

**SCREVEN COUNTY, AND THE TOWNS OF
HILTONIA, NEWINGTON, AND THE CITIES OF
OLIVER AND SYLVANIA**

JOINT COMPREHENSIVE PLAN UPDATE

Prepared by



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SCREVEN COUNTY AND THE TOWNS OF HILTONIA, NEWINGTON, ROCKY FORD, AND THE CITIES OF OLIVER AND SYLVANIA

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INTRODUCTION

Purpose

The Screven County Joint Comprehensive Plan Community Agenda Executive Summary provides a brief overview of the Vision for the Future for Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver; as well as the Implementation Program for each respective government to ensure that development occurs in a way that is both desirable and conducive to sustainability.

This document represents a joint effort by Screven County and its municipalities. However, in order for each government to easily access relevant information regarding policies and strategies for growth, the Community Agenda is written in such a way that government officials, administrators, developers, and residents can examine each community's respective section separately—meaning each section stands independently. To this end, the Community Agenda document for the Screven County Joint Comprehensive Plan provides an overall picture for future growth and development for the five jurisdictions collectively; yet, each section is able to stand alone for review as desired.

SCREVEN COUNTY

Vision Statement

Vision for the Future

The following Vision Statement for future development and growth in Screven County was crafted:

Known as "A Hidden Jewel," Screven County has strong roots in tradition, character and heritage; and prides itself on the Quality of Life its citizens enjoy.

Screven County, named for Revolutionary War General James Screven, desires to become a county that is concerned about the preservation of its historic sites and structures; encourages its citizens to be involved and active participants in community decision-making; promotes new commercial development and innovative, mixed-use, residential development; as well as promotes tourism, hunting, fishing, and the entire county as a destination, with remnants of the past that remain to be shared and enjoyed.

This vision will be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate land use regulation. As a result, Screven County will continue to be a desirable place to live, work, and visit.

Community Goals

Community Policies

Development Patterns

Screven County seeks to promote quality growth, affordability and a sense of place throughout Screven County, while continuing to provide effective and efficient service delivery to all residents.

Policies in Support of Development Patterns:

- Screven County will promote the efficient use of land by promoting well-designed, pedestrian-friendly, development patterns with a mix of uses and efficient, creative land uses.
- Screven County will encourage innovative land use planning techniques to be implemented in building higher densities, mixed-use and infill development, where applicable
- Screven County will promote increases in residential densities in areas that meet community design standards, environmental constraints, and planned infrastructure capacity.
- Screven County will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Screven County will promote opportunities for passive recreation.
- Screven County will implement our Comprehensive Plan and adhere to our Future Development Map.
- Screven County will explore opportunities for providing transportation for the elderly and indigent.

Population Growth

Growth is undeniably coming to Screven County. In order to prepare for this certain population growth, Screven County must proactively prepare for the increased demands on infrastructure, facilities and services. By considering the impact of this growth on schools, transportation, housing, the environment and economic development, the County's efforts at comprehensive, long-range planning will mitigate this effect.

Policies in Support of Population:

- Screven County will guide development due to population growth by considering infrastructure capacity, now and in the future.
- Screven County will prepare for the impacts of population growth through long-range comprehensive planning.
- Screven County will continue to proactively plan for population growth.
- Screven County will encourage and promote development patterns that meet the needs of active adults considering to relocate or retire here.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment continue to be primary objectives within Screven County's economic development efforts. However as ecotourism, agri-tourism and heritage tourism become increasingly popular, Screven County seeks to carve a niche in this important industry. A wealth of opportunities exists in this area, such as the presence of Wildlife Management Areas (WMAs) and the Savannah and Ogeechee Rivers.

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objectives within Screven's economic development efforts.

Screven County seeks to enhance the quality of life for County residents and visitors- improving economic opportunity, housing diversity and sense of community. Additionally, the Regional Comprehensive Economic Development Strategy (CEDS) goal and objectives are used as a guiding point for policies and expectations of Screven County.

Policies in Support of Economic Development:

- Utilize the Comprehensive Economic Development Strategy as a guide for future development
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Continue to support Screven County Chamber of Commerce and Industrial Development Authority in attracting new businesses and industries to the County.
- Consider the growth of the area's regional ports and their economic impacts.
- Promote tourism as economic development
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote redevelopment to mixed use with emphasis on small-business commercial, light industrial and public open space.

Housing

Housing affordability is an important issue as Screven County continues to experience spillover growth from neighboring Effingham and Bulloch Counties' suburban expansion. While residential growth continues to be the driving force of development throughout the County, little emphasis has been placed on balancing large developments with affordable housing for the County's working residents.

Housing density and specialty housing needs must also be addressed in Screven County as the population continues to grow, particularly as active adults flock to the coastal region for retirement and seasonal residences.

Policies in Support of Housing:

- Screven County will consider implementing partnerships with private companies and nonprofits to offer affordable housing for residents.
- Screven County will offer incentives to developers to provide affordable housing.
- Screven County will create and encourage affordable housing opportunities to ensure that all of those who work in the community have a viable choice or option to live in the community.
- Screven County will establish regulations encouraging residential developments with an appropriate mix of housing styles and types for persons of all income levels.
- Screven County will support an education and outreach program for the public to promote quality housing and encourage home-ownership.
- Screven County will consider partnering with Habitat for Humanity to rehabilitate homes, especially for elderly housing needs.

Natural Resources

A community's natural resources are a vital part of its sense of place. Screven County needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural Resources:

- Screven County will provide reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Screven County will consider recommendations for the inspection and maintenance of septic tanks as outlined in the Statewide Water Management Plan.
- Screven County will consider incentives to encourage environmentally-friendly practices; such as green growth guidelines, smaller lot sizes and conservation subdivisions.
- Screven County will protect, conserve and enhance our natural resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
- Screven County will improve water quality by following the guidelines as outlined in the Coastal Supplement for the Georgia Stormwater Management Manual.

Cultural and Historic Resources

Screven County developed a Future Development Map that will guide development, as desired, with consideration to the potential encroachment on the community's cultural and historic resources. By enforcing the communities' zoning ordinances, Screven County and its municipalities can protect their heritage and remaining historic sites and structures.

Home to historic sites like the Brier Creek Revolutionary War battlefield and Millhaven Plantation, cultural and historic resources abound in Screven County. These vestiges of the County's important history should be protected and preserved from development pressures.

Policies in Support of Cultural and Historic Resources:

- Screven County will protect, conserve and enhance our cultural and historic resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
- Screven County will promote and protect its many cultural and historic sites and structures through the adoption of protective legislation.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Consolidation of services with local municipalities is just one way to encourage efficiency and effectiveness in service delivery.

Additionally, the County identified a lack of organized recreational opportunities and activities throughout the community.

Policies in Support of Community Facilities and Services:

- Screven County will encourage proposed development to locate in areas adequately served by public and community facilities.

- Screven County will explore the implementation of regulations that serve as a way for new growth to pay for itself.
- Screven County will evaluate development projects for the impact on public facilities and services.
- Screven County will encourage and support enhanced solid waste reduction and recycling initiatives.
- Screven County will discourage the further proliferation of new septic systems by requiring new developments to provide adequate infrastructure.
- Screven County will explore opportunities to increase our recreational activities by considering potential sites for parks and other organized recreational opportunities.
- Screven County will ensure adequate supplies of quality water through protection of groundwater resources.
- Screven County will consider consolidating some services to increase overall efficiency; such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.
- Screven County will encourage additional opportunities for public access to the County's waterways.

Intergovernmental Coordination

Screven County recognizes the need for increased intergovernmental coordination to benefit its residents and business-owners alike. Not only does the County identify opportunities for coordination with its municipalities, but regional approaches are also important objectives to pursue.

Consolidating services, increases the efficiency and effectiveness of service delivery; this practice also encourages cooperation and furthers intergovernmental coordination between the County and its municipalities.

Policies in Support of Intergovernmental Coordination:

- Screven County will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Screven County will continue to support the efforts of the Chamber of Commerce and Screven County Industrial Development Authority.
- Screven County will consider consolidating some services to increase overall efficiency; such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.
- Screven County will support sharing services and information with other public entities within the jurisdiction.
- Screven County will pursue joint processes for collaborative planning and decision-making

Transportation

As Screven County prepares for continued growth, transportation will serve as a key element in the County's success as a well-prepared and well-planned community. Connectivity and pedestrian-friendly corridors are an important part of creating a welcoming community that is open to higher density, mixed-use developments, ecotourism, and walkability.

Policies in Support of Transportation:

- Screven County will encourage increased access to the Savannah and Ogeechee Rivers and connectivity to local bike trails, etc., to facilitate eco-tourism and outdoor recreational opportunities.
- Screven County will continue to participate in the Coastal Georgia Regional Development Center’s Regional Public Transit Plan.
- Screven County will investigate alternative transportation options for the community.
- Screven County will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Screven County will encourage a multi-modal transportation network that will be used to support efficient land use, minimize traffic congestion, and facilitate community-wide and regional mobility.
- Screven County will investigate the need for and encourage public transportation.

Quality Community Objectives

In order to sustain the state’s overall goal of creating sustainable and livable communities, the character areas coincide with the Quality Community Objectives. These were utilized when creating the framework of the more broad perspective of Needs and Opportunities and touch upon four primary objectives.

- Development Patterns
- Resource Conservation
- Social & Economic Development
- Governmental Relations

Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Screven County, while continuing to provide effective and efficient service delivery to all residents.

Quality Community Objectives:

- Traditional Neighborhood
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity

Implementation Measure

- Implement the County Comprehensive Plan and adhere to the Future Development Map.
- Effectively manage growth and governmental expenditures through orderly expansion of water and sewer services.
- Analyze financial impacts of growth to help determine typed of development patterns.
- Explore the creation of a Joint Water and Sewer Authority.

Resource Conservation

Vision: To preserve, protect and promote the County’s natural, historic and cultural resources with special consideration to the rural character inherent to Screven County.

