquisition, costs and funding sources.



One opportunity to observe areas of potential community need is the Safe Routes To School (SRTS) program, for which the CSRA-RC is a partner. The SRTS program enables and encourages students to walk or bike to school by facilitating projects and activities that improve safety and reduce traffic and air pollution in the vicinity of schools. Performing walk audits around schools or parks/open popular locations can provide recommendations of where to install additional bike/ped facilities and increase connectivity.

EXISTING CONDITIONS



Community Vision

This section of the plan articulates several critical components helping the City of Harlem become the community it wants to be.

The following are included:

SWOT Analysis
Needs & Opportunities
Community Goals
Future Development: Character Areas

COMMUNITY VISION

SWOT Analysis

Based on the community survey, stakeholder conversations and available data, the CSRA-RC staff compiled a list of Strengths, Weaknesses, Opportunities, and Threats (SWOT).

The SWOT results were used in identifying community needs and opportunities and examining potential community projects.

Questions considered during the SWOT process include:

- What does the city do well?
- What advantages does it have over other places?
- What unique resources/knowledge can it draw on?
- What could the city improve upon?
- Where does it have fewer resources than other places?
- What knowledge is lacking?
- 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?
- 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?

S

STRENGTHS

W

WEAKNESSES

O

OPPORTUNITIES

T

THREATS

STRENGTHS

- Small town feel/traditional “Mainstreet”
- Sense of community with family-oriented activities and several local events
- Downtown shopping
- Good school system
- Safe and clean
- Historic downtown and Antebellum homes
- Lack of heavy traffic
- Experienced leadership w/ city pride
- New business supports the small town feel
- Quality fire service and public safety
- Council supports alternative transportation
- Growing population of young adults and families

WEAKNESSES

- Local resistance to change
- Lack of small, locally owned restaurants
- Lack of business space downtown
- Lack of medical facilities/clinics
- Lack of after-school educational/recreational programs for kids
- Lack of communication with residents
- Lack of Internet access options
- Lack of sidewalks in some areas
- Unreliable trash service
- Negative perception of water quality/treatment/pressure/rates
- Lack of city marketing - both to new residents and potential businesses
- Lack of advertising of new businesses
- Lack of housing diversity
- Inability to recruit higher-paying jobs
- Cast-iron pipes need upgrading
- Poor storm drainage (e.g. on Hwy 221)
- Abandoned or underutilized buildings (e.g. the San Saba pecan factory)

OPPORTUNITIES

- Business creation and expansion
- Becoming a bedroom community for Fort Gordon as it continues to grow
- Balancing growth with the small town charm
- Expand historic/heritage tourism
- Expansion of city parks and recreation facilities (new play equipment, dog park, splash pad, etc.)
- Adding trails (nature, walking, and biking)
- Establishing golf cart regulation, paths, and signage
- Land to grow and add housing
- Increase the number and type of local events
- Re-use of older buildings
- Expand the Farmer’s Market
- Support Fort Gordon Cyber Command with businesses and contractors
- Expand city utilities (e.g. sewage treatment capacity, water storage)
- Local merchants can offer cyber-related courses
- Making downtown more of a destination
- Creating support for existing businesses (e.g. parking area with golf carts for local tours)
- Improve website, social media, etc.

THREATS

- Increased traffic/through traffic
- Uncontrolled growth/sprawl
- External growth in Columbia County
- Small/local business being pushed out
- Lack of infrastructure to support growth
- Blighted properties
- Growing transient population
- Limited possibility for new business construction downtown
- Residents easily travel to other communities for retail
- No nearby medical facilities
- Lack of access to grants

COMMUNITY VISION

Needs & Opportunities

The needs and opportunities included in this section of the plan present issues to address and possibilities to pursue. These items were generated during the 2021 comprehensive planning process utilizing: input from the stakeholder committee, data review, a community survey, and SWOT analysis. They also informed other parts of the plan, including goals and work program activities.

As a reminder, these aren't the only possible needs and opportunities for the city, and this document is flexible to change as the community does.



BROADBAND SERVICES

Columbia County broadband utility is willing to work with Harlem to improve resident and business access, including “last mile” connections.

Opportunities exist to improve Wifi access downtown and in public areas.

New developments would benefit from being connected to fiber while under construction.

ECONOMIC DEVELOPMENT

The small town character of Harlem is a valued asset to be honored with infill commercial and residential development.

The city needs to develop a relationship with the Columbia County Development Authority and the Chamber of Commerce to reach economic development goals, such as finding occupants for vacant or underutilized buildings.

Population growth in conjunction with the increasing average household income of residents should provide the population base to attract commercial development.

There is a lack of short-stay accommodations (hotels, motels, bed and breakfasts) within the city limits for tourists.

The historic areas of the city and the Laurel and Hardy Museum already attract visitors to the city and could be bolstered.

The current level of pedestrian activity in center city Harlem can be improved.

Potential exists to add cyber-related businesses.

COMMUNITY FACILITIES & SERVICES

The increase in Harlem’s population will not be strain on infrastructure due to current levels of capacity and plans to increase capacity of certain infrastructure resources.

Water/sewer pipes need upgrades, particularly connections from the main line to the home.

The desire for added greenspace is being addressed in through the implementation of the “Harlem Center City Plan” and other city documents.

A trails plan was developed by the city with assistance from the Regional Commission, and it is being implemented by city staff. It needs to be updated.

There is a lack of county parks within the city.

Opportunity exists to add a dog park, golf cart paths, and playground equipment at existing parks.

Firetrucks struggle to access homes due to cars parked on one or both sides of the street.

COMMUNITY VISION

Additional sidewalks are needed in several areas (potential areas include Oliver Hardy Court, Phillips Crossing down Louisville Rd, and connect existing neighborhoods).

There are potential issues with traffic from I-20 through the city's one red light (commuter route).

More services are needed to support families.

NATURAL & CULTURAL RESOURCES

Harlem is committed to protecting its watersheds and wetlands.

There are a number of public parks/rec spaces within the city limits and more are desired.

Harlem has an abundance of trees within the city limits that enhance the character of the city and should be preserved.

Existing historic properties need protection, maintenance, and promotion.

Some wetland areas need protection from development. There are no ordinances for wetland protection, but it is a consideration in review processes.

Additional information is needed on endangered species in the area.

LAND USE & TRANSPORTATION

There is available land to annex around the city.

The 2014 Harlem City Center Plan implemented several areas of focus: Downtown, Neighborhoods, Gateways, and New Investments that still need attention

There is an abundance of land within the city limits classified for residential use, providing ample area for residential development and redevelopment.

The City of Harlem has limited potential for growth in areas south and southeast of the city due to natural features and Fort Gordon activity.

Little county activity is planned near Harlem; the I-20 interchange is the closest

Commuter routes may be a concern

Citizens and council support a golf cart plan

Additional sidewalks have been requested, but there isn't a clear understanding of where existing sidewalks are and how/where to fund new ones

HOUSING

The City of Harlem has several historical residential and non-residential buildings throughout the city that enhance its character.

The need exists to understand housing diversity, pricing and quality at the structure level rather than statistics.

Townhouse developments are increasing, and residents are concerned about traffic resulting from denser development.

Redevelopment of the New Street area through the Urban Redevelopment Authority (URA) should fit with historic character; it has the ability to bring commercial and residential development.

City zoning code has minimum size for single-family homes and no category to fit tiny homes, separate from tiny home subdivisions.

COMMUNITY VISION

Community Goals

Concurrent with, and following, development of the needs and opportunities, stakeholders and other planning participants have identified the shared planning goals of the City of Harlem. The “Community Goals” component of this document includes the following elements:

- **Goals:** The goals list consists of broad statements of understanding and intent regarding Harlem’s long-term growth and development vision.
- **Policies:** These accompany each goal, serving as ongoing guidance and direction for local officials when making decisions consistent with achieving that goal.

When the opportunity presents itself, potential actions derived from the policy statements contained in this section of the 2021 Comprehensive Plan may be incorporated as amendments into the Community Work Program at a future date.



GOAL:

To ensure that all residents, businesses and institutions have access to quality, affordable high-speed Internet throughout the City.

POLICIES:

- Provide residents, businesses and institutions with opportunities to discuss their broadband issues.
- Pursue funding opportunities to expand and/or improve access.
- Seek opportunities to partner with neighboring jurisdictions to create or expand high speed Internet infrastructure where feasible.

BROADBAND SERVICES

**ECONOMIC
DEVELOPMENT**

GOAL:

Establish downtown Harlem as a destination for live, work and play.

- Maintain a diverse economy based on multiple industry sectors and employment opportunities in the city limits.

POLICIES:

- Collaborate with county and regional economic development agencies.
- Support and promote local private business groups that can focus some of their energy on marketing Harlem as an attractive business location.
- Utilize incentives to recruit businesses, particularly those with jobs at different salary levels.
- Regularly update city marketing documents.
- Focus on downtown commercial and residential development, including adaptive reuse of existing buildings and tourism efforts.
- Support local efforts to increase academic achievement.
- Ensure URA commissioners and staff attend training annually.
- Support the creation and operation of home-based businesses.

COMMUNITY VISION

GOAL:

Improve housing conditions and increase housing options for residents of all ages and income levels.

POLICIES:

- Support programs that address substandard housing and vacant and dangerous buildings.
- Participate in CHIP, GICH, USDA and CDBG housing rehab programs as feasible.
- Encourage housing in the upper floors of downtown commercial buildings.
- Incorporate open space, natural landscape, and common greenspace in new residential development.
- Promote affordable housing options.
- Actively work to increase quality multi-family options.
- Maintain and periodically update a housing inventory.
- Encourage mixed-income developments that contain market-rate and subsidized options, including partnerships with developers.
- Continue cooperation between the URA and City Council for intergovernmental agreements for housing development.

LAND USE

HOUSING

GOAL:

Ensure that community growth is managed in order to maintain stable neighborhoods, preserve greenspace, encourage commercial development, and respond to commuters.

POLICIES:

- Seek access to financial and other resources, as they become available to promote and implement the development of character area development pattern proposed in the Comprehensive Plan.
- Review community ordinances regularly and update as needed.
- Attend annual trainings with subject-matter experts (Planning Commission and City staff).
- Coordinate land use decisions with transportation decisions.
- As annexations continue, utilize land use regulation tools to prevent encroachment toward Fort Gordon.
- Facilitate cooperation between the URA and Planning Commission to pursue land development codes supportive of redevelopment activities.
- Review housing development trends for potential impacts on Harlem quality of life goals.
- Participate in Fort Gordon compatible use efforts.

GOALS:

- Create features within the city to enhance the existing character of Harlem.
- Maintain the city's unique heritage and character through protection, promotion and preservation of resources.

POLICIES:

- Utilize design guidelines to protect the design and character of historic structures while exercising flexibility in their use.
- Promote the use of historic preservation rehabilitation tax credits.
- Seek opportunities to link natural, agricultural, and cultural sites together to create tourist and resident experiences.
- Consider natural and cultural resources impacts, protection, and conservation when making land use or other planning and development decisions.
- Review ordinances and update as needed for natural resource protection.
- Ensure HPC members and staff attend training annually or semi-annually.

NATURAL & CULTURAL RE-SOURCES

GOALS:

- Increase pedestrian, bicycle, and golf cart safety and access to all portions of the city.
- Adequately manage traffic volume increases resulting from growth in the surrounding area.

POLICIES:

- Pursue opportunities to further develop an extensive recreational trail network.
- Pursue funding to increase pedestrian and bicycle linkages throughout the city.
- Create more on-street and off-street bike facilities.
- Include bike lanes on wider streets as feasible to encourage alternative transportation usage.
- Work toward connectivity in the road network where possible.
- Modify development regulations to allow for context sensitive design, including the use of Complete Streets policies.
- Retain road operations and maintenance as a priority for funding.

