

Resolution # JBGR 18-01
Adoption of Updated Comprehensive Plan
2018-2038
City of Jenkinsburg

Whereas, the City of Jenkinsburg has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

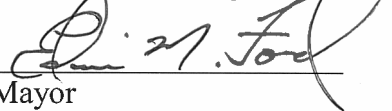
Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in public hearings held on the 24th day of April 2017 and the 13th of November 2017.

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty year period of 2018-2038.


So resolved this 9th day of January, 2018.

City of Jenkinsburg



Mayor

ATTEST and ATTACHED:



City Clerk

City of Jenkinsburg

Comprehensive Plan 2018-2038



Prepared with assistance by

**Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217**

City of Jenkinsburg Comprehensive Plan

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INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning. Jenkinsburg, Georgia, is a small rural incorporated city located in the northern portion of Butts County, which is in the central section of the Georgia Piedmont.

Purpose of the plan

The City of Jenkinsburg Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, polices, and specific implementation measures are listed to set policy for particular segments and specific areas of the City. At the time of the plan update, the members of the Jenkinsburg City Council were:

City Council

Eddie Ford, *Mayor*

Susan Barabas, *Councilmember*

Joye England, *Councilmember*

Ken Rooks, *Councilmember*

Jason Watts, *Councilmember*

Richard Weaver, *Councilmember*



Comprehensive Plan Steering Committee and Public Participation

The City of Jenkinsburg Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the City government and other community stakeholders. The members of the committee were:

Jason Watts, *Councilmember*

Douglas Cervalli, *Economic Development Representative*

David Massey, *Citizen*

As part of the public participation component, a community survey was developed and distributed to gather input from the greater public. A community open house was also held during the plan development process in August 2017. Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. The public hearings were held April 24, 2017 and November 13, 2017. Citizen participation materials are included at the end of the plan.

SWOT ANALYSIS

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none">• Leadership• Parks• Location• Quality of life• Community facilities• Festivals• Zoning• Water• City employees• Fire station• Historic district	<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none">• Citizen involvement• Purchase greenspace• Attract new home owners• Renovation of Clubhouse• Develop Highway 42• Community group to publicize the city and activities• Develop Veterans Park
<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none">• Lack of citizen involvement• Blighted areas• City street widths• Signage of the City• Empty retail space• Lack of sewer• Lack of city staff in some areas• Need a stop light• Lack of sidewalks	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none">• Tree ordinance• Lack of code enforcement• Competition with surrounding counties• Lack of industry• Lack of economic diversity• Not enough workforce• Future development

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the City of Jenkinsburg's decision-making process for the future of the community.

VISION STATEMENT

"The City of Jenkinsburg should be a rural community that is safe and attractive for citizens and businesses."

COMMUNITY GOALS

Economic Prosperity:

Encourage development or expansion of businesses and industries that are suitable for the community.

Resource Management:

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Efficient Land Use:

Continue to utilize existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community

Local Preparedness:

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired in cooperation with the County and neighboring local governments.

Sense of Place:

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; protecting and revitalizing the highway corridor area of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Regional Cooperation:

Cooperate with neighboring jurisdictions and state authorities to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will

result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Housing Options:

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; and coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Transportation Options:

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved through fostering alternatives to transportation by automobile, including walking and cycling; employing traffic calming measures throughout the community; requiring connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

COMMUNITY POLICIES

Development Patterns

- Our decisions on new development will contribute to, not take away from, our planned community's character and sense of place.
- We encourage development that is sensitive to our sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- Our gateways and corridors will create a "sense of place" for our community.
- Encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community as well as quality new developments.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space in agreement with our ordinances.
- We support new land uses that enhance housing options in our community.
- We encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

-We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.

-Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.

-Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, and parking.

-We support creation of a community-wide pedestrian/bike path network.

- We will encourage new development that supports and ties in well with planned public transit options in the community.

-We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Resource Conservation

-The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

-We will encourage new development to locate in suitable locations in order to protect natural resources, or environmentally sensitive areas from encroachment.

-We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.

- We will promote the protection and maintenance of trees and green open space in all new development.

-We will promote low impact development that preserves the natural topography and existing vegetation of development sites.

-We will promote enhanced solid waste reduction and recycling initiatives.

-We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Community Facilities and Infrastructure

-Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

-We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.

-We will limit development within our community to areas that can be reasonably served by public infrastructure.

-We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.

-Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

- Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

-We will invest in parks and open space to enhance the quality of life for our citizens.

-We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Social and Economic Development

-We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

-We will target reinvestment to vacant or underutilized sites or buildings in preference to new economic development.

-We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.

-We will take into account access to housing and impacts on transportation when considering economic development projects.

-We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

-We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

-We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

-We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

Governmental Relations

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to affect them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board concerning the appropriate location and use of schools as community facilities.

NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the City of Jenkinsburg currently lacks or sectors of the City where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. The results of this exercise resulted in the following list of Needs and Opportunities for Jenkinsburg.

Economic Development

- We need to improve our public facility capacity in order to attract new development.
- We need to promote revitalization of some parts of our community.
- We would like to continue to encourage appropriate economic development of our community.

Development Patterns

- We would like to develop and promote tourism opportunities in our community.
- We would like to improve the appearance of parts of our community.
- We would like to promote development of vacant sites or abandoned structures in our community.

Mobility

- We would like to provide more bike paths and trails.
- We would like to continue to provide public transportation.
- We would like to provide more sidewalks and pedestrian facilities.

Community

- We would like to increase the amount of greenspace and parkland in our community.
- We would like to improve the curb-appeal of some commercial and residential areas.
- We would like to discourage visual clutter (such as excessive signage) along roadways.
- Improve our sign ordinance

Conservation

- We would like to preserve our rural scenery.
- We would like to better protect our natural resources.
- We would like to protect our trees, particularly where new development takes place.
- We would like to encourage development to locate in areas most suitable for new growth.
- We would like to ensure our community has enough water now and in the future.

Livability

- We need to continue to manage traffic congestion and commute times.
- We would like to promote our community gathering spaces.

Governance

- We would like to coordinate with Butts County and neighboring jurisdictions on shared needs.
- We would like to reduce the cost of providing public services.

CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community that contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace or parkland.

The following list identifies character areas found within the City of Jenkinsburg. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

COMMERCIAL



Definition

Jenkinsburg has a commercial area that is mainly along one major highway that runs through the City. Currently the most thriving business is a convenience store and gas station along with other small businesses.

Specific land uses

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Desired development patterns

Jenkinsburg recommends improvement of street appearance and amenities of commercial businesses.



Implementation measures

- Promote aesthetically appealing design standards.
- Promote connectivity between developments.

TRADITIONAL RESIDENTIAL



Definition

Jenkinsburg's residential area is one of the larger components of the city. Most homes were built prior to 2010.

Specific land uses

Land uses permitted in this character area include single-family residential, neighborhood commercial.

Desired development patterns

This area of Jenkinsburg will likely be the least affected by future residential growth. The maintenance of the historic character and the protection of the view shed along the streets will be important.

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.



DEVELOPING RESIDENTIAL

Definition

The majority of the land area within Jenkinsburg is designated as developing residential. The greatest potential for residential development in Jenkinsburg will be around the incorporated municipalities and close to highway corridors, which emanate from more populous surrounding counties such as Henry and Newton County. New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.



Specific land uses

Land uses permitted within the character area include single-family residential and agriculture residential.

Desired development patterns

This area of Jenkinsburg will likely be the most affected by future residential growth. The maintenance of the rural character and the protection of the view shed along the roadways will be important.

Implementation Measures

- Promotion of the use of conservation subdivisions to preserve rural character and greenspace
- Support passive recreational activity
- Support local farmers and maintain productive agricultural land uses
- Protect the environment and water supply watersheds by utilizing best practices for land disturbance and farming activity

INDUSTRIAL



Definition

Jenkinsburg's industrial areas are located along the major highway that runs through the City.

Specific land uses

Land designated for light industrial and industrial according to the Jenkinsburg zoning ordinance.