Quality Community Objectives:

- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation Measure

- Enforce Part V Environmental standards related to groundwater recharge, river corridors and wetlands protection.
- Utilize zoning and other plans to protect agriculture and farmlands from development pressures.
- Develop a plan to promote eco-tourism and agri-tourism opportunities based on the County’s natural amenities; such as rivers, fishing, hunting, farm tours, etc.
- Modify subdivision regulations to require the preservation of sensitive natural areas.
- Identify historic resources and take measures to protect and promote them.

Social and Economic Development

Vision: To enhance the quality of life for County residents and visitors—improving economic opportunity, housing diversity and sense of community.

Quality Community Objectives:

- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Educational Opportunities

Implementation Measure

- Address needs and problems of existing businesses to improve local environment for business and industry retention and expansion.
- Support efforts of the Screven County Chamber of Commerce and Industrial Development Authority.
- Continue to participate in the Coastal Regional Commission’s Regional Public Transit Plan.
- Continually gauge support for public transit.

Governmental Relations

Vision: To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions; in order to provide the highest quality of services for Screven County residents and business-owners.

Quality Community Objectives:

- Regional Solutions
- Regional Cooperation

Implementation Measure

- Implement and follow the Joint Comprehensive Plan.
- Establish a mediation process or an informal means to resolve conflicts within the County and/or other jurisdictions.
- Share services and information with other public entities within the jurisdiction.
- Establish coordination mechanisms with local governments in order to provide for the exchange of information.
- Pursue joint processes for collaborative planning and decision making.
- Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices.

Future Development Map & Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Screven County. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Screven County originally identified the following Character Areas:

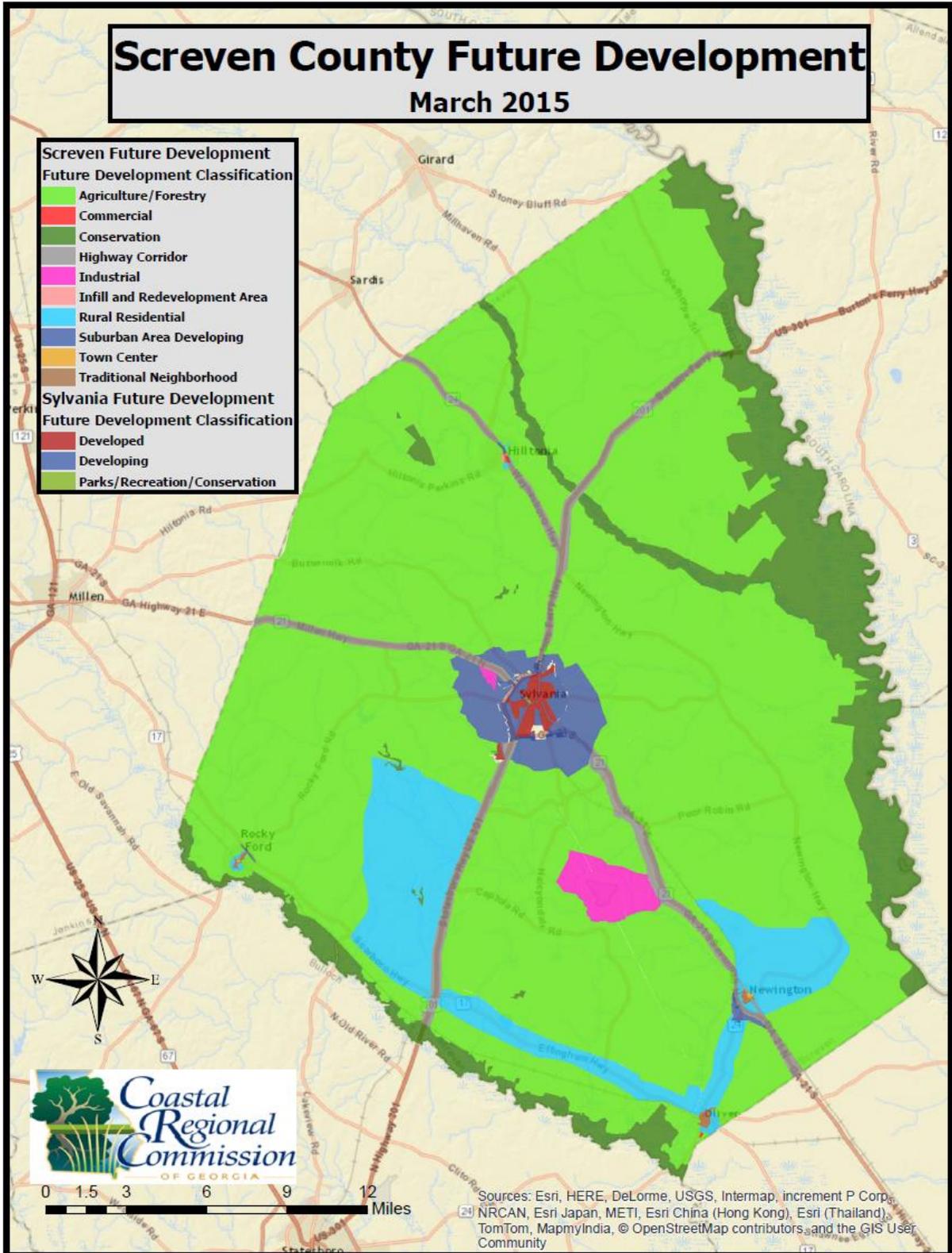
- Agriculture
- Commercial Corridor
- Conservation
- Highway Corridor
- Industrial
- Rural Village
- Suburban Area Developing

The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas.

Screven County Future Development

March 2015

- Screven Future Development**
- Future Development Classification**
- Agriculture/Forestry
 - Commercial
 - Conservation
 - Highway Corridor
 - Industrial
 - Infill and Redevelopment Area
 - Rural Residential
 - Suburban Area Developing
 - Town Center
 - Traditional Neighborhood
- Sylvania Future Development**
- Future Development Classification**
- Developed
 - Developing
 - Parks/Recreation/Conservation



Agricultural/Forestry

Areas of undeveloped land likely to face development pressures for low density residential development includes much of unincorporated County outside of municipalities. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.

Specific Land Uses

- Agriculture
- Forestry/Silviculture
- Single Family Residential

Implementation Measure

- Protect prime agricultural lands by controlling the location of new developments through the Future Development Map and Zoning Ordinance.
- Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc.



Conservation

This area identifies the preference of low-intensity use corridors along the Savannah River and the Ogeechee River. Within this area is consideration for public access to the rivers. This area also includes the Wildlife Management Areas and the Brier Creek corridor

Specific Land Uses

- Active and Passive Recreation
- Parks/Greenspace

Implementation Measure

- Implement measures to protect valued natural, cultural and historic resources through local inventories, assessments and ordinances.
- Set aside designated areas for a variety of park and recreation activities.
- Modify subdivision regulations to require the preservation of sensitive natural areas.
- Control the location of new developments through the Future Development Map and Zoning Ordinance.
- Enforce Part V Environmental standards related to groundwater recharge, river corridor and wetlands protection.
- Develop and promote agri-tourism, eco-tourism and education programs.
- Adopt legislation to better protect the County's historic sites and structures and cultural resources.

Highway Corridor

Areas of developed or undeveloped land adjacent to a street or highway – includes Highway 301 running north and south, Highway 21 from Effingham County line to Jenkins County line, and Highway 24 from

the 301 intersection north to the Screven County line. These corridors provide visual and aesthetic benefits to the community while serving as entryways in to the County.

Specific Land Uses

- Residential
- Retail Commercial
- Hotel/Restaurant Services
- Distribution/Industrial



Implementation Measure

- Continue to gauge public support for the need and/or demand for public transit.
- Draft or participate in a regional linear greenspace trail and pedestrian/bicycle master plan.
- Adopt architectural and design overlay ordinances for important gateways and corridors.
- Adopt and implement community appearance ordinances – landscaping guidelines, litter and design controls corridor management, etc.
- Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.

INDUSTRIAL

The prime location for industry recruitment and relocation is typically located within planned industrial parks –includes the area surrounding the airport and the industrial park outside of Sylvania near the water tower.

Specific Land Uses

- Retail and Office/Commercial
- Distribution/Warehousing
- Appropriate Industrial



Implementation Measure

- Utilize incentive packages to promote the County and existing industrial parks; and to attract new businesses
- Certification of the local work force to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.
- Require transportation corridors to support multiple modes of transportation.

RURAL RESIDENTIAL

Areas of undeveloped land likely to face development pressures for low density residential development – includes area along Highway 17 between Oliver and Highway 301, area west of Highway 301 and north to Goloid Road, with Ogeechee Road forming the westernmost boundary, and Highway 24 from Oliver to Newington ending at Middleground Road. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation.



Specific Land Uses

- Single Family Residential
- Agricultural
- Rural Retail Commercial

Implementation Measure

- Work with private, non-profit and other government organizations to offer housing options.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization.
- Consider modification of subdivision regulations to require the protection of natural resources and features.

SUBURBAN AREA DEVELOPING

Areas where growth pressures result in typical types of suburban residential development – including areas scattered throughout the County, mainly concentrated around municipalities. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.



Specific Land Uses

- Single-Family Residential
- Multi-Family Residential
- Appropriate Retail and Residential Commercial

Implementation Measures

- Evaluate development projects for impact on public facilities and services.
- Explore the creation of a Joint Water and Sewer Authority.
- Analyze financial impacts of growth to help determine types of development patterns desired and needed.
- Work with private, non-profit and other government organizations to offer housing options.
- Require transportation corridors to support multiple modes of transportation.
- Consider the adoption of a conservation subdivision ordinance to protect the County's rural character and prime farmlands.

Needs & Opportunities

The Needs and Opportunities are placed into community elements as defined by DCA's Local Planning Requirements. The identified elements are: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation.

Development Patterns

Orderly Development

The County is experiencing development patterns that are not conducive to smart growth practices. This type of development includes single family residences on large lots served by septic systems and private wells, consuming sizable amounts of agricultural lands.

Industrial Growth

With several potential sites for industrial development, two existing industrial parks, the development of the Savannah River Parkway, as well as the Airport Industrial Park, there are many opportunities for Screven County to encourage and attract new industrial growth.

Population

Population Growth

While Screven County has not experienced growth at the rate that its neighboring counties have experienced, the County is increasing in population and will continue to increase. According to the population study completed by Georgia Tech, a 74 percent growth rate is projected over the next 20 years.