TRANSPORTATION

COMMUNITY VISION

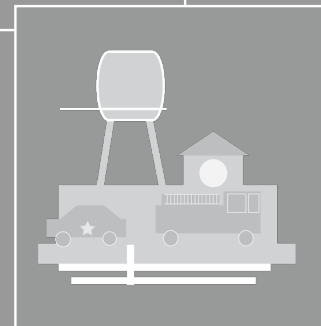
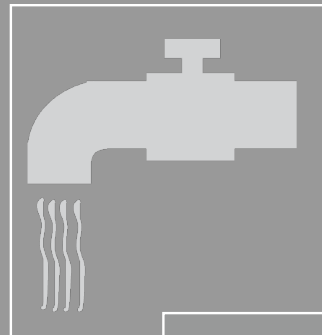
GOAL:

To provide adequate facilities and cost-effective services that meet the needs of residents and improve overall quality of life.

POLICIES:

- Periodically review recreational programs and facilities to improve accessibility and use.
- Research the presence of food deserts and the ability to improve food access in those areas.
- Support farmer's markets, pocket parks and community gardens.
- Improve accessibility to library services and educational programs.
- Promote access to healthy, local food, especially among disadvantaged populations.
- Maintain capital improvement plans, including an inventory of the current condition of infrastructure.
- Pursue federal and state funding to add vehicles and equipment for services such as police and fire.

COMMUNITY FACILITIES & SERVICES





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COMMUNITY VISION

Future Development: Character Areas

The Georgia Department of Community Affairs' Minimum Standards and Procedures require communities subject to the Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City of Harlem administers and enforces land use and zoning regulations requiring that the comprehensive plan include a land use element.

Locally initiated or mandated by the state, the inclusion of a land use element within a comprehensive plan document is a sound requirement. There is no other comprehensive planning element that better relates to a community's long term vision of growth, development, vitality than how land is used within the community by residents, public institutions, and private entities.

The comprehensive plan will be considered by governing authorities when making land use recommendations, determinations, interpretations, and decisions for the future. This document should support the existing and future zoning, subdivision, and land use regulations. Those regulations will also provide key parameters when implementing the plan and should be referenced alongside Character Area development strategies.

Images contained in the following pages include existing conditions in the designated Character Area and aspirational examples of future development.



CHARACTER AREA MAP:

This map and supporting narratives provide a description of preferred land use districts for varying sections of the city of Harlem.

CHARACTER AREA BOUNDARIES:

Similar to a future land use map, character area boundaries for Harlem are contained by 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 comprehensive plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Staff and officials are strongly encouraged to initiate amendments to the 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 that correspond to the Character Area Map 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 plan document. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

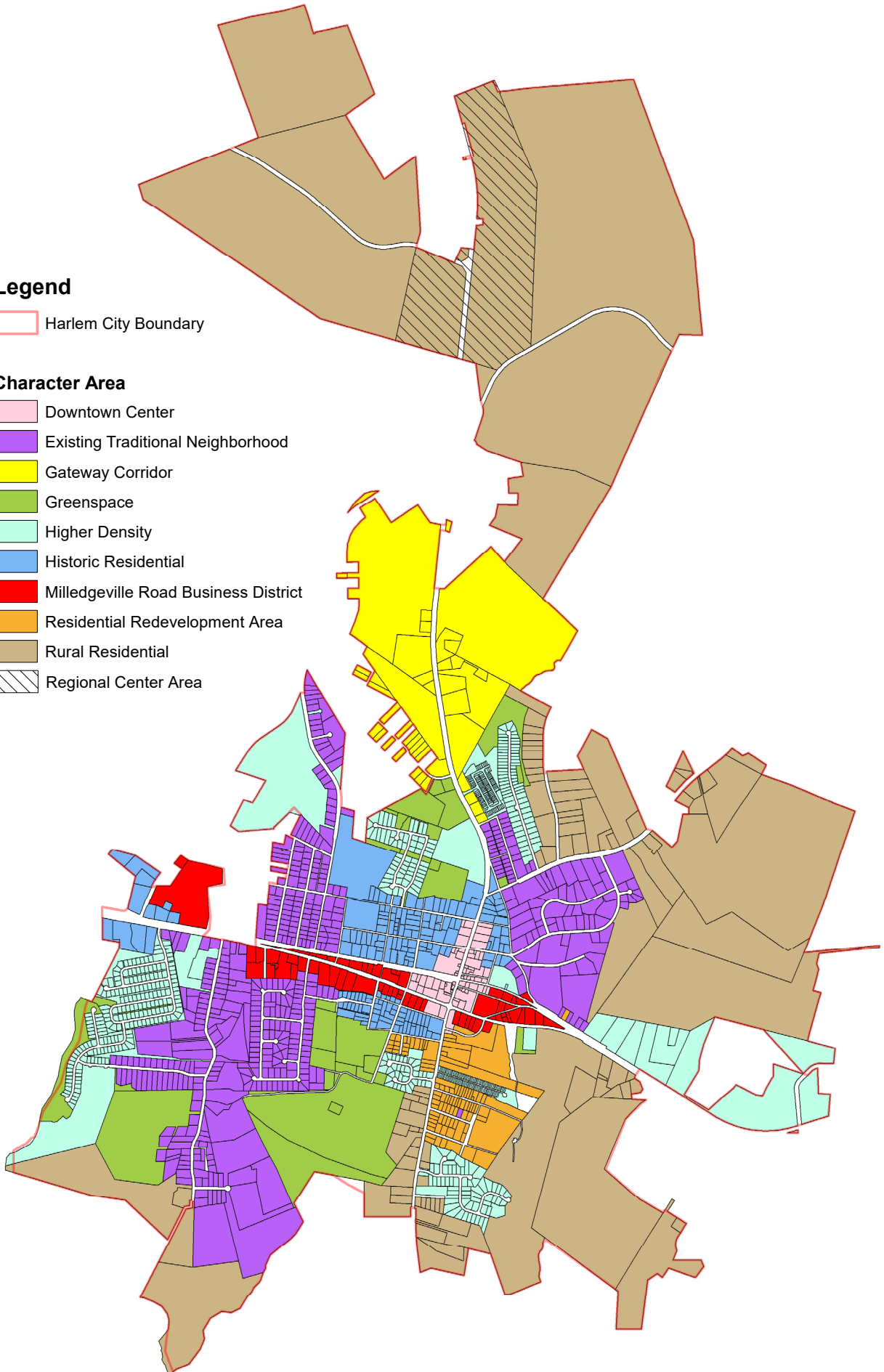
HARLEM CHARACTER AREAS

Legend

 Harlem City Boundary

Character Area

-  Downtown Center
-  Existing Traditional Neighborhood
-  Gateway Corridor
-  Greenspace
-  Higher Density
-  Historic Residential
-  Milledgeville Road Business District
-  Residential Redevelopment Area
-  Rural Residential
-  Regional Center Area



REGIONAL CENTER

Description:

Concentration of regionally-marketed commercial and retail centers, office and employment areas, and other facilities.

This area is characterized by high degree of access by vehicular traffic; on-site parking; low degree of internal open space; large tracts of land, campus or unified development. It is envisioned as a transition point coming into Harlem from similar development in the county. Development in this area, including features of density, lot arrangement, design guidelines and buffers will be strengthened by conversation and collaboration with Columbia County.



Primary Land Uses:

Commercial | Office | Medical

Suggested Development Strategy:

- Include relatively high-density mix of retail, office, services, and employment to serve a regional market area.
- Include a diverse mix of higher-density housing types, such as multi-family town homes, apartments, lofts, and condominiums, including affordable and workforce housing.
- Internal design should be very pedestrian oriented, with strong, walkable connections between different uses.
- Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Shared parking and maximum parking limits should

be encouraged.

- Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety; provide conveniently located, preferably sheltered, bicycle parking at retail and office destinations and in multi-family dwellings.
- Encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.
- Particular attention should be paid to signage to prevent visual clutter. Encourage way-finding, on-site, and monument style signage.
- Buffer this area from lower density development nearby.
- Establish a zoning overlay district for this area.

COMMUNITY VISION

RURAL RESIDENTIAL

Description:

Developed and undeveloped areas of the city intended for low to moderate density residential land uses and small-scale non-residential uses that are directly associated with and support residents.

Existing housing is in fair to go condition. There is low pedestrian orientation and access, large lots, open space, pastoral views and higher degree of building separation than other areas. It's desired that this area maintain rural atmosphere while accommodating new residential or commercial development. This land likely to face development pressures for residential development.

Northern areas of the city may also face commercial pressure. It is understood that these areas could see a transition to a mixture of Higher Density and Greenspace Character Areas (if greenspace resources are maintained).

Primary Land Uses:

Neighborhood scale commercial | Residential
Greenspace | Public/Institutional

Suggested Development Strategy:

- Permit rural cluster or conservation subdivision design that incorporate and protect significant amounts of open space.
- Balance architectural styles that promote variety with compatible architecture styles that maintain and reflect the regional rural character; should not include "franchise" or "corporate" architecture.
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Design for greater pedestrian orientation and access, more character with clustering of buildings within the center, leaving open space surrounding the



center.

- Create bicycle and pedestrian features that link community facilities.
- Create self-contained neighborhood parks or recreation space.
- Promote upkeep of existing residences.
- Higher density development should have direct access to high volume thoroughfares and should not be accessed via local residential streets.
- Encourage (as preferred) low to moderate density housing options (single-family, duplex, town houses).
- Establish street linkages between arterials and adjacent development tracts.
- Create collector street standards for large developments and in targeted areas.

HIGHER DENSITY DEVELOPMENT

Description:

A neighborhood having relatively higher density housing development compared to historic residential and existing traditional neighborhoods.

The neighborhood has relatively consistent architectural style, lot and street design, and higher rates of home-ownership. Location may also be near undeveloped property or in-fill areas in town.

Primary Land Uses:

Commercial | Office | Residential

Public/Institutional | Greenspace

Mixed-Use (PUDs out by the high school)

Suggested Development Strategy:

-Include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for neighborhood amenities, including commercial.

-Provide strong pedestrian, golf cart, and bicycle connections to encourage these residents to walk/ bike to work, shopping, and recreation.

-New streets should be connected (i.e., minimize or prohibit cul-de-sacs) to disperse traffic and shorten walking/biking trips.

-Design features that encourage safe, accessible streets should be employed –such as narrower streets (where on-street parking is prohibited), on-street parking (with appropriately wide areas for fire truck access), sidewalks, street trees, and landscaped raised medians for minor collectors and wider streets.

-Smaller lot size must be compensated by additional greenspace, pocket parks, and other amenities.

GATEWAY CORRIDOR

Description:

Developed or open land paralleling the route of a major thoroughfare through Harlem that serves as an important entrance or means of access on the north side of the city, leading toward downtown.

Primary Land Uses:

Residential | Greenspace

Suggested Development Strategy:

-Focus on appearance with appropriate signage, landscaping and other beautification measures.

-Manage access to keep traffic flowing; using directory/way-finding signage to clustered developments.

-Retrofit or mask existing strip development or other unsightly features as necessary.



COMMUNITY VISION

EXISTING TRADITIONAL NEIGHBORHOOD

Description:

A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Primary Land Uses:

Residential | Greenspace | Limited Commercial

Suggested Development Strategy:

- Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Undeveloped properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for appropriately-scaled retail establishments serving neighborhood residents.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to important locations.
- Promote primarily single-family detached units.
- Utilize design guidelines promoting some components of traditional architecture (front porches, rear garages, front door orientation, etc.) but allowing variations in building materials.
- Create additional neighborhood parks (small lots, playgrounds, community greens, etc.).
- Reserve smaller building lots for higher single-family densities than Harlem's historic neighborhoods.