Desired development patterns

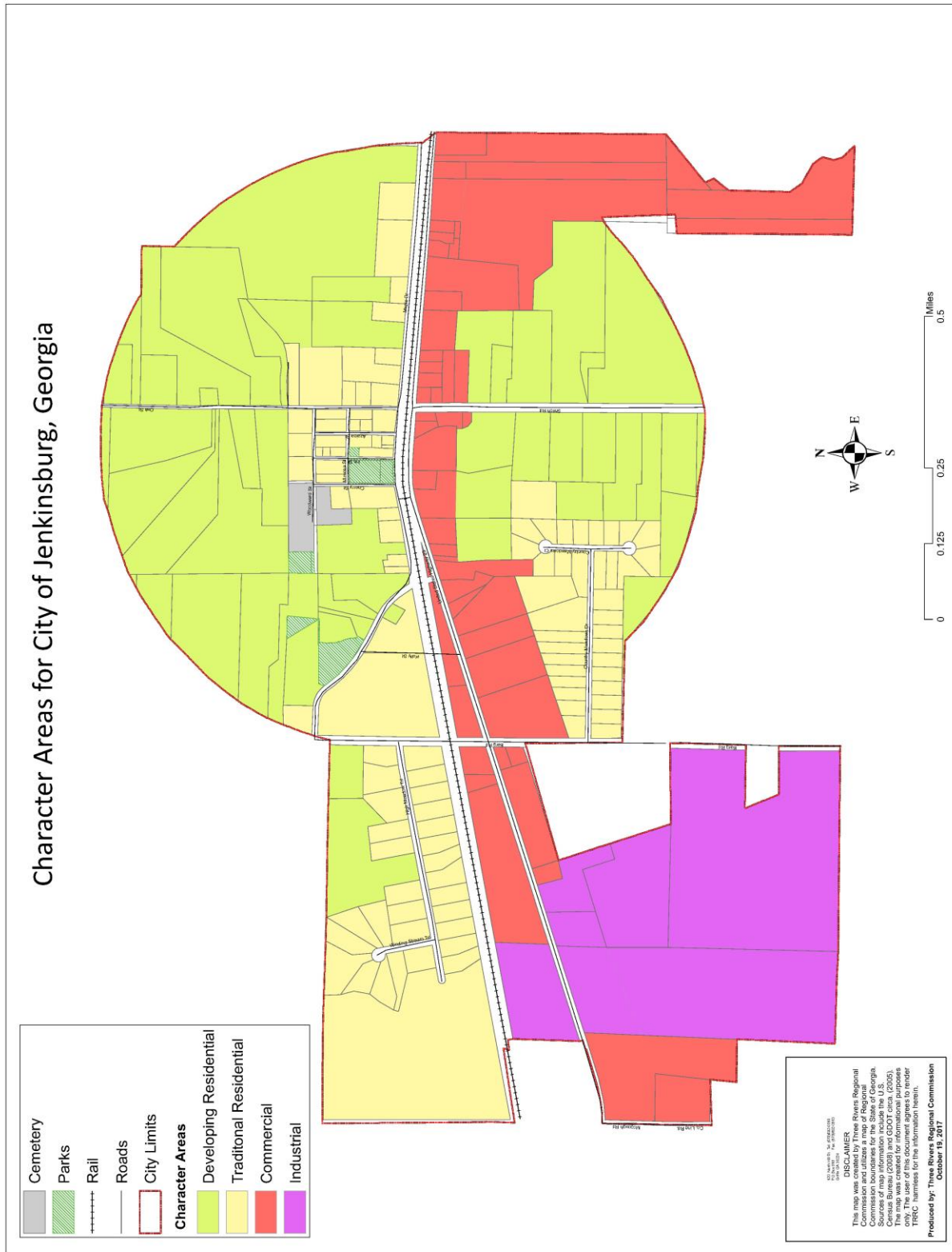
Jenkinsburg recommends increased industrial recruitment that could include additional manufacturing, wholesale trade, and distribution activities.

Implementation measures

- Buffer and landscape requirements
- Collaboration with Butts County Development Authority
- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation



CHARACTER AREA MAP



**City of Jenkinsburg - Community Work Program
2018-2023**

Activity	Years	Responsible Party	Cost	Funding Sources
Redevelopment of City Property for Greenspace	2018-2020	City	\$100,000	SPLOST
Develop plans for future enhancements to City Park (clubhouse, etc...)	2018-2023	City	\$25,000	SPLOST
Develop plans for a recreation area	2018-2023	City	\$25,000	SPLOST
Develop a study for aesthetic enhancement of Highway 42 corridor	2018-2020	City	\$5,000	City/GDOT
Enhancement to Public Works Shop and Equipment	2018-2023	City	\$75,000	SPLOST
Purchase new mower	2018	City	\$10,000	SPLOST
Purchase new golf cart	2018	City	\$10,000	SPLOST
Build special needs park/Veterans park	2018-2023	City	\$150,000	SPLOST, donations
Install cabinets in community center	2018	City	\$5,000	City
Pour concrete pad at rear of community center	2018	City	\$5,000	City
Paint exterior of community center	2018	City	\$15,000	City
Replace water meters	2018-2023	City	TBD	SPLOST, City
Update water lines on Villa, Plaza and Smith Streets	2018-2023	City	TBD	Grants, City

City of Jenkinsburg - Short Term Work Program 2013-2018 Report of Plan Accomplishments

Activity	Status	Explanation
Assessment to dismantle and remove building on City property.	Complete	
Redevelopment of City property for Greenspace.	Underway	In new CWP
Refurbish City Building for Community Center.	Complete	
Build a pavilion in City Park.	Complete	
Develop plans for future enhancements to City Park.	Underway	In new CWP
Develop plans for a recreation area.	Underway	In new CWP
Identify historical resources within the City.	Dropped	No longer a priority
Review transportation issues GDOT.	Complete	
Develop a study for aesthetic enhancement of Highway 42 corridor.	Underway	In new CWP
Enhancement to Public Works Shop and Equipment.	Underway	In new CWP
Replace all City signs to conform with Retro-Reflective requirements.	Complete	
Enhancements to City Water System.	Complete	
Implement improvements to the City Streets.	Complete	
Neighborhood and Housing assessment.	Complete	