Current growth is occurring primarily around the City of Sylvania, as well as the southern part of the County around Newington and Oliver.

Diversity in Population

Characteristics of the changing population include: an increasing median age (36 years in 2000); a declining number of school age children, which has resulted in a 5.5 percent decrease in school enrollment from 2000 to 2006; and an increasing senior population (adults aged 65 and older).

Savannah River Parkway

The completion of the Savannah River Parkway is expected to have a tremendous impact on population growth. Due to a combination of factors, such as the County's convenient location between Augusta and Savannah; its transient population; and the increase in employment that the Parkway will bring, the Savannah River Parkway will provide generous opportunities for Screven County

Economic Development

Employment Diversity

The rapid growth taking place throughout the region creates a change in the type, location and scale of business opportunities. Because of this growth and competition with neighboring counties, Screven County needs to continually work with the Screven County Industrial Development Authority and the Chamber of Commerce to explore ways to attract new businesses and industries; increase diversification of business and industry; and increase training and education opportunities to meet the needs of the local workforce.

Savannah River Parkway

The development of the Savannah River Parkway, which will create a four-lane highway from Augusta to Savannah, serves to make the County more attractive for commercial interests such as warehousing and transportation.

Regional Tourism Initiatives

The County has an opportunity to capture a greater share of regional tourism dollars; and therefore, should emphasize the potential for economic activities. Resources such as wildlife management areas (WMAs); the Savannah and Ogeechee Rivers; and outdoor activities, including hunting and fishing; present opportunities for the County to develop economic vitality. Other opportunities are improved access to the water. Burton's Ferry Boat Landing is just one example of a mega-ramp site funded by Governor Sonny Purdue's Go Fish Georgia Program. In addition, the County has important agri-tourism opportunities that are undeveloped in the County.

Housing

Revitalization

There is a need for neighborhood revitalization in some older neighborhoods of the County. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

Housing Diversity

Housing diversity is a significant issue in Screven County. A majority of the housing stock consists of single-family and manufactured homes, resulting in a largely homogenous housing market. The County should consider ordinance amendments to encourage higher density developments that are concentrated around existing adequate infrastructure.

Natural and Cultural Resources

Historic Preservation

The County should explore adopting legislation that would better protect its many historic sites and structures. In addition, the County needs to expand promoting historic sites, such as the Brier Creek Revolutionary War battlefield, Jacksonboro, Robin's Grist Mill, and Millhaven Plantation. These historic properties and structures are just a few of the interesting sites that make Screven County unique and deserving of increased preservation efforts and support.

Public Access to the Rivers

The Savannah River is the County's eastern border and also serves as the border between Georgia and South Carolina. The Ogeechee River to the south forms the southwestern boundary of Screven County. As there are seven boat ramps in Screven County—six of which are maintained by the Department of Natural Resources—public lands near the rivers could be further developed to enhance public access. The presence of the Savannah and Ogeechee Rivers provides a valuable natural resource to local residents, visitors and tourists.

Community Facilities and Services

Service Protection

Screven County must consider the cost of providing facilities and services for new developments, particularly as it relates to gaps in service provision. Inadequate public facilities, limited groundwater

supply, longer response times for emergency services, and longer travel and commuting times for residents are all issues to consider when evaluating the feasibility of a new project or development.

County Infrastructure

Most of unincorporated Screven County is not adequately served by public facilities. This includes a County road system with large numbers of unpaved roads, as well as residences served by well and septic systems.

Recreational Opportunities

While Screven County has a centralized recreational facility, a county-owned airport, and a number of public access boat ramps, the need for better organized recreational space for County residents has been identified through the Community Agenda process. One opportunity the County has to provide such improved facilities is the undeveloped public lands near the Savannah River. The County also has the opportunity to work with the municipalities on various projects to offer enhanced recreational opportunities.

Intergovernmental Coordination

Consolidation of Services

To more efficiently meet the needs of the growing community, Screven County should consider more facility and service sharing, and/or consolidation, with its municipalities.

Improved Communication and Coordination

Improved communication and coordination is needed between the County and municipalities. Improved cooperation is particularly important in the areas of public safety, economic development, as well as land use planning and development review.

Regional Solutions

A regional approach should be used to address issues, such as jail facilities, storm water drainage, water supply, sewer capacity, and solid waste management.

Transportation

Public Transportation

There is currently no public transportation in Screven County. However as the population continues to grow, particularly the aging population, the County will need to explore public transportation options. A lack of public transportation will mean limited transportation choices and access to employment, services, health care and recreation. The presence of rail lines provides increased potential for public transportation.

Alternative Modes of Transportation

Because there are limited alternative forms of transportation opportunities for Screven County residents, the County should support such efforts. These efforts include, but are not limited to local trail

networks, better connectivity to existing trails and communities, and regional trail networks. Opportunity is also available for a Rails-to-Trails project along an abandoned rail line in Screven County.

Public Access to the Rivers

The County has ample opportunity to capitalize on improving public access to the Savannah and Ogeechee Rivers.

Regional Transportation

Screven County has a strong road and highway network. With the Savannah River Parkway completed, the presence of U.S. Route 301, as well as Georgia Highways 17, 21 and 24 provide regional access to the area. This network also creates opportunities for economic development and growth.

Implementation Program

Report of Accomplishments

Screven County Report of Accomplishments					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Natural, Cultural and Historic Resources					
Continue to support development of Burton’s Ferry Landing			X		
Consider findings of the forthcoming Historic Resources Survey, and continue to identify valuable natural and historic resources and implement measures to protect them through local inventories, assessments and ordinances		X			Lack of grants/funding
Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space	X				No growth and changing EPD regulations
Continue enforcement the Part V Environmental standards related to groundwater recharge, river corridor and wetlands protection				X	
Continue use of flood hazard maps and continue participation in NFIP				X	
Continue enforcement of erosion and sedimentation control regulations				X	
Community Facilities & Services					
Complete construction and operation of two manned recycling centers	X				Lack of funding

Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Continue to use existing pre-development review checklist that evaluates development projects for impact on public facilities and services	X				No growth, lack of funding
Explore funding sources for well-care project	X				Explored State/Federal Funds with no success
Public Safety-Police Department					
Purchase 2 new patrol vehicles and replace old vehicle			X		
Hire two new deputies			X		
Hire one new Investigator			X		
Public Safety- Fire Department					
Continue to equip County fire stations as necessary to maintain ISO rating				X	
Continue support of volunteer fire departments				X	
Construct 2 new Fire Stations in areas not currently covered			X		
Replacement of Fire Trucks			X		
Hiring of additional personnel for Station 1			X		
Hiring of paid staff in County FD's 4 @ \$25,000 each		X			Lack of funding
Emergency Services					
Construct secondary EMS site at a County Fire Station		X			Lack of funding
Purchase new Radio Repeater (EMS) Construct			X		
Develop a Community Education Program				X	

Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Relocate and extend height of existing antenna			X		
Public Works - Roads & Bridges					
Resurface County Roads			X		
Pave County Roads		X			Lack of funding
Purchase new service truck	X				Lack of funding
Purchase 6 new pick up trucks				X	4 have been purchased
Purchase 1 new flat bed truck		X			Lack of funding
Purchase a new Boom			x		
Purchase a new tractor and mower	X				
Purchase new heavy equipment			X		
Purchase 2 new handheld radios			X		
Purchase 1 new D-6K Bulldozer		X			
Purchase 2 computers			X		
Public Works- Sanitation					
Purchase 20 new roll off containers (4 each year / includes exchange for old ones)			X		
Purchase 2 new roll on trucks	X				Lack of Funding
Purchase van for litter detail				X	Entered into GDoT contract
Purchase 2 Computers			X		
Purchase new trash truck		X			
Purchase new flat bed truck		X			
Purchase new cardboard bailer			X		
Purchase floor jack for cardboard			X		
Construct 4 new recycling centers (1 per designated year)	X				

Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Economic Development					
Utilize incentive packages to promote the County and existing industrial parks, and to attract new businesses				X	
Complete Workforce Ready Grant (Certification of the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs)			X		
Continue to support efforts of the Screven County Chamber of Commerce				X	
Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc.				X	
Continue to support effort for completion of Savannah River Parkway			X		
Continue support of Development Authority efforts for business and industry development				X	
Continue to participate in Georgia Entrepreneurial Friendly Initiative in helping support entrepreneurial enterprise and small businesses grow.				X	
Housing					
Work with private, non-profit and other government organizations to promote greater housing diversity		X			No Growth/ Population less
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate		X			No Growth/ Population less
Continue to support the local housing authority				X	
Continue enforcement of the building and inspections regulations				X	
Continue enforcement of the manufactured home ordinance				X	

Intergovernmental Coordination					
Pursue joint processes for collaborative planning and decision making				X	
Explore establishing informal forum with local governments in order to provide for the exchange of information				X	
Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices				X	
Transportation					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Continue to participate in the Coastal Georgia Regional Development Center's Regional Public Transit Plan				X	
Continue to support effort to 4-lane Highway 301 from South Carolina to Florida line				X	
Development Patterns					
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X				No Growth/ Population less
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	X				No Growth/ Population less
Continue to enforce subdivision, zoning and building construction codes				X	

Community Work Program

Screven County Community Work Program 2014/2015 - 20119									
Project/Activity	2014/2015		2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Natural, Cultural & Historic Resources									
Consider findings of the forthcoming Historic Resource Survey, and continue to identify valuable natural and historic resources and implement measures to protect them through local inventories, assessments and ordinances.	X	X	X	X	X	X	County/State	\$4,000	Grants
Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space.		X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement the Part V Enviromental standards related to groundwater recahrge, river corridor and wetlands protection.	X	X	X	X	X	X	County	Staff Time	General Funds
Continue use of flodd hazard maps and continue participation in NFIP	X	X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement of erosion and sedimentation control regulations	X	X	X	X	X	X	County	Staff Time	General Funds