HISTORIC RESIDENTIAL

Description:

Residential neighborhoods containing the largest concentration of National Register eligible properties within the city of Harlem and exhibiting the best examples of New South and/or post-WWII development patterns.

Infill development incorporates the development features that result in seamless transitions between historic homes and contemporary construction. The area includes a street grid, sidewalks in good condition, and a tree canopy.

Primary Land Uses:

Residential | Greenspace

Suggested Development Strategy:

- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation where possible (or as required by the NRHP). Especially focus on facades.
- New development in the area should be of scale and architectural design to fit well into the historic fabric of the area in which it is located.
- Pedestrian access and open space should be provided to enhance citizen enjoyment of the area (e.g. extend the sidewalk system).
- Linkages to regional greenspace/trail system should be encouraged.
- Promote low-density infill –primarily single-family detached.
- Design guidelines promoting traditional architecture should be enforced.
- Incorporate traffic calming features into residential streets.
- Preserve individual trees and the tree canopy where applicable.



COMMUNITY VISION

DOWNTOWN CENTER

Description:

This is a mixed-use activity center promoting building and site design features complimentary to the historic development patterns found in the city's central business district. This includes immediately surrounding commercial, industrial, or mixed-use areas.

Historic commercial and industrial buildings are close to the street. Building vacancy is relatively low, and there's a concentration of government uses. Opportunity for residential infill and lofts exists and can support the existing residential.

Although the streets are more pedestrian-friendly via sidewalks than other areas of town, there's opportunity for more. There's also a high volume of large vehicle traffic through the district and increasing community concerns about commuter traffic.

Primary Land Uses:

Commercial | Residential | Public/Institutional

Greenspace

Suggested Development Strategy:

- Include relatively high-density mix of residential, retail, office, services, restaurants and employment. This mix can occur on the same site or structure.

- Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums.

- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.

- Enhance the pedestrian-friendly environment by including sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighborhoods and major area destinations.



- Balance the mix of traditional on-street parking with other parking on the side/rear of buildings; parking structures should be faced with retail a ground level.

- Create community focus as an "event" district.

- Create cluster of government buildings/services.

- Complementary infill - traditional architectural and orienting buildings to the street build-to lines versus setbacks – particular focus on street-facing building facades.

- Retain facade design requirements and grant program.

- Preserve trees where possible.

MILLEDGEVILLE RD. BUSINESS DISTRICT

Description:

This is a principal east-west arterial corridor to develop with a mixture of vehicle-oriented retail and office uses while preserving historic residential structures (some in need of repair) and promoting site design features that are complimentary to adjacent historic districts.

Vacant/abandoned properties dot the district. Existing sidewalks are in fair condition, and the area contains above ground utilities.

Primary Land Uses:

Commercial | Office | Industrial | Residential
Institutional (churches) | Greenspace

Suggested Development Strategy:

- Continue commercial development, including large retail and vehicle-oriented businesses.
- Include street trees and on-site tree planting requirements.
- Build new commercial structures at the street front, taking up a portion of the oversize parking lot and creating a shopping “square” around a smaller internal parking lot.
- Upgrading the appearance of existing older commercial buildings with façade improvement, new architectural elements, or awnings.
- Reconfiguring the parking lot and circulation routes for automobiles.
- Providing pedestrian and bicycling amenities, including benches, lighting, bike racks and others from the “downtown center” area.
- Adding landscaping and other appearance enhancements, trees and landscaping in parking lots to provide shade and help reduce storm water runoff.
- Consider burying the utilities.



- Allow limited light industrial uses at western and eastern edge of city limits.
- Preserve historic residential structures for office and neighborhood retail.
- Manage vehicular access via traffic control median, spacing of driveways and cross access easements.
- Develop uniform signage and remove off-premise signs.

COMMUNITY VISION

RESIDENTIAL REDEVELOPMENT

Description:

Low-density residential areas of the city that are interspersed with undeveloped tracts that show signs of significant building deterioration, deteriorating infrastructure, overgrown lots and general lack of upkeep.

Much of the original housing stock is in place and located on small lots. Low-density infill residential opportunities are apparent as well as opportunities for multi-family development in close proximity to existing arterial streets.

Primary Land Uses:

Residential | Greenspace

Suggested Development Strategy:

- Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Focus redevelopment on preserving and rehabilitating what remains of the original housing stock, while rebuilding, on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.
- Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations near the area.
- New streets should be connected (i.e. minimize or prohibit cul-de-sacs) to disperse traffic, shorten walking/biking trips.
- Promote rehabilitation of sub-standard housing.



- Encourage homeownership and property owner education.
- Utilize design guidelines for infill structures promoting traditional building form and placement (front porches, rear garages, front door orientation, etc.)
- Site design guidelines promoting traditional lot, block and street layout
- Promote mixture of housing types and densities permitted but contained within separate development tracts or sites.
- Higher density development should have direct access to high volume thoroughfares and should not be accessed via local residential streets.

GREENSPACE

Description:

Undeveloped property with unique features whose long-term use is not private development.

Primarily natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, steep slopes, floodplains, wetlands, or watershed.

When associated with subdivision development, an emphasis on parks with passive and active components (including playgrounds) will be emphasized.

Primary Land Uses:

Undeveloped | Recreation

Suggested Development Strategy:

- Restrict new development in the area.
- Promote the use of conservation easements in developments.
- Widen roadways in these areas only when absolutely necessary.
- Carefully design the roadway alterations to minimize visual impact.
- Promote these areas as passive-use tourism and recreation destinations.
- When affiliated with a residential development, promote certain sections of these areas as parks, passive recreation, active recreation, and protected planting areas.



Plan Implementation

While prior portions of the plan examined and described issues, general goals and a physical vision, the Community Work Program is a specific list of projects. It is aimed at addressing needs and opportunities, assessing previous activities, realizing goals and moving the city closer to the vision expressed in the plan.

This section of the Plan includes the following:

A Report of Accomplishments (ROA), based on activities included in the 2016 work program

A new Community Work Program (CWP) that identifies the specific activities to be undertaken

PLAN IMPLEMENTATION

Report of Accomplishments

This section of the Harlem Comprehensive Plan presents the Reports of Accomplishments for the city.

The list of projects from the 2016-2021 Community Work Program (CWP) has been evaluated and assigned the following identifiers to acknowledge the status of each project as:

- Completed: The listed project has concluded.
- Ongoing: The listed project has started and is continuing.
- Postponed: The listed project has not been started or halted for some reason.
- Not Accomplished: The listed project has not and will not moved forward.



ECONOMIC DEVELOPMENT

| Activity/Project | Status | | | | Comments |
|--|-----------|---------|-----------|------------------|---|
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Facilitate the provision of residential high-speed Internet service, via fiber, to all new subdivisions and those currently under development. | | X | | | This activity is being pursued through development guidelines as well as direct efforts with providers and has been reworded in the Broadband Services section of the 2021 CWP as “Require new development to provide broadband infrastructure.” |
| Create, adopt, and implement an incentives package that reduces the cost of opening a business in center city Harlem. | | X | | | The Harlem URA has worked on available space for businesses and markets them at below market rate; this will continue. Vacancy rates hover around 1%. More could be done in the future but isn’t feasible presently. This activity is not included in the 2021 CWP. |
| Create guidelines for the appearance of buildings in center city Harlem. | X | | | | |
| Initiate a facade grant program in which businesses in center city Harlem can receive a grant to make visual improvements to their facade. | X | | | | |
| Create a city center park as an attraction for residents and visitors to complement the surrounding area. | X | | | | |
| The City of Harlem will invest in a new Accounting/Billing Software System. | X | | | | |

NATURAL AND CULTURAL RESOURCES

| Activity/Project | Status | | | | Comments |
|--|-----------|---------|-----------|------------------|--|
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Create a community park on vacant parcel located at the corner of Harlem/Grovetown Road and East Boundary Street. | | | X | | Development is scheduled after the completion of the Sandy Run Walking Trail. The first phase of this trail should be completed early 2021 with the second phase completed early 2022. |
| Adopt subdivision conservation standards. | X | | | | |
| Complete a survey of historical buildings within the city's historic district. | X | | | | The existing survey has been placed in a digital format which has allowed for more active use. Another survey is planned for 2022. |
| Nominate buildings for the National Register of Historic Places. | | | X | | Efforts were postponed as action has concentrated on addressing demolition by neglect. |
| Inventory and assemble land within the city limits that would be appropriate for new pocket parks and small playgrounds. | | X | | | |

HOUSING

| Activity/Project | Status | | | | Comments |
|---|-----------|---------|-----------|------------------|--|
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Create design guidelines for new residential development providing requirements for developers to create quality new residential housing units within the city. | | | X | | This activity was postponed due to lack of staff capacity. |
| Housing need assessment for all housing within the city limits | X | | | | Data collection is ongoing for an update to the current assessment in 2022. |
| Initiate the annexation of properties north of the city which currently has or in the process of getting water and sewer infrastructure to allow for increased tax base. | X | | | | |
| Encourage the development of new housing or other appropriate uses consistent with the corresponding character area on sites that have deteriorated manufactured housing. | | X | | | Deteriorated manufactured housing has been addressed via redevelopment and code enforcement. This activity is considered policy level and is not included in the 2021 CWP. |
| Assemble sites within the Downtown Center and Milledgeville Character Areas occupied with manufactured housing and re-purpose them with more community focused uses. | X | | | | Redevelopment in the area includes a new bank and commercial restaurant. |
| Initiate annexation of any properties that are receiving city services | | X | | | This activity has been reworded in the 2021 CWP as “Establish an annexation policy.” |

COMMUNITY FACILITIES

| Activity/Project | Status | | | | Comments |
|---|-----------|---------|-----------|------------------|---|
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Complete renovations to the Columbia Theater in order to allow it become a revenue generator for the city. | X | | | | |
| Implement the Greenways Trails Connections, Action Plan (Harlem Trails Plan). | | X | | | This plan is now necessitates and update, and this activity has been reworded to reflect that in the Transportation section of the 2021 CWP. |
| Target Milledgeville Road for improvements to pedestrian facilities in conjunction with improvements to the city center park and library area. | | X | | | Golf cart crossings are targeted for N Louisville Road and W Milledgeville Road (included in the 2021 CWP). A turn lane has been installed at the Columbia Theater. Crosswalks are currently being moved at the park. |
| Build a new library and community greenspace in center city Harlem to attract residents and visitors to city center Harlem and increase community vitality. | X | | | | |
| Increase signage within the city to direct residents and visitors to parks and greenspaces within the city. | | X | | | Columbia County is currently working to implement a county-wide way-finding signage system in which the city plans to participate. |
| Increase the capacity of sewer and water to accommodate anticipated growth, residential and commercial. | | X | | | The Harlem sewage treatment plant has been permitted to expand capacity from 250,000 gpd to 750,000 gpd (activity included in the 2021 CWP). |
| Create a Veteran’s Memorial to pay tribute to those in Harlem that have served in the military. | | | X | | This activity was postponed due to lack of funds. |
| Improve storm-water draining on Verdery Street. | | X | | | A project estimate is now in-hand. |
| Improve storm-water drainage on North Bell, West Trippe, and West Boundary. | | | X | | This activity was postponed due to lack of funds. |
| Install filter systems to enable use of city owned wells. | | | | X | This project is not financially feasible. |

COMMUNITY FACILITIES (CONTINUED)

| Activity/Project | Status | | | | Comments |
|--|-----------|---------|-----------|------------------|------------------------------|
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Replace cast iron water lines along Highway 78. | | X | | | |
| Upgrade water meters throughout the city. | | X | | | |
| Apply for TE Grant funding to improve transportation function and access to all parts of the city. | | | | X | TE funding no longer exists. |

TRANSPORTATION

| Activity/Project | Status | | | | Comments |
|---|-----------|---------|-----------|------------------|--|
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Install new sidewalks along North and South Hicks Street, West Forrest Street, and Fairview Drive to accommodate students going to the elementary school. | | | X | | This activity was postponed for more research on traffic/travel patterns after the construction of the North Harlem Elementary School. |

PLAN IMPLEMENTATION

| LAND USE | | | | | |
|--|-----------|---------|-----------|------------------|--|
| Activity/Project | Status | | | | Comments |
| | Completed | Ongoing | Postponed | Not Accomplished | |
| Revise ordinance to only allow annexation of property south of the city to be zoned no lower than A-1 in order to mitigate encroachment on Fort Gordon missions. | | | | X | Current staff has not concurred that the City of Harlem is within the impact area of the JLUS. Thus, mitigation is not required. |
| Complete a revision of the current Land Use Ordinance | | X | | | A re-codification was recently completed for the entire Code of Ordinances. With this upgrade completed, data for the revision is being collected. |
| Develop a Traditional Neighborhood zoning district | | | | X | Following examination of the existing market and building trends, the city has adopted other regulations that are more locally appropriate. |



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PLAN IMPLEMENTATION

Community Work Program

The Harlem Comprehensive Plan's Community Work Program section establishes the priority activities the government, commissions, and / or other vested or partnering agencies will undertake over the next five years.

This Community Work Program is the principal implementation tool for addressing the "Needs and Opportunities" identified during this planning process and listed elsewhere within this document. Designed with local participants to guide and prioritize activities the work program is structured to adhere to the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.

Consistent with state rules this work program includes the following:

- A brief description of activity
- Time Frame for undertaking each activity
- The responsible party for implementing the activity (includes potential/likely project partners)
- Estimated cost of implementing the activity
- Funding source where applicable



ECONOMIC DEVELOPMENT

| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
|--|------------|------|------|------|------|---------------------------|----------------------|---------------------------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Undertake an active marketing of available property within the URA service area. | X | | | | | City, URA | Staff Time / \$2,500 | City Funds |
| Secure DCA Redevelopment Funds for a portion of San Saba Pecan building redevelopment. | | | X | X | X | City, URA, CSRA-RC | \$750,000 | DCA |
| Find one or more long-term tenants for the San Saba Pecan building. | X | X | X | X | X | City, P&Z, URA, CSRA-RC | TBD | City Funds, EIP, CDBG |
| New Street redevelopment: relocation of some city services and mixed use infill | | X | X | | | City, URA, Private Sector | TBD | City Funds, URA Funds, Private Sector |
| Discuss installation, contractor and resident needs with Fort Gordon to aid in local business recruitment. | | X | | X | | City | Staff Time | City Funds |
| Recruit additional daycare facilities to the city. | X | X | X | | | City, URA. Private Sector | TBD | City Funds |

PLAN IMPLEMENTATION

| HOUSING | | | | | | | | |
|---|------------|------|------|------|------|-------------------------------|---------------|------------------------|
| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Update the existing/outdated housing needs assessment for all housing within the city limits. | | X | | | | City | Staff Time | City Funds |
| Reinstate local GA Initiative for Community Housing (GICH) committee. | | X | | | | City, CSRA-RC | Staff Time | City Funds |
| Apply for and utilize state and federal funding to assist residents throughout the city with housing rehabilitation and building code updates. | | X | X | X | X | City, CSRA-RC | Varies | City Funds, CHIP, CDBG |
| Apply for and utilize CHIP funds to create and sell infill housing and establish a revolving loan fund for neighborhood revitalization. | | | X | X | X | City, CSRA-RC | Varies | City Funds, CHIP |
| Create design guidelines for new residential development providing requirements for developers to create quality new residential housing units within the city. | | | | X | X | City, CSRA-RC, Private Sector | TBD | City Funds, DCA |

COMMUNITY FACILITIES AND SERVICES

| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
|---|------------|------|------|------|------|---------------------------|---------------|--|
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Create temporary way-finding visuals on downtown buildings. | X | X | | | | City, Private Sector, URA | TBD | City Funds, Private Sector |
| Increase signage within the city to direct residents and visitors to parks and greenspaces within the city through Columbia County’s signage program. | X | X | X | X | X | City, County | TBD | City Funds, SPLOST |
| Expand the wastewater treatment plant from 250k GPD to 750k GPD. | | X | X | | | City | \$8 million | City Funds, Grants, Loans |
| Create a Veteran’s Memorial to pay tribute to those in Harlem that have served in the military. | | | X | | | City | \$150,000 | City Funds |
| Improve storm-water drainage on Verdery Street. | X | X | | | | City | \$60,000 | City Funds, FEMA BRIC, Other Grants |
| Improve storm-water drainage on North Bell St., West Trippe St., West Boundary St., and others nearby. | | | X | X | X | City | TBD | City Funds, FEMA BRIC, Other Grants |
| Replace water lines along Highway 78. | X | X | X | X | X | City | \$500,000+ | City Funds, Grants |
| Upgrade water meters throughout the city. | X | X | | | | City | TBD | City Funds, Grants |
| Purchase additional vehicles for Public Works Department. | X | X | X | X | X | City | Varies | City Funds |
| Hire additional Public Works staff. | X | X | | | | City | Varies | City Funds |
| Clary Cut Road / Old Union Road Development Improvements: 750,000 gallon water tank, abandonment of Harlem High School sewer pump station, establishment of new drainage basin sewer pump station, expansion of Harlem Sewer Treatment Plant to 1,125,000 gpd capacity, and new sewer force mains | | | X | X | X | City, Private Sector | \$11 million | City Funds, Private Developer Investment |

PLAN IMPLEMENTATION

COMMUNITY FACILITIES AND SERVICES (CONTINUED)

| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
|--|------------|------|------|------|------|--------------------|------------------------------------|------------------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Apply for and utilize grant funds for water, sewer, flood and drainage, and roadway improvements in CDBG-eligible areas. | X | X | X | X | X | City, CSRA-RC | \$750,000 - \$1.0 million Annually | City Funds, Grants |
| Construct a new Public Works shop. | X | X | | | | City | \$1 million | City Funds |
| Purchase an additional fire engine utilizing assistance to firefighters grants. | | | | | X | City | \$800,000 | City Funds, Grants |
| Hire an additional full-time firefighter. | X | X | | | X | City | TBD | City Funds, FEMA AFG |
| Develop a plan for addressing ADA concerns on existing sidewalks, such as overgrown bushes. | X | | | | | City | Staff Time | City Funds |
| Construct a new fire station #3 at Harlem High School. | | | | | X | City | TBD | City Funds, FEMA AFG, USDA |
| Parcel 030 069 Development Lift Station. | | | X | X | X | Developer | \$375,000 | Private Developer Investment |
| Parcel 030 040 Development Lift Station. | | | X | X | X | Developer | \$375,000 | Private Developer Investment |
| Parcel 031 036 Development Lift Station. | | | X | X | X | Developer | \$375,000 | Private Developer Investment |
| Upgrade Lift Station "A" (Evans St. area). | | | X | X | X | Developer | \$200,000 | Private Developer Investment |
| Upgrade Lift Station "B" and "C" (Independence Village & Harlem-Grovetown Rd areas). | | | X | X | X | Developer | \$400,000 | Private Developer Investment |
| Upgrade Lift Station "D" and "H" (Lampkin Rd. area). | | | X | X | X | Developer | \$400,000 | Private Developer Investment |
| Work with the elementary school to reopen the walking track located there. | X | X | | | | City, School Board | Staff Time | City Funds |

| TRANSPORTATION | | | | | | | | |
|--|------------|------|------|------|------|-------------------|-------------------|---------------------------|
| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Resurface state route GA47. The project limits begin at the curb and gutter north of Harlem-Grovetown Road and extend to the McDuffie County line. | | | X | X | | GDOT | \$2,453,832 | GDOT |
| Resurface state route GA10. The project limits begin at the Richmond County line and extend to the McDuffie County line). | | | X | X | | GDOT | \$1,854,292 | GDOT |
| Adopt and publicize a city golf cart plan. | X | X | | | | City | Staff Time | City Funds |
| Extend or create golf cart paths based on priority. | X | X | | X | | City | \$25,000 Annually | City Funds, Grants |
| Create golf cart crossings and pedestrian flashers on N. Louisville Rd and W. Milledgeville Rd. | | X | | | | City | \$50,000 | City Funds, Grants |
| Update city sidewalk inventory. | X | X | | | | City | Staff Time | City Funds |
| Create a sidewalk addition plan, including information on different size sidewalks, locations, and cost estimates. | | X | X | | | City | Staff Time | City Funds |
| Install new sidewalks along North and South Hicks Street, West Forrest Street, and Fairview Drive to accommodate students going to the elementary school | | | | X | X | City | TBD | City Funds, Grants |
| Repair or resurface the following streets: Oliver Hardy Court, Knox Road, S. Fairview Drive, and Shady Grove Drive. | X | X | X | X | X | City | Varies | City Funds, LMIG, TSPLOST |
| Update the Harlem Greenways, Trails, & Connections Master Plan. | X | X | X | | | City, CSRA-RC | \$25,000 | City Funds, DCA, DNR |

PLAN IMPLEMENTATION

| LAND USE | | | | | | | | |
|--|------------|------|------|------|------|----------------------------|---------------|-------------------------|
| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Complete a revision of the current, recently codified Land Use Ordinance. | | | X | X | | City, P&Z CSRA-RC | Staff Time | City Funds |
| Research and modify residential street width and driveway length requirements to support emergency vehicle access and automobile parking. | X | X | | | | City | Staff Time | City Funds |
| Establish an annexation policy. | X | | | | | City | Staff Time | City Funds |
| Revise land development regulations to require implementation of the city’s Greenways Trails Connections Master Plan into all zoning districts (e.g. requiring new development to include trails/sidewalks). | | X | | | | City, P&Z CSRA-RC | Staff Time | City Funds |
| Integrate “commuter route” development into the land development code and development plans. | X | X | X | | X | City, P&Z CSRA-RC | Staff Time | City Funds |
| Develop and adopt a tree protection ordinance. | | | X | | | City | \$5,000 | City Funds |
| Update the Harlem City Center Plan. | | | X | | | URA | \$25,000 | City Funds |
| Conduct a design charette for Milledgeville Road and Louisville Street. | | | | X | | URA, City, UGA | \$10,000 | City Funds, Grants |
| Review ordinances for short-term rentals and update if needed. | | X | X | | | City, P&Z, CSRA-RC | Staff Time | City Funds, DCA |
| Participate in Fort Gordon compatible use implementation efforts. | X | X | X | X | X | City, CSRA-RC, Fort Gordon | Varies | City Funds, OLDCC (OEA) |

NATURAL AND CULTURAL RESOURCES

| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
|---|------------|------|------|------|------|-------------------------------|------------------|-------------------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Complete Phase 1 of the Sandy Run walking trail. | X | | | | | City | \$675,000 | City Funds, GDOT |
| Complete Phase 2 of the Sandy Run walking trail. | | X | | | | City | \$675,000 | City Funds, DNR, Other Grants |
| Create a community park or dog park on vacant parcel located at the corner of Harlem-Grovetown Road and East Boundary Street. | | | X | X | | City | TBD | City Funds |
| Apply for updated Historic Resources Survey via CLG grant. | | X | | | | City, HPC, CSRA-RC | \$1,000 | City Funds |
| Update the Historic Resources Survey. | | X | X | | | City, HPC, Private Sector | \$25,000 | HPD (CLG grant) |
| Nominate buildings for the National Register of Historic Places. | | | | | X | City, HPC, CSRA-RC | Varies | City Funds |
| Inventory and assemble land within the city limits that would be appropriate for new pocket parks and small playgrounds. | X | X | X | X | X | City | Varies | City Funds |
| Develop a Historic Harlem walking tour. | X | X | | | | City, HPC | \$2,000 | City Funds |
| Promote Harlem historic properties as film locations to the Columbia County Development Authority. | X | X | X | X | X | City, HPC | Staff time | City Funds |
| Work to develop financial assistance programs available to historic structures in distress. | | | X | X | X | City, HPC, Non-profit partner | Staff time | City Funds, Non-profit Funds |
| Develop a cost-sharing historic properties recognition plaque program. | | X | X | X | X | City, HPC, Non-profit partner | \$1,000 annually | City Funds, Non-profit Funds |
| Pursue funding for gateway entrances landscape beautification. | | X | X | X | X | City, HPC, Georgia DOT | \$2,500 annually | City Funds, GDOT Funds |