Community Facilities & Services									
Complete construction and operation of two manned recycling centers	X	X					County	\$150,000	General Funds/Grants
Continue to use existing predevelopment review checklist that evaluates development projects for impact on public facilities and services	X	X	X	X	X	X	County	Staff Time	General Funds
Explore funding sources for well-care project		X	X	X	X	X	County	\$300,000	Grants
Public Safety-Police Department									
Purchase 2 new patrol vehicles and replace old vehicle			X	X	X	X	County	\$55,000/ Vehicle	General Funds
Public Safety - Fire Department									
Continue to equip County Fire Stations as necessary to mainting ISO rating				X		X	County	\$175,000	General Funds
Continue to support the volunteer fire departments	X	X	X	X	X	X	County	Staff Time	General Funds
Construct 2 new Fire Stations in areas not currently covered				X		X	County	\$180,000	General Funds
Replacement of Fire Trucks			X			X	County	\$450,000	General Funds

Emergency Services									
Purchase 2 new Ambulances			X			X	County	TBD	General Funds
Public Works - Roads & Bridges									
Resurface County Roads	X	X	X	X	X	X	County	Approx. \$1.5 million	SPLOST
Pave County Roads	X	X	X	X	X	X	County	Approx. \$1.5 million	SPLOST
Purchahse new service truck	X	X					County	\$80,000	General Funds/ SPLOST
Purchase a new tractor and mower	X	X					County	\$35,000	General Funds/SPLOST
Purchase 1 new D-6K Bulldozer				X			County	\$170,000	General Funds/ SPLOST
Public Works- Sanitation									
Purchahse 2 new roll on trucks			X(1)		X(1)		County	\$265,000	General Funds/SPLOST
Purchase van for litter detail	X	X					County	\$25,000	General Funds/SPLOST
Purchahse new trash truck				X			County	\$160,000	General Funds/SPLOST
Purchase new flat bed truck				X			County	\$20,000	General Funds/SPLOST
Construct 4 new recycling centers (1 per designated year)			X	X	X	X	County	\$70,000 each	General Funds/SPLOST

Economic Development									
Utilize incentive packages to promote the County and existing industrial parks, and to attract new businesses	X	X	X	X	X	X	IDA	Staff Time	IDA/Grants
Continue to support efforts of the Screven County Chamber of Commerce	X	X	X	X	X	X	County	Staff Time	General Funds
Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc.	X	X	X	X	X	X	IDA/Extension Office	TBD	IDA/Grants
Continue support of Development Authority efforts for business and industry development	X	X	X	X	X	X	County	Staff Time	General Funds
Work with educational partners to address workforce development challenges - preparing our students for the jobs available in Screven County	X	X	X	X	X	X	County/IDA	TBD	General Funds

Housing									
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	X	County	Staff Time	General Funds
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	X	County	Staff Time	Grants
Continue to support the local housing authority	X	X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement of the building and inspections regulations	X	X	X	X	X	X	County	Staff Time	General Funds
Continue enforcement of manufacture home ordinance	X	X	X	X	X	X	County	Staff Time	General Funds
Intergovernmental Coordination									
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	X	County/Cities	Staff Time	General Funds
Explore establishing informal forum with local governments in order to provide for the exchange of information	X	X	X	X	X	X	County/Cities	Staff Time	General Funds
Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices	X	X	X	X	X	X	County/Cities	Staff Time	General Funds

Tansportation									
Continue to participate in the Coastal Regional Commission Regional Coaches Transit Plan	X	X	X	X	X	X	County/CRC	Unknown	General Funds
Continue to support effort to 4-lane Highway 301 from South Carolina to Florida Line	X	X	X	X	X	X	County	N/A	N/A
Development Patterns									
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X	X	X	X	X	X	County	Staff Time	General Funds
Concentrate new development around commercial nodes at major intersections; areas where adequate public facilities exist	X	X	X	X	X	X	County	Staff Time	General Funds
Continue to enforce subdivision, zoning and building construction codes	X	X	X	X	X	X	County	Staff Time	General Funds

Town of Hiltonia

Vision for the Future

The community vision reflects the vision of growth, future development and improvement of quality of life. The Town of Hiltonia vision was created to meet those needs.

Hiltonia has strong roots in tradition, character and heritage, and strives to once again become more well-known as a family-oriented community.

Hiltonia desires to become a community where all of its citizens take pride and ownership in it and of it. A community that offers its citizens opportunities for employment, recreational activities, shopping, dining and all of the amenities that makes for a thriving, successful community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Hiltonia will continue to be a desirable place to call home.

Community Goals

Community Policies

Agriculture/Forestry

- Promote agri-tourism opportunities within the Town.
- Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.

Commercial Areas

- Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.
- Support local businesses and entrepreneurial opportunities.
- Encourage redevelopment and infill development in appropriate areas.

Highway Corridor

- Explore alternative modes of transportation.
- Encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community.
- Consider adopting corridor overlay districts to facilitate guidelines along entranceways and gateways.
- Encourage proposed development to locate in areas adequately served by public facilities.

Economic Development

The following policies come from the Comprehensive Economic Development Strategy (CEDS)

- Utilize the Comprehensive Economic Development Strategy as a guide for future development.
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Promote a livable town through encouraging expansion of housing options, compatible mixed use and associated job opportunities
- Encourage intergovernmental cooperation between local/county government's economic development organizations; downtown develop authorities and economic development organizations.

Infill and Redevelopment

- Support the elimination of substandard or dilapidated housing in the Town and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.
- Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.

Rural Residential

- Support the elimination of substandard or dilapidated housing in the Town and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.
- Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.

Suburban Area Developing

- Create affordable housing opportunities for community residents.
- Create housing options for Hiltonia residents.
- Promote the efficient use of land through well-planned development that contributes to the rural character of the Town.
- Encourage proposed development to locate in areas adequately served by public facilities.

Town Center

- Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.
- Promote the efficient use of land by encouraging well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of the downtown community.

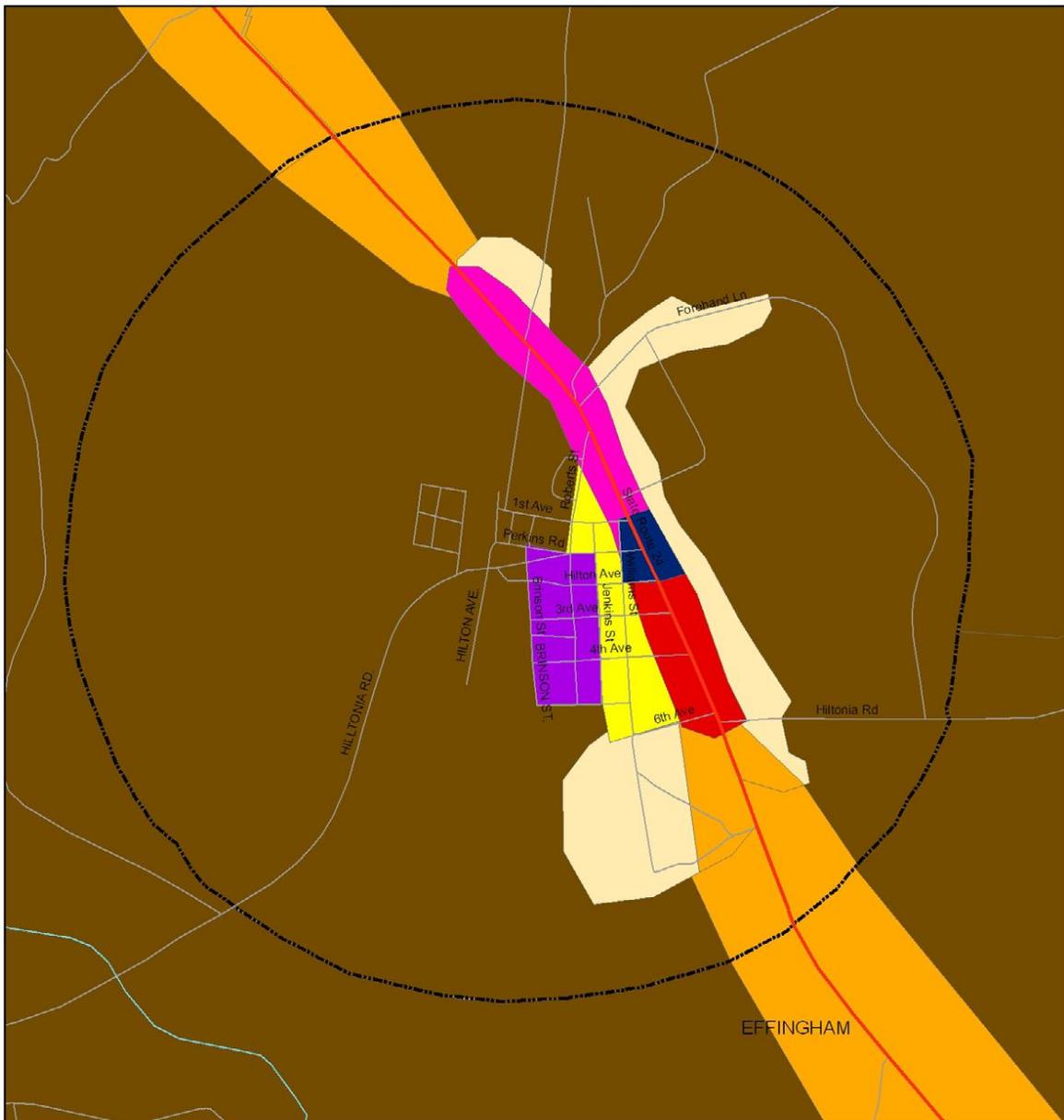
Traditional Neighborhoods

- Encourage the elimination of substandard or dilapidated housing in the community.
- Create affordable housing opportunities and housing options for community residents.
- Encourage home-ownership and community pride.

Future Development Map & Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Hiltonia. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Hiltonia originally identified the following Character Areas:

- Agriculture
- Rural Village
- Suburban Area Development
- Traditional Neighborhood Declining
- Traditional Neighborhood Stable



This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

DRAFT



Future Development Map City of Hiltonia



Geographic Information Systems/Information
Technology Department November 2008

Legend		
Railroads	Future Development Areas	Rural Residential
State Highways	Agriculture / Forestry	Suburban Area Developing
Rivers	Commercial	Town Center
Roads	Highway Corridor	Traditional Neighborhood
Screven County	Infill and Redevelopment Area	
Georgia Counties		

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Agriculture/Forestry

Areas of undeveloped land likely to face development pressures for low density residential development— include areas outside of Town Center and Traditional Neighborhood. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.