PLAN IMPLEMENTATION

| BROADBAND SERVICES | | | | | | | | |
|---|------------|------|------|------|------|-------------------|--------------------|--------------------------|
| Activity/Project | Time Frame | | | | | Responsible Party | Cost Estimate | Fund Source |
| | 2021 | 2022 | 2023 | 2024 | 2025 | | | |
| Adopt the DCA broadband model ordinance or local equivalent. | X | X | | | | City, CSRA-RC | Staff Time | City Funds, DCA |
| Apply for DCA Broadband Ready designation. | X | X | | | | City, CSRA-RC | Staff Time | City Funds, DCA |
| Add to or improve Wi-Fi hotspot access at public facilities such as city hall, city library and city parks. | X | X | X | X | X | City, County | TBD | City Funds, County Funds |
| Work with Columbia County broadband office to improve access for city residents and businesses. | X | X | X | X | X | City, County | TBD | City Funds, County Funds |
| Require new development to provide broadband infrastructure. | X | X | | | | City, P&Z | \$5,000/legal fees | City Funds |
| Survey properties within the URA Service Area for fiber optic service and coordinate an installation plan. | | | X | | | URA | \$2,500 | City Funds |

Appendix

This portion of the planning document provides a public involvement overview including:

Steering Committee Members

Meeting Dates

Sign In-Sheets

Newspaper Ads

Flyers and Newsletters

Social Media and Website Clips

Community Survey Summary

Stakeholders provided invaluable input and feedback throughout the planning process, from the SWOT analysis to the specific implementation measures within the community work program. Stakeholders included policy makers and others able to affect the plan, those affected by the plan, and partners in plan implementation.

STEERING COMMITTEE

One significant part of the planning process is forming a steering committee of community members. This group of people was critical to the plan creation and informed the decision-making process. The primary purpose of this committee was to oversee and assist in the process of drafting the Comprehensive Plan, ensuring that CSRA-RC staff reflected community ideals, goals and activities. The steering committee was composed of elected officials, government employees, and residents.

During the 2020-2021 planning process, staff from the CSRA-RC collected background information about Harlem through research, site visits, and stakeholder communications. The steering committee then provided direction and guidance for plan development, and RC staff drafted the plan document for committee review.

Members:

Mayor Roxanne Whittaker
Debbie Moore, City Manager
David Jenkins, Community Development Director
John Neal, Urban Redevelopment Authority Chair
Duane Starrenburg, Historic Preservation Commission Chair
Robert Holland, Planning Commission Chair
Robert Fields, Public Works Dept. Director
Geovanni Cortes, Harlem Merchants Association
Tripp Lonergan, Fire Dept. Chief
Robert Lewis, Police Dept. Chief

HEARINGS & MEETINGS

Required public hearings bookended the planning process, allowing residents to comment both on the process and the eventual substance of the plan.

Two public hearings were held on:

June 30, 2020
May 6, 2021

A public open house was held on May 4, 2021.

Steering Committee meetings were held on the following dates, some virtual and some in-person:

July 29, 2020
September 22, 2020
December 3, 2020
March 23, 2021
April 15, 2021

City staff also presented information on the plan and sought input during commission meetings for planning and zoning and historic preservation.



CITY OF HARLEM PLANNING AND ZONING COMMISSION

STAFF REPORT

Regular Meeting

August 4, 2020

6:00PM

Municipal Court Chambers

Harlem Public Safety Building, 110 West Milledgeville Road, Harlem, GA 30814

2021 City of Harlem Comprehensive Plan

The City of Harlem is currently updating its Comprehensive Plan as required by state law. The Harlem Planning Commission is a key contributor to this update. With background information for the update completed, the time has arrived for community input and government commission input.

For the Planning Commission, there are several issues where input of the Commission is desirable:

1. Menu of Plan Elements: What Plan Elements should be in the Comprehensive Plan?
2. Providing Input as Needed During the Comp Plan Process
3. Providing Specific Input into the Zoning Categories of the City of Harlem.
4. Providing Specific Input into the Character Areas of the City of Harlem. NOTE: Additional information about available Character Area types is attached.
5. Planning for Annexation Requests
6. Planning for Continued Fort Gordon Expansion
7. Planning for Available State and Federal funding for City Projects
8. Reviewing the Existing Work Program / Updating the Work Program
9. Being aware of the Schedule of the Update and Supporting the Schedule
10. Promoting Citizen Involvement
11. Commenting on the Community Survey
12. Providing a Personal SWOT Analysis
13. As the Planning Commission, Conduct a Commission SWOT Response at the September Meeting.



320 North Louisville Street
Post Office Box 99
Harlem, Georgia 30814

(706) 556-3448

Fax: (706) 556-3293

www.harlemga.org

E-mail: cityofharlem@harlemga.org

**CITY OF HARLEM
HISTORIC PRESERVATION COMMISSION AGENDA
REGULAR MEETING**

August 13, 2020

6:30 P.M.

City of Harlem Municipal Courtroom

Public Safety Building, 110 West Milledgeville Road, Harlem, GA 30814

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda (Vote Required)
5. Approval of Minutes: (Vote Required)
6. Continued COA Applications: None
7. New COA Applications: None
8. Old Business:
 - a. Comprehensive Plan Update – HPC Process
9. New Business: None
 - a. Report of Sign Approvals (None)
 - b. Modification of Demolition Review Criteria
 - c. Harlem Historic Properties Survey Update
 - d. New Street Redevelopment Status
10. Staff Report:
11. Chairman's Comments
12. Adjourn

Next Public Meeting: The next meeting of the City of Harlem Historic Preservation Commission will be September 10, 2020. The meeting will begin at 6:30 P.M. at the City of Harlem Municipal Courtroom, Harlem Public Safety Building, 110 West Milledgeville Road, Harlem, GA 30814.



AFFIDAVIT OF PUBLICATION

ATTORNEY CITY OF HARLEM
OR AGENCY: PO BOX 99
HARLEM, GA 30814

ACCOUNT NUMBER: 22347
AD NUMBER: 0003350219-01
PO NUMBER: 21-00133

STATE OF GEORGIA
COUNTY OF COLUMBIA

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 **Columbia County News-Times**, a newspaper in said County; That he/she is authorized to make affidavits of publication on behalf of said publisher company: **Columbia County News-Times**; 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:

04/21/2021

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

J. Bernados (deponent)
Sworn to and subscribed before me

This 23rd day of April, 2021

David R. Jones
Notary Public Richmond County, Georgia.



Public Open House and Public Hearing Notice
Harlem Comprehensive Plan 2021-2026

A public open house for the City of Harlem will be held on Tuesday, May 4, 2021 at 5:00 p.m. in the Municipal Courtroom at the Public Safety Building, 110 W. Milledgeville Rd., Harlem, GA 30814. The purpose of the open house is to allow for additional public viewing an input on the contents of the draft Harlem Comprehensive Plan.

A public hearing for the City of Harlem will be held on Tuesday, May 4, 2021 at 6:00 p.m. in the Municipal Courtroom at the Public Safety Building, 110 W. Milledgeville Rd., Harlem, GA 30814. The purpose of the hearing will be to brief the community on the contents of the draft Harlem Comprehensive Plan and to receive comments from the community of when the Plan will be submitted to the CSRA Regional Commission for review and approval. Persons with special needs relating to handicapped accessibility or foreign language needs should be in attendance.

The draft Plan will be available in hard copy and digitally on the City of Harlem website (<https://harlemga.org/planning>) and the CSRA Regional Commission website (<https://csra.ga.gov/planning>). Persons with special needs relating to handicapped accessibility or foreign language needs should be in attendance. For more information, contact David Jenkins at (706) 556-3446.

Public open house and public hearing will be held on Tuesday, May 4, 2021 at 5:00 a.m. - 5:30 p.m. Monday-Friday. Persons with special needs relating to handicapped accessibility or foreign language needs should be in attendance. For more information, contact David Jenkins at (706) 556-3446.

April 21, 2021
AD#0003350219

**Comprehensive Plan
Public Hearing**

The City of Harlem has a draft of its plan available for review and wants to hear from you!

**THE MUNICIPAL COURTROOM
HARLEM PUBLIC SAFETY BUILDING**
110 W. Milledgeville Road
MAY 6TH | 6PM

The plan is also available online at
harlemga.org and
csrac.ga.gov/planning-documents



Have any questions?
Contact David Jenkins, Community Development Director
Email: djenkins@harlemga.org | Tel: 706-556-0043

Meeting Sign-In Sheet

Meeting Title: City of Harlem Comp. Plan Public Hearing
Facilitator: David Jenkins
Place/Room: Municipal Courtroom, Public Safety Building

Date: May 6, 2021
Time: 6:00 P.M.

| PRINT NAME | ORGANIZATION | TITLE | PHONE | EMAIL |
|----------------------|--------------|------------|--------------|--------------------------------|
| 1. Debra Moore | City | City Mgr | 706 556-3448 | dmoore@harlemga.org |
| 2. Debra Holley | City | City Clerk | 706 556-3448 | dholley@harlemga.org |
| 3. Robert A. Holland | City | Pez Chair | 706-825-3023 | robert.a.holland@bellsouth.net |
| 4. | | | | |
| 5. ENDED | 6:30 | P.M. | | |
| 6. | | | | |

AFFIDAVIT OF PUBLICATION

ATTORNEY or AGENCY CITY OF HARLEM
 PO BOX 99
 HARLEM GA 30814

ACCOUNT NUMBER: 22347
 AD NUMBER: 0003285133
 PO NUMBER:

STATE OF GEORGIA
 COUNTY OF RICHMOND

Personally appeared before me, **Said Legal Clerk**, 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:

06/10/2020

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

Amy Schott

(Legal Clerk)

Sworn to and subscribed before me

This 18th day of May, 2021

Vicky Felty

Notary Public State of Wisconsin, County of Brown

97921

My Commission Expires

**Public Hearing Notice
 Harlem Comprehensive Plan
 2021-2026**

A public hearing for the City of Harlem will take place on Tuesday, June 30, 2020 at 6:00 p.m. in the Municipal Courtroom at the Public Safety Building, 110 W. Milledgeville Rd, Harlem, GA 30814. The purpose of this meeting will be to initiate the Harlem Comprehensive Plan process for the City of Harlem 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 Harlem will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact David Jenkins at (706) 656-3448 prior to June 26th. This person can be located at City Hall, during the following hours: 8:00 a.m. - 5:00 p.m. Monday-Friday. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.
 DATE: JUNE 10, 2020
 AD#0003285133

VICKY FELTY
 Notary Public
 State of Wisconsin

City of Harlem Comprehensive Plan
 1st Public Hearing
 June 30, 2020 | 6:00p.m. | Public Safety Building, 110 W. Milledgeville Rd



| NAME | EMAIL | AFFILIATION |
|-------------------|-----------------------------|----------------|
| JOHN W NEAL | jwneal52@gmail.com | URA CHAIRMAN |
| Robert A. Holland | bullet007@bellsouth.net | planning |
| Dwane Starrenburg | dwane.starrenburg@gmail.com | HPC CHAIRMAN |
| DAVID JENKINS | DJENKINS@HARLEMGA.ORG | CITY OF HARLEM |
| | | |
| | | |
| | | |

Meeting Sign-In Sheet

Meeting Title: Comprehensive Plan Steering Committee
 Facilitator: David Jenkins
 Place/Room: Conference Room / Harlem City Hall

Date: April 15, 2021
 Time: 6:30 P.M.

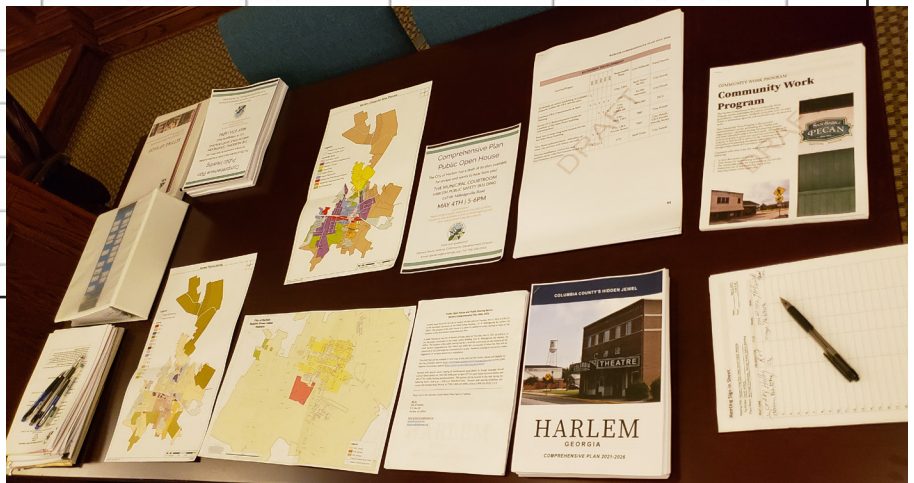
| PRINT NAME | ORGANIZATION | TITLE | PHONE | EMAIL |
|----------------------|-----------------------------------|-------------|--------------|----------------------------|
| 1. DAVID JENKINS | HARLEM COMM DEV | DIRECTOR | 706-556-0043 | DJENKINS@HARLEMGA.ORG |
| 2. Leora Holley | City Clerk | City Clerk | 706-556-3448 | lholley@harlemga.org |
| 3. Robert H. Field | Harlem | Pw Director | 556-3500 | RField@harlemga.org |
| 4. Rafano Whitaker | Harlem Mayor | Mayor | 706-829-0916 | rwhitaker@harlemga.org |
| 5. Robert A. Holland | Harlem P&Z chair | P&Z chair | 706-825-3023 | bullet007@bellsouth.com |
| 6. Dunne Starrenburg | CHAIRMAN HISTORIC PRES. COMM. URA | CHAIRMAN | 706-699-1511 | DUNNESTARRENBURG@gmail.com |
| 7. JOHN NEAL | URA CHAIR | CHAIRMAN | 706-556-6425 | jwneal52@gmail.com |
| 8. Debra F. Moore | City Manager | City Mgr. | 706-556-3448 | dmoore@harlemga.org |
| 9. | | | | |
| 10. | | | | |

Meeting Sign-In Sheet

Meeting Title: Harlem Comp Plan Open House Public Meeting
 Facilitator: David Jenkins
 Place/Room: Municipal Courtroom, Harlem Public Safety Building

Date: May 4, 2021
 Time: 5:00 P.M.

| PRINT NAME | ORGANIZATION | TITLE | PHONE | EMAIL |
|--------------------|--------------|------------|--------------|----------------------|
| 1. GARY HOLLEY | Ret | | 706-267-7102 | gholly2127@gmail.com |
| 2. Rafano Whitaker | City | Mayor | 706-829-0916 | |
| 3. Leora Holley | City | City Clerk | 706-556-3448 | |
| 4. | | | | |
| 5. | ENDS 5:47 PM | | | |
| 6. | | | | |
| 7. | | | | |
| 8. | | | | |
| 9. | | | | |
| 10. | | | | |



DEC
3
 Harlem Comprehensive Plan Steering Committee Meeting
 5:59 PM - 98 min | ID: 522818085

Attendees

- Attendee
- +1 +17065563448
 - DU** Duane Starrenburg
duanestarrenburg@gmail.com
 - JO** John W Neal
 - DA** David Jenkins
 - DE** Debbie Moore
 - BE** BETSY TEASLEY
bteasley@csrarc.ga.gov
 - RE** Regina Pyles
rpyles@csrarc.ga.gov
 - RO** Robert Fields

JUL
29
 Harlem Comprehensive Plan Steering Committee
 5:57 PM - 82 min | ID: 365496301

Attendees

- Attendee
- JO** John Neal
 - RO** Roxanne Whitaker
rwhitaker@harlemga.org
 - BE** Betsy Teasley
 - DE** Debbie Moore
 - ST** Stephanie Quattlebaum
squattlebaum@csrarc.ga.gov
 - +1 +17069901134
 - DA** David Jenkins
djenkins@harlemga.org
 - RE** Regina Pyles
rpyles@csrarc.ga.gov
 - BU** Bulle
 - RO** Robert Fields
 - +1 +19122580531

Harlem Comprehensive Plan Steering Committee
 no organizer ID: 520828397, Max Participants: 12

9/22/2020
 5:56 PM - 7:31 PM 96 min

Features Used:

| Name | Location | W | R |
|---|-----------|---|---|
| PSTN +17066517304 | - | - | - |
| PSTN +19122580531 | - | - | - |
| VOIP Andy Crosson acrosson@csrarc.ga.gov | Augusta | - | - |
| VOIP Betsy Teasley | Lexington | - | - |
| VOIP David Jenkins | Augusta | - | 6 |

1 of 2



APPENDIX

City of Harlem, Georgia
 Published by Debra E. Moore · April 28 at 10:15 AM · ☰

Public Open House and Public Hearing Notice
 Harlem Comprehensive Plan 2021-2026

A public open house for the City of Harlem will take place on Tuesday, May 4, 2021 at 5:00 p.m. in the Municipal Courtroom at the Public Safety Building, 110 W. Milledgeville Rd, Harlem, GA 30814. The purpose of the open house is to allow for additional public viewing an input on the contents of the draft Harlem Comprehensive Plan.

A public hearing for the City of Harlem will take place on Thursday, May 6, 2021 at 6:00 p.m. in the Municipal Courtroom at the Public Safety Building, 110 W. Milledgeville Rd, Harlem, GA 30814. The purpose of the public hearing will be to brief the community on the contents of the draft Harlem Comprehensive Plan (Plan) and notify the community of when the Plan will be submitted to the CSRA Regional Commission for review. Residents wishing to comment or make suggestions or revisions should be in attendance.

The draft Plan will be available in hard copy at City Hall and the Harlem Library and digitally on the City of Harlem website (<https://harlemga.org/planningzoning/page/planning>) and the CSRA Regional Commission website (<https://csrarc.ga.gov/planning-documents>)

Persons with special needs relating to handicapped accessibility or foreign language should contact David Jenkins at (706) 556-3448 prior to April 30th for open house accommodation and May 4th for public hearing accommodation. This person can be located at City Hall, 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) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

OTHER ACTIVITY

Public input involved additional communication channels including:

- community survey
- community newsletter,
- social media posts
- flyers
- website postings/links.

City of Harlem, Georgia
 Published by Debra E. Moore · 23 hrs · ☰

PUBLIC NOTICE TO THE CITIZENS OF HARLEM:

Comprehensive Plan Public Open House

The City of Harlem has a draft of its plan available for review and wants to hear from you!

MUNICIPAL COURTROOM | PUBLIC SAFETY BUILDING
 110 W. Milledgeville Road
MAY 4TH | 5-6PM

Have any questions?
 Contact David Jenkins, Community Development Director
 Email: djenkins@harlemga.org | Tel: 706-556-0043

Can't attend?
 There will be a public hearing on May 6th at 6PM.
 View the plan online at harlemga.org and csrarc.ga.gov/planning-documents

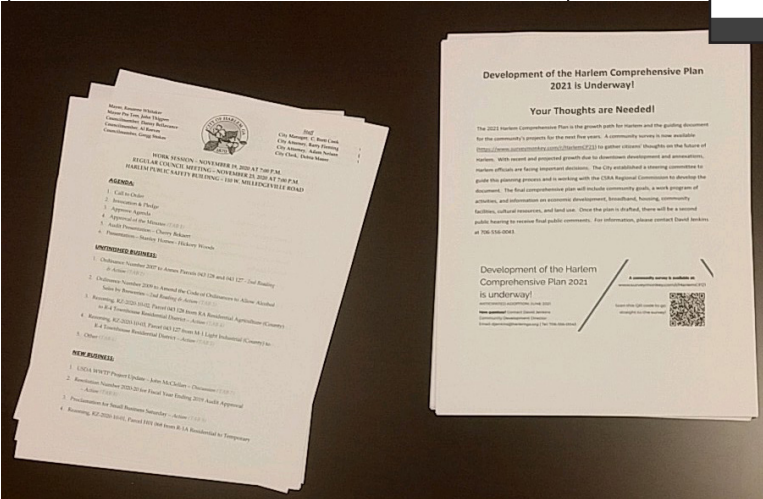
Comprehensive Plan Public Open House

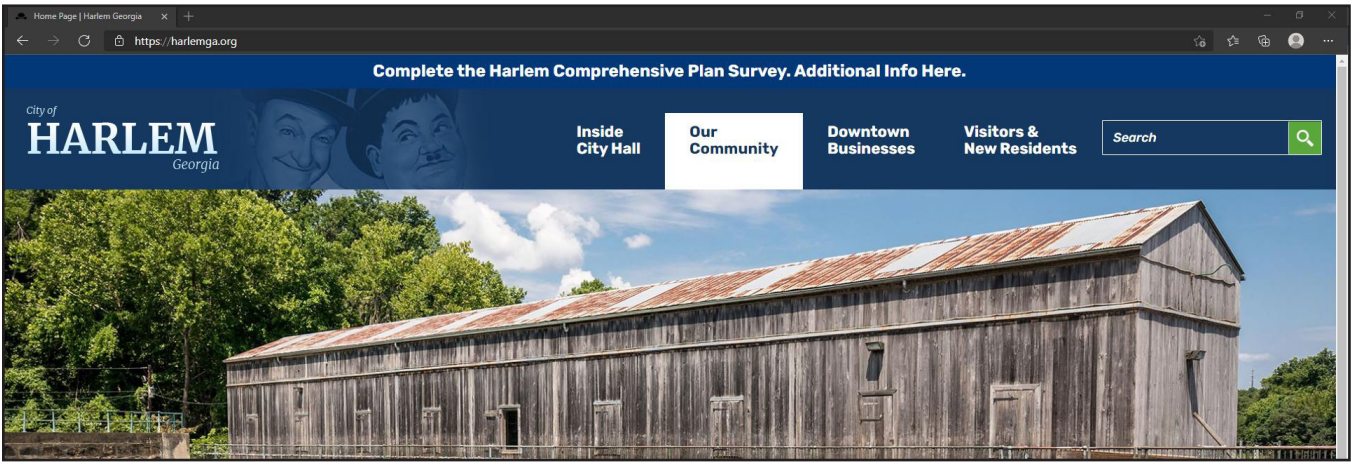
The City of Harlem has a draft of its plan available for review and wants to hear from you!

THE MUNICIPAL COURTROOM
HARLEM PUBLIC SAFETY BUILDING
 110 W. Milledgeville Road
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Have any questions?
 Contact David Jenkins, Community Development Director
 Email: djenkins@harlemga.org | Tel: 706-556-0043





COMMUNITY

- Area Attractions & Amenities
- Churches
- City Parks
- Clubs
- Columbia Theatre
- Events
- History
- Housing

Complete the Harlem Comprehensive Plan Survey. Additional Info Here.