Specific Land Uses

- Single-Family Residential
- Agriculture
- Forestry/Silviculture

Implementation Measure

- Develop a plan to promote agri-tourism opportunities based on the Town’s natural amenities.
- Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.



Commercial Areas

Areas of commercial development or redevelopment typically located along a street or highway – includes area along Highway 24 from Hiltonia Road north to 3rd Avenue.

Specific Land Uses

- Traditional Central Business District Retail
- Commercial
- Office/Public Institutional
- Mixed-use
- Open Space / Greenspace

Implementation Measure

- Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.
- Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.
- Support entrepreneurship opportunities in Hiltonia.
- Maintain original character by permitting only compatible infill development and redevelopment.

Highway Corridor

Areas of developed or undeveloped land adjacent to a street or highway – includes area on both sides of Highway 24 from Hiltonia Road south to Town limit and north of Hiltonia Avenue to Town limit. These corridors provide visual and aesthetic benefits to the community while serving as entryways in to the Town.



Specific Land Uses

- Residential
- Retail Commercial
- Hotel/Restaurant Services
- Distribution/Industrial

Implementation Measure

- Actively explore the creation of bicycle/walking trails.
- Adopt architectural and design overlay ordinances for important gateways and corridors.
- Adopt and implement community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc.
- Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.

Infill and Redevelopment

An area where housing conditions are worsening due to low rates of home-ownership and neglect of property maintenance—encompasses area west of Jenkins Street to extending to Brinson Street and south of Perkins Road to 5th Avenue. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.

Specific Land Uses

- Single- Family Residential
- Multi-Family Residential
- Appropriate Retail / Commercial
- Active and Passive Recreation
- Open Space / Greenspace



Implementation Measure

- Maintain original character by permitting only compatible infill development and redevelopment.
- Encourage home-ownership and maintenance or upgrade of existing properties.
- Encourage public investments such as Community Development Block Grants, CHIP, etc.
- Encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.

Rural Residential

Areas of undeveloped land likely to face development pressures for low density residential development—include areas east of Main Street and south of 6th Avenue. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.



Specific Land Uses

- Single Family Residential
- Agricultural
- Rural Retail Commercial

Implementation Measure

- Continue to enforce zoning codes and regulations to adequately address blighted areas.
- Work with private, non-profit and other government organizations to promote greater housing diversity.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

Suburban Area Developing

Areas where growth pressures result in typical types of suburban residential development—encompasses area along Highway 24 north of Town Center. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.

Specific Land Uses

- Single- Family Residential
- Multi-Family Residential
- Appropriate Retail and Residential Commercial



Implementation Measure

- Work with private, non-profit and other government organizations to promote greater housing diversity.
- Provide incentives and establish requirements for affordable housing.
- Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.

Town Center

Hiltonia’s Town center—including the park, walking trail and some empty buildings on Main Street—will provide living, small scale shopping and dining, and service-oriented small business opportunities.



Specific Land Uses

- Traditional Central Business District Retail
- Office / Public Institutional
- Single-Family Residential
- Multi-Family Residential
- Mixed-use
- Open Space / Greenspace

Implementation Measure

- Maintain original character of Town Center by permitting only compatible infill development and redevelopment.
- Encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.
- Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.
- Enhance the entranceways to Hiltonia’s Town Center with streetscape improvements.

Traditional Neighborhood

Residential areas in older parts of the community—includes various neighborhoods west of Main Street—whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.

Specific Land Uses

- Small Lot Single- Family Residential
- Multi-Family Residential
- Home Occupations
- Open Space / Neighborhood Parks



Implementation Measure

- Continue to enforce zoning codes and regulations to adequately address blighted areas.
- Maintain original character by permitting only compatible infill development and redevelopment.
- Work with private, non-profit and other government organizations to promote greater housing diversity.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.
- Work to create neighborhood activities for whole family, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort.

Quality Community Objectives

In order to sustain the state’s overall goal of creating sustainable and livable communities, the character areas coincide with the Quality Community Objectives. These were utilized when creating the framework of the more broad perspective of Needs and Opportunities and touch upon four primary objectives.

- Development Patterns
- Resource Conservation
- Social & Economic Development
- Governmental Relations

Development Patterns

Vision: To promote quality growth, affordability and a sense of place throughout Hiltonia, while continuing to provide effective and efficient service delivery to all residents.

Quality Community Objectives

- Traditional Neighborhood
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity

Implementation Measure

- Implement the Town Comprehensive Plan and adhere to the Future Development Map.
- Continue to enforce zoning codes and regulations to adequately address blighted areas.
- Encourage home-ownership and maintenance or upgrade of existing properties.
- Provide incentives and establish requirements for affordable housing.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.
- Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.

Resource Conservation

Vision: To preserve, protect and promote the Town’s natural, historic and cultural resources with special consideration to the rural character inherent to Hiltonia.



Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation Measure

- Identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances.
- Raise public awareness and have educational information on importance of recycling.
- Explore programs and funding sources for the rehabilitation of designated historic sites and structures.

Social and Economic Development

Vision: To enhance the quality of life for Hiltonia residents and visitors—improving economic opportunity, housing diversity and sense of community.

Quality Community Objectives:

- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Educational Opportunities



Implementation Measure

- Work with SCAD on development of youth center and community parks.
- Explore options for creation of campground and bike/walking trails to Sylvania.
- Seek CDBG funding for youth center and housing rehabilitation.
- Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.
- Support entrepreneurship opportunities in Hiltonia.
- Maintain original character by permitting only compatible infill development and redevelopment.
- Town Council will work to develop community activities for whole family, including development of parks and recreational activities, clean up as a community effort, monthly or quarterly newsletters; and refurbishing of houses in park area.

Needs & Opportunities

The Needs and Opportunities area placed into eight community elements. The eight elements are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination
- Transportation
- Development Patterns

Development Patterns

- Declining Neighborhoods
The Town is comprised of traditional residential neighborhoods that are in serious disrepair.
- Land Use Regulations
Hiltonia has adopted a zoning ordinance and employs a part-time inspector/code enforcement officer.

Population Growth

- Declining Population

According to the US Census, between 1980 and 2000 the Town of Hiltonia experienced an 18.3 percent decrease in its population. While DCA's population projections for 2030 show a continued decline (33.5 percent), the population study completed by Georgia Tech shows an increase in the Town's 2030 population (74.1 percent).

- Diversity in Population

Characteristics of the diverse population include a mix of family types and age of families and an increase in the senior population (over 65).

Economic Development

- Local Business Resources

Hiltonia needs to establish a vision to guide economic development. The Town currently lacks available resources with which to undertake economic development, including small business development. Commercial infill development provides an opportunity for Hiltonia as there are empty buildings on Main Street.

- Available Workforce

Because the Town of Hiltonia is lacking an available workforce, it is difficult to attract and support any type of business or industry.

- Farming

With the disappearance of small farms, large-scale farming has become the norm and offers an economic opportunity for Hiltonia residents.

Housing

- Revitalization

With a significant amount of dilapidated housing, there is a need for neighborhood revitalization in many areas of the Town. This includes dwellings that are substandard, dilapidated and decaying.

- Housing Options

There have been no building permits for stick built homes in recent years. Rather, much of Hiltonia's new housing has come from the placement of mobile homes. There is an opportunity with more diversity in housing with the Town's adequate service capacity to support expanded water and sewer service.

Natural and Cultural Resources

- Resource Protection

There are currently no regulations in place to protect the historic structures and cultural aspects of the community. This includes historic interests like the Limerick house and the old train depot. In addition, the Town lacks funds to develop natural and cultural resources for Hiltonia residents.

Community Facilities and Services

- Service Capacity

Some areas of Hiltonia are not adequately served by water and sewer. This includes an area on the northeast side of State Route 24 that is not served by sewer but does have water available. In addition, the town has very limited resources with which to support these services.

- Community Gathering Place

The Town lacks recreational and social opportunities for its youth. Existing sources of social opportunities include the Town's three places of worship and two parks which the Town owns. There are opportunities with improvements to the parks, and the Town is planning on applying for Community Development Block Grant monies to build a new Boys and Girls Club for Town youth.

Intergovernmental Coordination

- Improved Communication and Coordination

Improved communication and coordination is needed between the Town and other jurisdictions. While Hiltonia does have a good relationship with the County in some areas of service provision, they do not collaborate with adjacent jurisdictions to plan for areas near mutual boundaries.

- Training Opportunities

Town officials should take advantage of the various training opportunities afforded by DCA, GMA, and other organizations.

Implementation Program

The implementation program serves as the strategy for Hiltonia to achieve its vision and layout its future plans. The Community Work Program breaks down those goals that are for implementation into smaller markers of progress for the Town.