2021 HARLEM COMPREHENSIVE PLAN SURVEY:
 The 2021 Harlem Comprehensive Plan is the growth path for Harlem and the guiding document for the community's projects for the next five years. A community survey is now available - <https://www.surveymonkey.com/r/HarlemCP21> - to gather citizens' thoughts on the future of Harlem. With recent and projected growth due to downtown development and annexations, Harlem officials are facing important decisions. The City established a steering committee to guide this planning process and is working with the CSRA Regional Commission to develop the document. The final comprehensive plan will include community goals, a work program of activities, and information on economic development, broadband, housing, community facilities, cultural resources, and land use. Once the plan is drafted, there will be a second public hearing to receive final public comments. For more information, please contact David Jenkins at 706 556-0043.



CSRA-RC
CENTRAL SAVANNAH RIVER AREA
REGIONAL COMMISSION

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

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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

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

[Fort 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](#)



HARLEM NEWSLETTER

"Equal Opportunity Employer and Provider"

www.harlemga.org

October 2020

DATES TO REMEMBER

October 6
Planning Commission Meeting at 6:00 p.m.

October 8
Historic Preservation Commission Meeting 6:30 p.m.

October 12
City Offices Closed - Columbus Day

October 14
Urban Redevelopment Agency Meeting 9:30 a.m. at City Hall

October 22
City Council Work Session 7:00 p.m.

October 26
City Council Regular Meeting 7:00 p.m.

* Meetings are held at the Public Safety Building unless otherwise noted

* All meetings are subject to change

Happy Fall y'all! This time of year we are normally getting ready for the Oliver Hardy Festival but due to COVID 19 we are finding ourselves without a festival this year. BUT . . . we are having an Artesian Festival sponsored by the Java House. There will be vendors selling their homemade and grown products and our downtown businesses will be open. If you are interested in participating as a vendor, contact Deb at the Java House. If you have not seen or heard about the Oliver Hardy t-shirt of the year, our very own Hannah Lewis has designed a COVID Stan and Ollie t-shirt and note cards. If you are interested in either of these items, please call the Museum.

This month is a Treat througho leave your light will again block ghosts and go Treasure's park Augusta Highw about seeking o

Our city is in th live in our city important as to next page for th

As we prepare f country, our le Godly leaders a

Roxanne Whital

CUMMINGS CONSTRUCTION

Room Additions * Roofing * Sheet R
* Texture Ceiling * Fully Bonded

Walter Cummings Jr.
President

Cell 706.799.4524
Phone 706.556.0368
Fax 706.556.3030

235 South Bell S
Harlem, GA 308
waltcumm47@ya

Development of the Harlem Comprehensive Plan 2021 is underway!

ANTICIPATED ADOPTION: JUNE 2021

Have questions? Contact David Jenkins
Community Development Director
Email: djenkins@harlemga.org | Tel: 706-556-0043

A community survey is available at:

www.surveymonkey.com/r/HarlemCP21

Scan this QR code to go straight to the survey!



The 2021 Harlem Comprehensive Plan is the growth path for Harlem and the guiding document for the community's projects for the next five years. A community survey is now available (<https://www.surveymonkey.com/r/HarlemCP21>) to gather citizens' thoughts on the future of Harlem. With recent and projected growth due to downtown development and annexations, Harlem officials are facing important decisions. The City established a steering committee to guide this planning process and is working with the CSRA Regional Commission to develop the document. The final comprehensive plan will include community goals, a work program of activities, and information on economic development, broadband, housing, community facilities, cultural resources, and land use. Once the plan is drafted, there will be a second public hearing to receive final public comments.



SANDERLIN
VETERINARY HOSPITAL

Sanderlin Veterinary Hospital is hosting an Open House on **Saturday, October 3rd from 1:30 - 3:00 p.m.** Stop by to tour the new hospital and meet Dr. Lauren Sanderlin and her team! There will be hotdogs, hamburgers, desserts, raffles and lots of free stuff! Sanderlin Veterinary Hospital is located at 6482 Stanford Road and will open for business on Monday, October 5th.

Dog Days Salon

Accepting new grooms
PH. 706-556-1711

Veteran Owned and Operated
Serving Harlem for over 10 years

Walk-In Bath & Nails
Always Welcome!



- Bathing
- Toileting
- Grooming
- Meal Preparation
- Light Housekeeping
- Companionship
- Shopping/ Errands
- Transportation
- Accompaniment to Appts/ Outings
- Respite Care
- Veteran Care
- Expectant/ New Mother Care

FriendlyCare Companion

"GREAT CARE BY FRIENDLY PEOPLE"



Phone: (706) 901-4899
Email: info@friendlycarecompanion.com
Web: www.friendlycarecompanion.com



HARLEM NEWSLETTER

"Equal Opportunity Employer and Provider"

www.harlemga.org

December 2020

DATES TO REMEMBER

- December 1**
Planning Commission Meeting at 6:00 p.m.
- December 9**
Urban Redevelopment

Merry Christmas to each and every one of you!

It's the most wonderful time of the year! We have so many activities planned to celebrate Christmas and I do hope you all take the opportunity to participate and patronize our small businesses. On Saturday, November 28th, the Columbia County Chamber of Commerce has selected our city to help kick off Small Business Saturday. On December 12th, we will be kicking off our holiday festivities starting with a Christmas Market from 12 noon - 6 p.m. At 6:00 we will have our twilight Christmas Parade, followed by the Christmas tree lighting and a movie in the plaza. We will have music by some local bands and artists throughout the day. I even hear the jolly old elf himself will make a special trip to Harlem.



*The City of Harlem Mayor, Council and Employees
Would Like to Wish Everyone a Merry Christmas*

CHRISTMAS UNDER THE STARS @ Harlem Baptist Church
 Sunday, December 6th at 6 p.m.
 Caroling, Special Music, Coffee, S'mores, and Christmas Fun
EVERYONE WELCOME!
 Please bring your own lawn chair

Development of the Harlem Comprehensive Plan 2021 is underway!

ANTICIPATED ADOPTION: JUNE 2021

Have questions? Contact David Jenkins
 Community Development Director
 Email: djenkins@harlemga.org | Tel: 706-556-0043

A community survey is available at:
www.surveymonkey.com/r/HarlemCP21

Scan this QR code to go straight to the survey!



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Dog Days Salon

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 Veteran Owned and Operated
 Serving Harlem for over 10 years
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FriendlyCare Companion

"GREAT CARE BY FRIENDLY PEOPLE"

- Bathing
- Toileting
- Grooming
- Meal Preparation
- Light Housekeeping
- Companionship
- Shopping/ Errands
- Transportation
- Accompaniment to Appts/ Outings
- Respite Care
- Veteran Care
- Expectant/ New Mother Care



Phone: (706) 901-4899
 Email: info@friendlycarecompanion.com
 Web: www.friendlycarecompanion.com

ALL WEATHER

Heating & Cooling, LLC



Owner Sales & Service 821 Appling-Harlem Rd. Harlem, GA 30814
 818
allweatherhvacga@gmail.com
allweatherga.com
Over The Weather, Whatever the Season"

to show love for those that are less fortunate and affected by the turbulent times our nation is in. We need help not only at Christmas but until the New Year. Your kindness will go a long way. We have received donations of food, school supplies, personal hygiene items, and clothing. Thank you for your generosity.

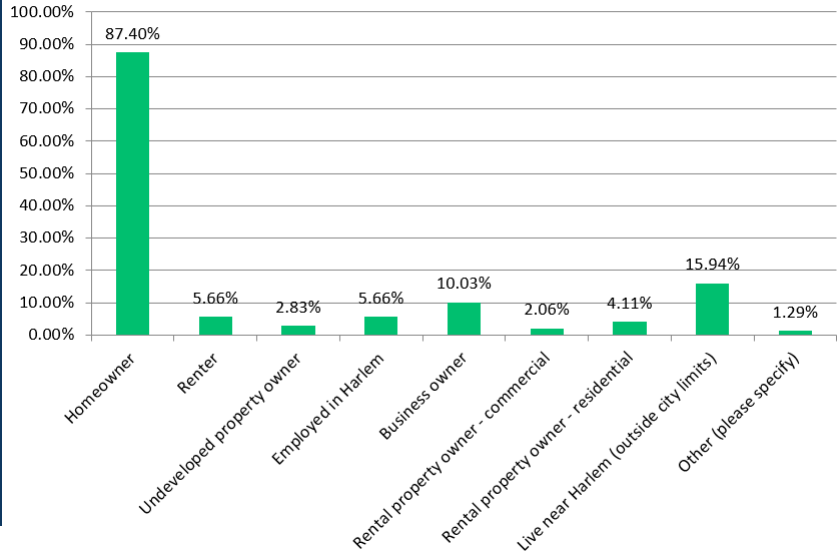
"We live Christmas every day" - Helen Steiner

Christmas Carol"

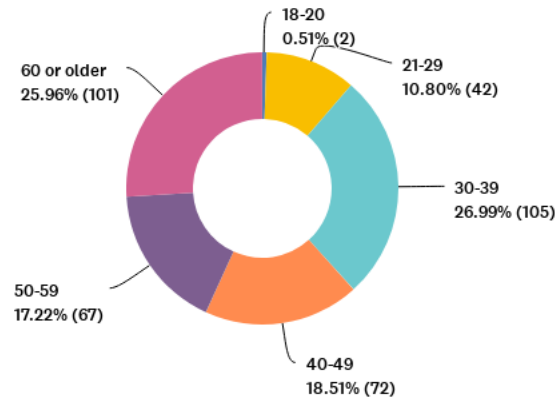
COMMUNITY SURVEY

The following are summary response charts of select questions from the community survey. Open-ended questions are not included herein, but those questions covered areas such as SWOT, redevelopment ideas, and general comments.

Q1 Which of the following categories currently describes you? Check all that apply.



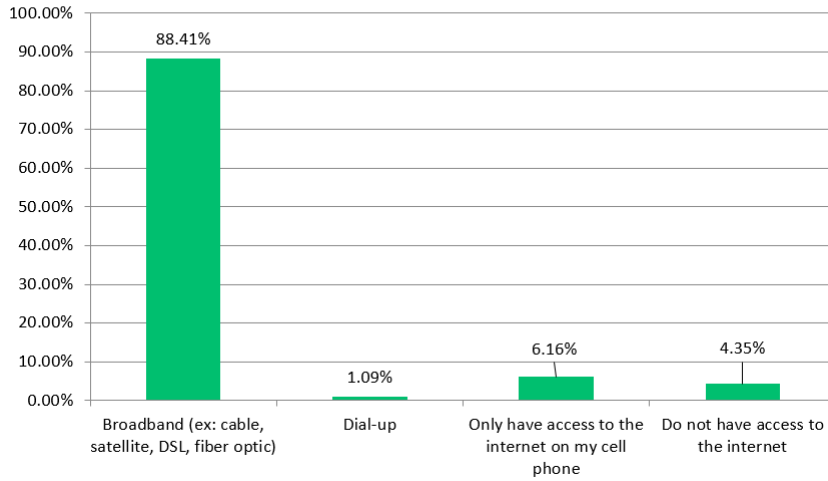
Q2 What is your age?



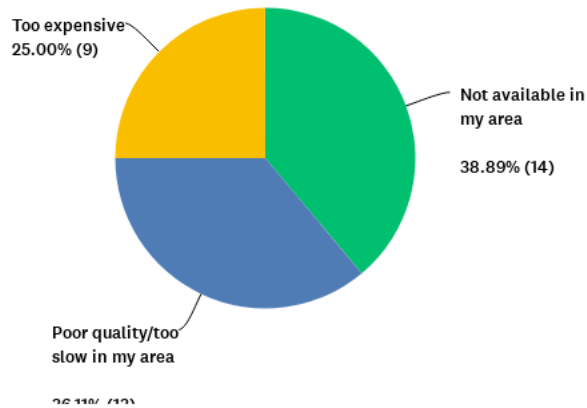
Q3 How long have you lived, worked, or owned property in Harlem?



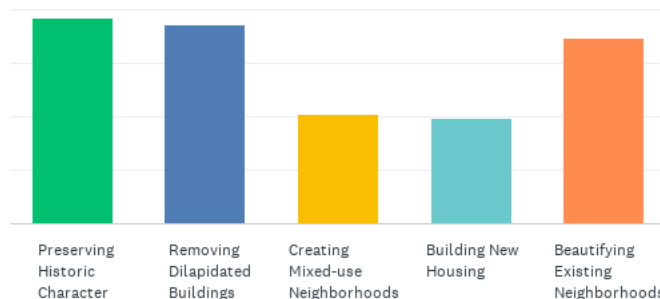
Q8 What type of internet access do you have at home?



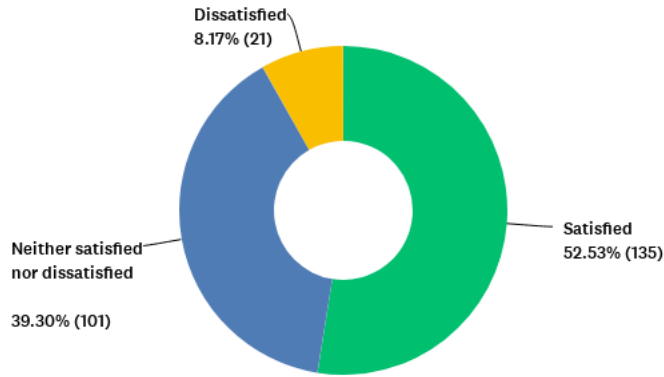
Q9 If you do not have access to the internet at home, please select the reason that best describes why.



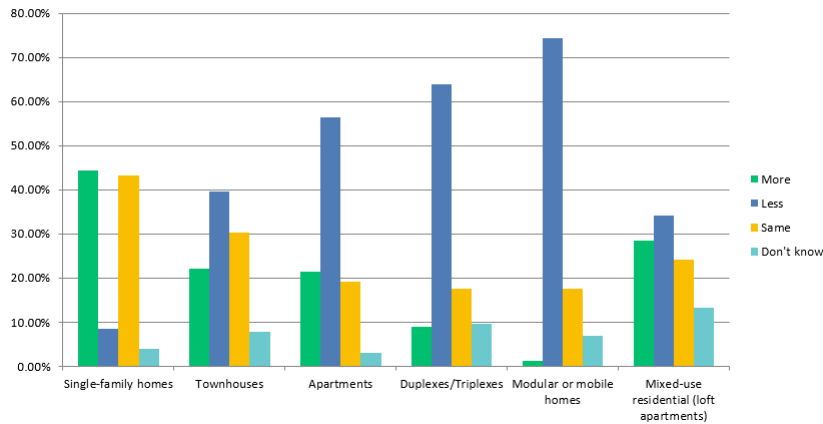
Q12 Please rank the following housing topics based on their importance to you from 1 - 5 (with 1 being most important). Each answer option does require a number rank, and each number can only be used once.



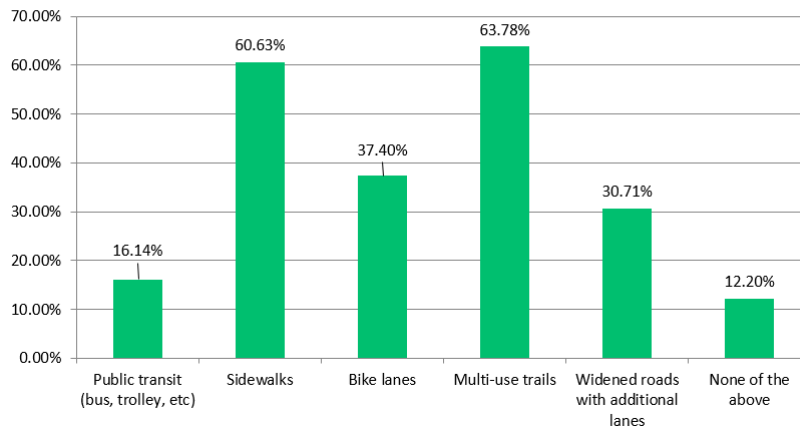
Q13 How satisfied are you with the variety of housing in Harlem?



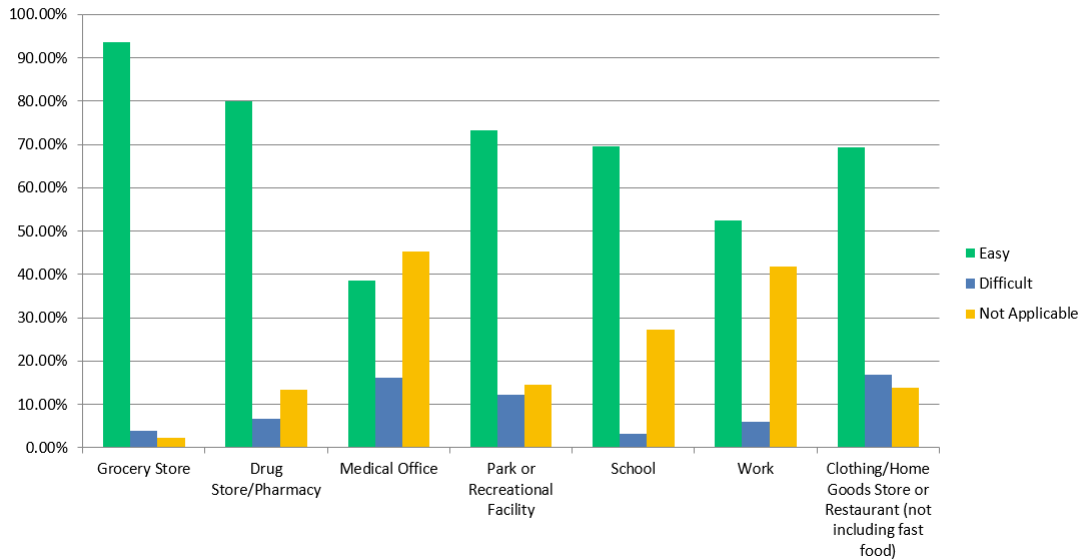
Q14 Do you think Harlem needs more, less, or the same amount of the following types of housing:



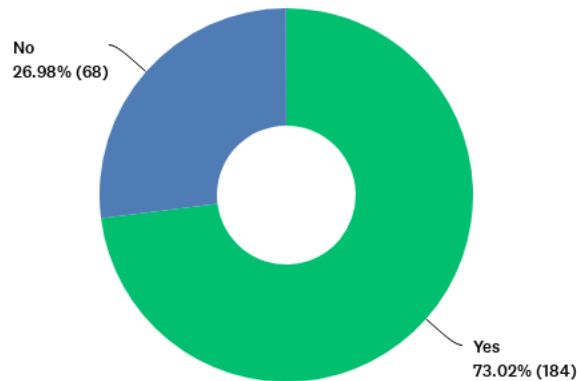
Q15 What types of transportation improvements would you like to see more of in Harlem? Check all that apply.



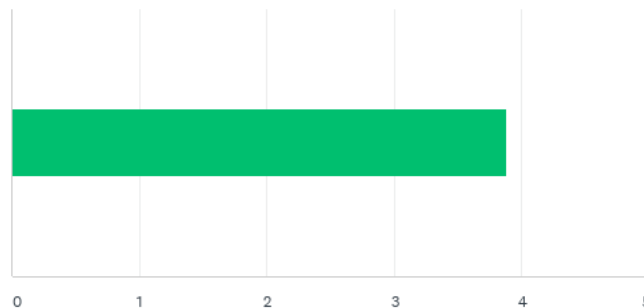
Q16 How easy is it for you to get to the following locations in Harlem?



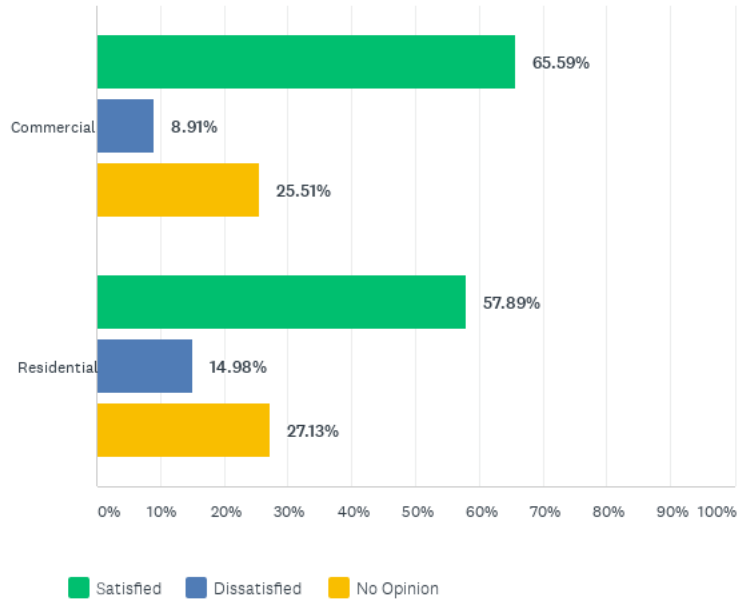
Q18 Do you use public facilities such as parks, trails, and ball fields?



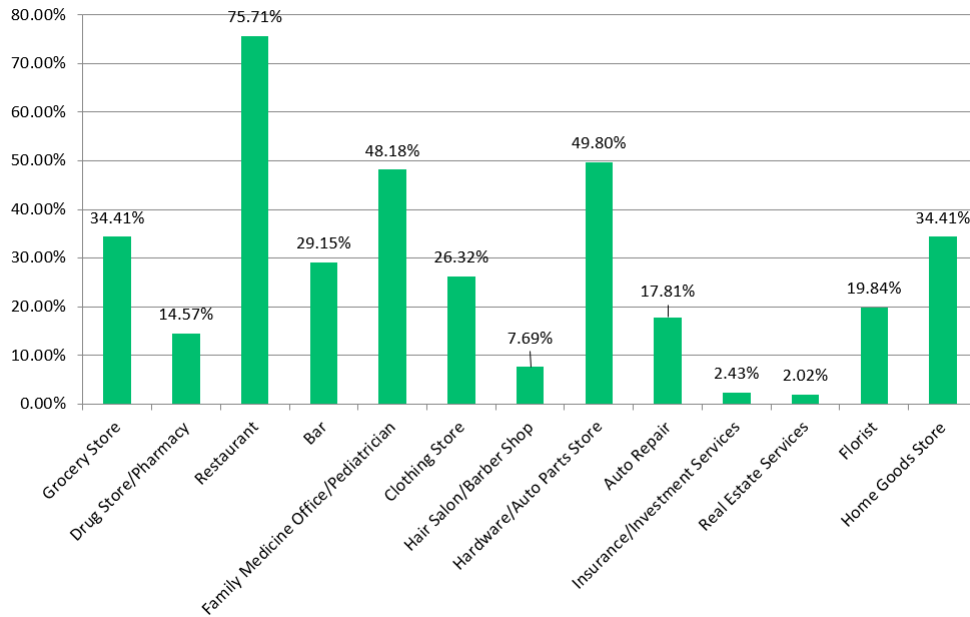
Q22 On a scale from 1 (not important) to 5 (extremely important), how important is preserving the historical look and feel of Harlem to you?



Q23 Please rate your level of satisfaction with Historic Preservation efforts.



Q27 What types of businesses would you like to see more of in Harlem? Check all that apply.



Q28 How do you typically find out about what's happening in Harlem? Check all that apply.