Town of Hiltonia Report of Accomplishments

Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
NATURAL CULTURAL AND HISTORIC RESOURCES					
Continue to upgrade town parks				X	New playground equipment, picnic table, benches; new basket ball goals have been installed; installed speed bumps in front of park
Explore developing a plan to promote agri-tourism opportunities based on the Town's natural amenities.	X				Lack of staff
Work to create neighborhood activities, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort to build civic involvement and community pride				X	Annual clean up day has been established; 2 annual festivals have been created; new playground equipment installed in park; new basketball goals installed; planted 40 plus trees along Hwy 24 corridor
Work with SCAD on development of youth center and community parks	X				Tried to contact SCAD but never received a response
Actively explore options for creation of campground and bike/walking trails to Sylvania		X			Lack of staff
Consider findings of forthcoming Historic Resources Survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances	X				Have not obtained copy of Historical Resources Survey. There is a lack of staff at this time to follow up on identifying natural and historic resources.
Explore programs and funding sources for the rehabilitation of designated historic sites and structures		X			Lack of staff
Town Council will work to develop community activities for whole family, including development of parks and recreational activities, clean up as a community effort, monthly or quarterly newsletters; and refurbishing of houses in park area				X	Town Council supports activities of Hiltonia Urban Redevelopment Commission, who plan and organize annual festivals and clean up days. Ongoing effort to procure funds to refurbish building in the park located on Hwy 24 corridor. Dilapidated structure was removed. A monthly newsletter is mailed to residents.
Raise public awareness and have educational information on the importance of recycling		X			Lack of staff

COMMUNITY FACILITIES AND SERVICES					
Replace roof on Town Hall			X		
Purchase and renovate building for boys and girls club		X			Lack of funds
Purchase and install playground equipment in Jenkins St. Park			X		Equipment was installed in the park on 4th Ave in which, Jenkins Street was mistakenly identified. New benches and picnic tables were placed in the park. Speed bumps were installed in front of the park.
Upgrade drainage system		X			Drainage installed on newly paved road (Southside Dr.)
Pave Third Avenue		X			Lack of Funding
Complete resurfacing of Forehand Lane				X	To be completed in 2015 with LMIG and General Funds
Expand sewer system		X			Lack of Funding
Continue to provide additional recreational facilities				X	New basketball goals were installed in recreational areas in addition to the playground equipment in 4th Ave Park. Also, new benches and picnic tables were placed in the 4th Ave Park
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride and utility improvements				X	A CDBG was obtained to pave Southside Drive. This is a vast improvement over the previous road. The paving extended into areas adjoining the main street and improved the quality of transportation immeasurably. 40 plus trees were planted along the Hwy 24 corridor. The well house is undergoing complete renovation to upgrade and modernize. Employed full time utilities manager who obtained a Class 3 Wastewater License, which negated the need to pay outside technician to pull samples. A new baffle was installed at the sewage pond. The monitoring wells were lowered by 20 feet. Pine trees were thinned in the drainage fields. Automatic valves were installed in the LAS sprinkler system.
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services		X			Lack of staff and expertise
Continue to enforce zoning codes and regulations to adequately address blighted areas				X	Letters were mailed to known owners of blighted properties informing them of Town's ordinances regarding such properties. Some complied immediately, others were issued citations and required to appear in court. This is an ongoing process. Worked with town attorney to update town ordinances. Currently having title searches of blighted properties that are currently unknown.

ECONOMIC DEVELOPMENT					
Locate a recycling center Hiltonia	X				Not enough staff to pursue at this time
Provide incentives to encourage the rehabilitation of buildings in the downtown area		X			Lack of funds
Survey the local workforce to determine the composition, level of worker satisfaction and commuting patterns etc. of the local labor force to better address existing needs	X				Lack of staff
Seek CDBG funding for youth center and housing rehabilitation		X			Lack of staff
Support entrepreneurship opportunities in Hiltonia	X				Lack of funding
HOUSING					
Acquire additional low income housing		X			Lack of funding, lack of staff, lack of knowledge on how to accomplish
Encourage home-ownership and maintenance or upgrade of existing properties				X	Provided information on low income housing loans from USDA RD
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate		X			lack of staff
Encourage public investments such as Community Development Block Grants, CHIP, etc.		X			lack of staff
Work with private, non-profit and other government organizations to promote greater housing diversity		X			lack of staff
INTERGOVERNMENTAL COORDINATION					
Establish coordination mechanisms with other local governments in order to provide for the exchange of information				X	Regularly attend meetings with officials from other municipalities and county governments
Pursue joint process for collaborative planning and decision making				X	Participated in joint meetings to develop strategies to handle damage caused by Ice Storm PAX. Currently participating in meetings to develop a Hazard Mitigation Plan for Screven County and Hiltonia
Explore more training opportunities for town officials				X	Attend training meetings conducted by Georgia Municipal Association

TRANSPORTATION					
Actively explore options for alternative modes of transportation including walking and bicycle trails		X			Lack of staff
DEVELOPMENT PATTERNS					
Concentrate new development around commercial nodes at major intersections and areas where adequate public facilities exist	X				Lack of need
Consider adoption of architectural and design overlay ordinances for important gateways and corridors		X			Lack of staff
Consider adoption of community appearance ordinances--landscaping guidelines, litter and design controls corridor management, etc.				X	Installed "No Litter" signs throughout the town
Enhance the entranceways to Hiltonia's Town Center with streetscape improvements		X			Lack of funds
Maintain original character of Town by permitting only compatible infill development and redevelopment				X	Lack of funds
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the future development				X	Lack of funds

Town of Hiltonia Community Work Program

Project or Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
NATURAL, CULTURAL AND HISTORIC RESOURCES									
Continue to upgrade town parks	X	X	X	X	X	X	TOWN	\$20,000	General Funds; Grants
Actively explore options for creation of bike/walking trails	X	X	X	X	X	X	TOWN	Staff Time	General Funds; Grants; DNR
Create neighborhood activities, including development of neighborhood parks, recreational activities, and cleanup as a neighborhood effort to build civic involvement and community pride	X	X	X	X	X	X	TOWN	\$2,000 annually	General Funds; Grants; Private source
Explore programs and funding sources for the rehabilitation of designated historic sites and structures	X	X	X	X	X	X	TOWN	Staff Time	General Funds; USDA; DCA
Town Council will work to develop community activities for whole family including development of parks, recreational activities, cleanup as a community effort, monthly or quarterly newsletters and refurbishing houses in park area	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Raise public awareness and have educational information on importance of recycling	X	X	X	X	X	X	TOWN	Staff Time	General Funds; DNR; DCA
In conjunction with the Screven County Library, establish a literacy program	X	X	X	X	X	X	TOWN	Staff Time	General Funds
In conjunction with the Screven County Community Collaborative and support, promote a technology bus that provides onsite education through computers	X	X	X	X	X	X	TOWN	Staff Time	General Funds

COMMUNITY FACILITIES AND SERVICES									
Renovate building for use as community center	X	X	X	X	X	X	TOWN	\$150,000	General Funds; Private Funds
Renovate recently purchase property for use as Town Hall	X	X	X	X	X	X	Town	TBD	Loans; General Funds
Upgrade drainage system	X	X	X	X	X	X	TOWN	TBD	General Funds; Grants
Pave Third Avenue		X	X	X	X	X	Town/GDOT	TBD	General Funds; LMIG
Complete Resurfacing Forehand Lane		X					Town/GDOT	\$25,000	General Funds; LMIG
Expand Sewer system		X	X	X	X	X	Town	TBD	General Funds; DCA
Provide additional recreational facilities		X	X	X	X	X	Town	TBD	General Funds; Grants
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements	X	X	X	X	X	X	Town	Staff Time	General Funds; Grants
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Enforce zoning codes and regulations to adequately address blighted areas	X	X	X	X	X	X	Town	Staff Time	General Funds
Locate and map all customer water meters by GPS		X	X				Town	Staff Time	General Funds
Locate and map sewage assess points by GPS		X	X				Town	Staff Time	General Funds
ECONOMIC DEVELOPMENT									
Provide incentives to encourage the rehabilitation of buildings in the downtown area	X	X	X	X	X	X	Town	Staff Time	General Funds
Seek CDBG funds for youth center and housing rehabilitation	X	X	X	X	X	X	Town	Staff Time	General Funds
HOUSING									
Acquire additional low income housing	X	X	X	X	X	X	Town	TBD	General Funds; Grants
Encourage home ownership and maintenance or upgrade of existing properties	X	X	X	X	X	X	Town	Staff Time	General Funds
Encourage public investments such as Community Development Block Grants, CHIPS, etc	X	X	X	X	X	X	Town	Staff Time	General Funds
Investigate available programs and funding sources to stimulate redevelopment and reitalization where appropriate	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	X	TOWN	Staff Time	General Funds

INTERGOVERNMENTAL COORDINATION									
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Explore more training opportunities for town officials	X	X	X	X	X	X	TOWN	Staff Time	General Funds
TRANSPORTATION									
Actively explore options for alternative modes of transportation including walking and bicycle trails	X	X	X	X	X	X	TOWN	Staff Time	General Funds
DEVELOPMENT PATTERNS									
Consider adoption of architectural and design overlay ordinances for important gateways and corridors	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Adopt community appearance ordinances--landscaping guidelines, litter and design controls, corridor management, etc	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Enhance the entranceway to Hiltonia's Town Center with streetscape improvements		X	X	X	X	X	TOWN	TBD	General Funds; GDOT
Maintain original character of Town by permitting only compatible infill development and redevelopment	X	X	X	X	X	X	TOWN	Staff Time	General Funds
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the future development	X	X	X	X	X	X	TOWN	Staff Time	General Funds

Town of Hiltonia

Gerry Forehand, Mayor

Shannon Moore, Clerk

Jeremy Forehand, Mayor Pro-tem
Ethel Cooper
Penny Morris

Councilmembers:

June Bragg
Vivian Forehand
Eddie Walker

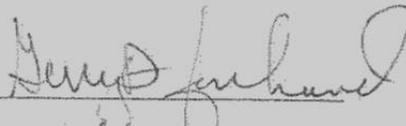
RESOLUTION

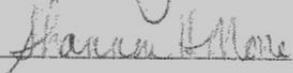
WHEREAS, the Council Members of the Town of Hiltonia have completed the final version of its Comprehensive Plan as part of the Screven County Service Delivery Strategy Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on May 5, 2015.

BE IT THEREFORE RESOLVED, that the Town of Hiltonia Town Council does hereby transmit Hiltonia's Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs.

Adopted this 11 day of May, 2015.

BY: 

ATTEST: 

Town of Hiltonia, 140 Second Avenue, Hiltonia, Georgia 30467
Phone: 912-829-3999 hiltwn@planters.net Fax: 912-829-3988

Newington

Vision for the Future

The community vision reflects the vision of growth, future development and improvement of quality of life. The Town of Newington's vision was created to meet those needs.

Known as a hospitable community, Newington has strong roots in tradition, character and heritage, and strives to balance its quiet residential nature with continuing commercial and economic development, and to maintain its rural, hometown appeal while accommodating future growth.

Newington desires to become a community where residents enjoy an availability of progressive employment opportunities, a range of housing options, shopping, dining and entertainment options, transportation alternatives, ample community facilities and recreational opportunities, and all of the amenities that help to create a self-supporting and thriving community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Newington will be an even better place to live, work, and visit.

Community Goals

Community Policies

Development Patterns

Newington seeks to provide better recreational and social opportunities for its youth, strategies for improving housing and implementing more affordable housing policies, and encouraging home-ownership for its residents.

Policies in Support of Development Patterns:

- Newington will promote the efficient use of land through well-planned development that contributes to the rural character of the Town.
- Newington will encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Newington will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Newington will promote opportunities for passive recreation.
- Newington will educate citizens on the benefits and purpose of zoning.
- Newington will implement our Comprehensive Plan and adhere to our Future Development Map.

Population

As Newington is dealing with an overall declining population, the number of residents over the age of 65 is increasing. The Town needs to focus efforts on creating more opportunities for its current population and planning for any future growth that might put stress on the community's public facilities and services.

Policies in Support of Population Growth:

- Newington will prepare for population changes through long-range comprehensive planning.
- Newington will proactively plan for its increasing senior population.
- Newington will encourage and promote commercial and residential development opportunities that meet the needs of the current population.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objectives within Newington's economic development efforts. Using the Comprehensive Economic Development (CEDS) Goals & Objectives as a guide, the Town of Newington established these policies to support future development.

Policies in Support of Economic Development:

- Utilize the CEDS as a guide for future development.
- Newington will support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Newington will encourage economic development and redevelopment opportunities.
- Newington will encourage the development of its Town Center as a vibrant center for culture, government, dining, residential and retail diversity.
- Newington will create a regional/pedestrian bicycle trails for the purposes of recreation, historic, and natural resource interpretation and alternative modes of transportation.
- Newington will promote an atmosphere in which entrepreneurial enterprise, education and healthcare are nurtured in the community.

Housing

Housing affordable and an availability of housing options is an important issue, especially as Newington prepares for the growth the Highway 21 Bypass could bring to the community.

Policies in Support of Housing:

- Newington will eliminate substandard or dilapidated housing in its community.
- Newington will stimulate infill housing development and redevelopment in existing neighborhoods.
- Newington will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- Newington will encourage a variety of residential types and densities for its residents.

Natural and Cultural Resources

A community's natural and cultural resources are a vital part of its sense of place. Newington needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural and Cultural Resources:

- The protection and conservation of the community's resources will play an important role in the decision making process.
- Newington will explore opportunities to increase our cultural activities by considering potential sites for community functions and cultural gatherings.
- Newington will protect, conserve and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Newington should explore ways to enhance its existing facilities and services as well as plan appropriately for new development in areas where adequate infrastructure currently exists. This could include possible future expansions to the wastewater treatment plant and the potential for a new elementary school.

Policies in Support of Community Facilities and Services:

- Newington will maximize the use of existing facilities and services.
- Newington will encourage and facilitate innovative solutions to providing community schools.
- Newington will invest in parks and open space to encourage private reinvestment in its Town Center.
- Newington will explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.

Intergovernmental Coordination

Newington recognizes the need for increased intergovernmental coordination to benefit its residents and business owners alike. This includes better communication and cooperation with regard to planning and land use decisions.

Policies in Support of Intergovernmental Coordination:

- Newington will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Newington will consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan. This is particularly important to plan for as Newington begins to experience growth with the completion of the Highway 21 Bypass.

Policies in Support of Transportation:

- Newington will support alternative transportation options for the community.
- Newington will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Newington will encourage connectivity between road networks and pedestrian/bike paths.

Quality Community Objectives

In an effort to further the state’s overall goal of creating sustainable and livable communities, the Georgia Departments of Community Affairs’ Quality Community Objectives were utilized to address the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations.

Development Patterns

To promote quality growth, affordability and a sense of place throughout Newington, while continuing to provide effective and efficient service delivery to all residents.

Quality Community Objectives

- Traditional Neighborhood
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity

Implementation Measure

- Implement the Comprehensive Plan and adhere to the Future Development Map.
- Adopt a zoning ordinance for the Town of Newington.
- Explore the adoption of form-based codes, including building setbacks to allow for greenspace.
- Explore the creation of additional recreational areas and walking trails.
- Annex addition

Resource Conservation

To preserve, protect and promote the Town’s natural and cultural resources with special consideration to the rural character inherent to Newington.

Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation Measure

- Implement the Comprehensive Plan and adhere to the Future Development Map.
- Explore the creation of additional recreational opportunities and bike/walking trails.

- Improve and enhance its existing neighborhood parks.

Social and Economic Development

To enhance the quality of life for Newington residents and visitors—improving economic opportunity, housing diversity and sense of community.

Quality Community Objectives

- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Educational Opportunities



Implementation Measure

- Explore options for creation of recreational opportunities and bike/walking trails.
- Improve and enhance its existing neighborhood parks.
- Evaluate the need for a new elementary school for Town.
- Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.
- Support entrepreneurship opportunities in Newington.
- Encourage activities for entire community, including development of parks and recreational activities and clean up as a community effort.

Governmental Relations

To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions, in order to provide the highest quality of services for Newington residents and business-owners.

Quality Community Objectives

- Regional Solutions
- Regional Cooperation



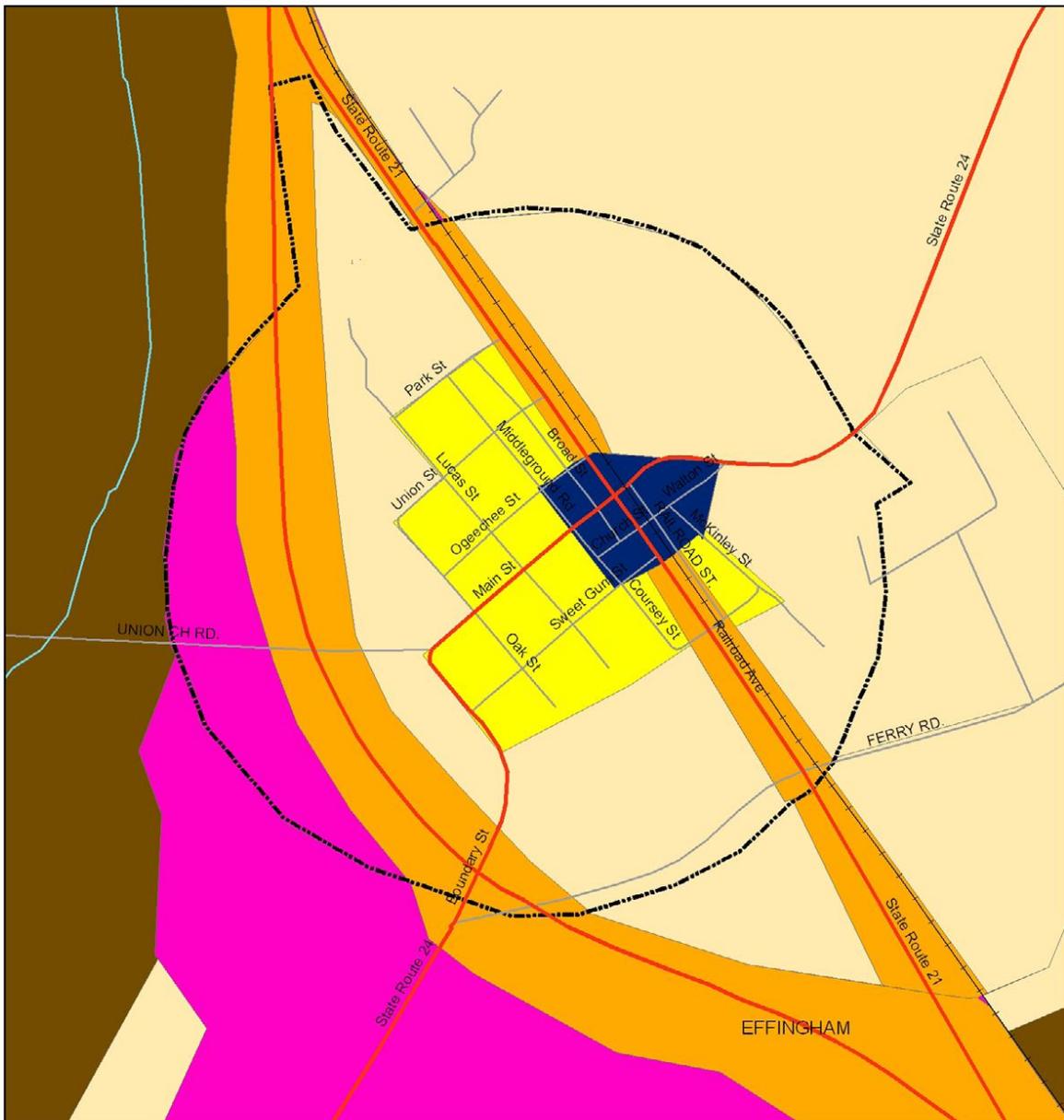
Implementation Measure

- Pursue joint processes for collaborative planning and decision making.
- Establish coordination mechanisms with other local governments in order to provide for the exchange of information.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Newington. Newington originally identified the following Character Areas:

- Agriculture
- Commercial
- Commercial Corridor
- Highway Corridor
- Residential
- Suburban Area Developing
- Town Center



This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

Legend	
—+— Railroads	Future Development Areas
— State Highways	Orange Highway Corridor
— Rivers	Pink Suburban Area Developing
— Roads	Blue Town Center
Yellow dashed box Screven County	Light Yellow Rural Residential
Light Yellow Georgia Counties	Yellow Traditional Neighborhood



DRAFT

Future Development Map City of Newington



Geographic Information Systems/Information
Technology Department November 2008

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Agriculture/Forestry

Areas of undeveloped land likely to face development pressures for low density residential development—include large area northeast of Highway 21. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.

Specific Land Uses

- Single-Family Residential
- Agriculture
- Forestry/Silviculture

Implementation Measure

Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.



Highway Corridor

Areas of developed or undeveloped land adjacent to a street or highway—Highway 21 through Town and Highway 21 Bypass. These corridors provide visual and aesthetic benefits to the community while serving as entryways into the Town.

Specific Land Uses

- Residential
- Retail Commercial
- Hotel/Restaurant Services
- Distribution/Industrial

Implementation Measure

- Choose businesses to recruit and support that best suits the community and provide employment options for Newington residents.
- Utilize incentive packages to promote the Bypass, and to attract new businesses.
- Actively explore the creation of bike/walking trails and the opportunities the rail line can bring.
- Adopt architectural and design overlay ordinances for important gateways and corridors.
- Adopt and implement community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc.
- Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.

Rural Residential

Areas of undeveloped land likely to face development pressures for low density residential development—includes areas throughout Town outside of Traditional Neighborhood Area. These areas typically have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.

Specific Land Uses

- Single Family Residential
- Agricultural
- Rural Retail Commercial



Implementation Measure

- Work with private, nonprofit and other government organizations to promote greater housing diversity.
- Make plans to upgrade its wastewater treatment plant to accommodate future growth.

Suburban Area Developing

Areas where growth pressures result in typical types of suburban residential development—including area west of Highway 21 Bypass. These areas are likely to be characterized by low pedestrian orientation, low traffic volumes and larger open spaces for recreation and outdoor use.

Specific Land Uses

- Single-Family Residential
- Multi-Family Residential
- Appropriate Retail and Residential Commercial

Implementation Measure

- Make plans to upgrade its wastewater treatment plant to accommodate future growth.
- Work with private, nonprofit and other government organizations to promote greater housing diversity.
- Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.
- Pursue more public recreational opportunities for Newington residents.
- Evaluate the need for a new elementary school for Town.



Town Center

Newington's Town Center—including an area along Broad Street (Highway 21) between Ogeechee Street and Sweet Gum Street—will provide living, small scale shopping and dining, and service-oriented small business opportunities.



Specific Land Uses

- Traditional Central Business District Retail
- Office / Public Institutional
- Single-Family Residential
- Multi-Family Residential
- Mixed-use
- Open Space / Greenspace

Implementation Measure

- Maintain original character of Town Center by permitting only compatible infill development and redevelopment.
- Encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.
- Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.
- Enhance the entranceways to Newington’s Town Center with streetscape improvements.

Traditional Neighborhood

Residential areas in older parts of the community –encompasses neighborhoods between Park Street to the north and Coursey Street to the south west of Broad Street and includes area east of Broad Street to McKinley Street—whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.

Specific Land Use

- Small Lot Single- Family Residential
- Multi-Family Residential
- Home Occupations
- Open Space / Neighborhood Parks

Implementation Measure

- Work with private, non-profit and other government organizations to promote greater housing diversity.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.
- Work to create neighbor-hood activities, including development of neighbor-hood parks, recreational activities, and clean up as a neighborhood effort.

Needs and Opportunities

The Needs and Opportunities area placed into eight community elements. The eight elements are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services

- Intergovernmental Coordination
- Transportation
- Development Patterns

Development Patterns

- Land Use Regulations

The Town does not have a zoning ordinance and while there are potentially effective ordinances on the books they are not actively enforced.

- Potential Annexation

There is interest in annexing land along the State Route 21 Bypass but assistance is needed with the process.

Population Growth

- Declining Population

According to the U.S. Census, between 1980 and 2000 the Town of Newington experienced a 19.9 percent decrease in its population. While DCA's population projections for 2030 show a continued decline (37.3 percent), the population study completed by Georgia Tech shows an increase in the Town's 2030 population (74.2 percent).

- Aging Population

While Newington's overall population has steadily declined, the number of residents over the age of 65 is increasing.

Economic Development

- Employment Opportunities

While the Bank of Newington and Planter's Telephone are the only major employers in Town at this time, there are opportunities anticipated due to completion of the Savannah River Parkway. In addition, the town is located on a railroad line and has land available for development.

Housing

- Housing Options

While the majority of housing in Newington is well kept and there is minimal dilapidated housing, the Town lacks a variety of housing options for residents. This could become more of an issue as the completion of the Savannah River Parkway may spur new housing development.

Natural and Cultural Resources

- Greenspace and Recreation

There is a lack of recreational opportunities in the Town of Newington, including greenspace and trail for walking and bicycling.

Community Facilities and Services

- Service Capacity

All residences are served by water and sewer, but the wastewater treatment plant is currently at capacity which could yield an issue with future growth.

- Educational Facilities

The School System should start thinking about building an elementary school in Newington.

Intergovernmental Coordination

- Cooperation with the County and other Municipalities

Newington has a good working relationship with Screven County and derives many of its essential services from the County. The County currently cooperates with the Town by providing a Deputy Sheriff to patrol Town, subsidizing the fire department and providing trash collection. In addition the Newington and Oliver Fire Departments work together, and Sylvania Fire Department responds when needed.

Transportation

- Regional Transportation Opportunities

The completion of the Savannah River Parkway could bring new businesses and residents to Newington.

Implementation Program

The implementation program serves as the strategy for Newington to achieve its vision and layout its future plans. The Community Work Program breaks down those goals that are for implementation into smaller markers of progress for the Town.

Newington Report of Accomplishments 2008-2012					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Natural, Cultural, and Historic Resources					
Work to create neighborhood activities, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort to build civic involvement and community pride			✓	x	I checked this in both boxes because we are continuously working on these types of projects.
Community Facilities & Services					
Finish installing new and additional brackets on polls for lights and banners			✓		
Make landscaping improvements to the Town Cemetery			✓		
Make improvements to landscaping along Main Street		✓			Lack of funding
Build a basketball court at Town Park		✓			Lack of funding
Build walking trail in the Town Park	✓				Lack of funding
Evaluate the need for a new elementary school for Town			✓		Board of Education is aware of the concept
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements				x	
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services				x	

Public Safety-Police Department					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Purchase 1 new police vehicle			✓		
Replace Mobile Radio Unit 2				x	
Replace Camera System Unit 2		✓			Not needed at this time as we only have one patrol vehicle
Purchase 2 new Tasers		✓			Lack of funding
Purchase GCIC Laptop Computers for patrol car			✓		
Public Safety- Fire Department					
Purchase additional firefighting equipment			✓		This is a continuous project
Public Works					
Construct a new equipment shed			✓		
Purchase 1 Dump Truck	✓				Lack of Funding
Replace Riding Mower with Zero Turn Mower			✓		
Replace Ford Ranger Truck			✓		
Water and Sewage					
Make upgrades/improvements to Wastewater Treatment Plant to meet new permit requirements				x	Still working on this project
Replace S-10 Truck			✓		
Upgrade water lines off of Sweet Gum Street			✓		
Economic Development					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Choose businesses to recruit and support that best suit the community and provide employment options for Newington residents				x	
Utilize incentive packages to promote the Bypass, and to attract new businesses				x	
Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area				x	
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs				x	
Support entrepreneurship opportunities in Newington				x	
Housing					
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate				x	
Work with private, non-profit and other government organizations to promote greater housing diversity				x	

Intergovernmental Coordination					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Establish coordination mechanisms with other local governments in order to provide for the exchange of information				x	
Pursue joint processes for collaborative planning and decision making				x	
Transportation					
Actively explore the creation of bike/walking trails and the opportunities the rail line can bring				x	
Development Patterns					
Adopt a zoning ordinance for the Town of Newington		✓		x	
Consider adopting form-based codes, including building setbacks to allow for greenspace				x	
Explore annexation of additional residential areas and the Bypass				x	
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist				x	
Consider adoption of architectural and design overlay ordinances for important gateways and corridors				x	
Consider adoption of community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc.				x	
Maintain original character of Town Center by permitting only compatible infill development and redevelopment				x	
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map				x	

**Town of Newington
Community Work Program 2014-2019**

<i>Newington Community Work Program 2014-2019</i>									
<i>Project/Activity</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
<i>Natural, Cultural & Historic Resources</i>									
Work to create neighborhood activities, including development of neighborhood parks, recreational activities, and clean up as a neighborhood effort to build civic involvement and community pride			x	x	x	x	City	TBD	General Fund
Incorporate Green Infrastructure guidelines to developments, neighborhood parks and recreational areas	x	x	x	x	x	x	City	Staff Time/TBD	General Fund

Newington Community Work Program 2014-2019									
Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
<i>Community Facilities & Services</i>									
Finish installing new and additional brackets on polls for lights and banners			X	X	X		City	TBD	General Fund
Make improvements to landscaping along Main Street			X	X	X	X	City	TBD	General Fund
Build a basketball court at Town Park		X	X	X	X	X	City	TBD	General Fund
Build walking trail in the Town Park		X	X	X	X	X	City	TBD	General Fund
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements	X	X	X	X	X	X	City	TBD	General Fund
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services	X	X	X				City	TBD	General Fund
Newington Community Work Program 2014-2019									
Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
<i>Public Safety-Police Department</i>									
Replace Camera System Unit 2			X	X	X		City	TBD	General Fund
Purchase 2 new Tasers			X	X	X	X	City	TBD	General Fund
Replace Mobile Radio Unit 2		X	X	X	X	X	City	TBD	General Fund
<i>Public Safety- Fire Department</i>									
Purchase additional firefighting	X	X	X	X	X	X	City	TBD	General Fund
<i>Public Works</i>									
Purchase 1 Dump Truck	X	X	X	X	X	X	City	TBD	General Fund
Maintain current facilities	X	X	X	X	X	X	City	TBD	General Fund

<i>Water and Sewage</i>									
Make upgrades/improvements to Wastewater Treatment Plant to meet new permit requirements	X	X	X	X			City	TBD	General Fund
Incorporate practices and management from the Coastal Stormwater Supplement	X	X	X	X	X		City	TBD	General Fund
<i>Newington Community Work Program 2014-2019</i>									
<i>Project/Activity</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
<i>Economic Development</i>									
Choose businesses to recruit and support that best suit the community and provide employment options for Newington residents	X	X	X	X	X		City	TBD	General Fund
Utilize incentive packages to promote the Bypass, and to attract new businesses	X	X	X	X	X	X	City	TBD	General Fund
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs		X	X	X	X	X	City	TBD	General Fund
Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area		X	X	X	X	X	City	TBD	General Fund
Support entrepreneurship opportunities in Newington	X	X	X	X	X	X	City	TBD	General Fund

Newington Community Work Program 2014-2019									
Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
<i>Housing</i>									
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	X	X	X	X	X	X	City	TBD	General Fund
Work with private, non-profit and other government organizations to promote greater housing diversity	X	X	X	X	X	X	City	TBD	General Fund
<i>Intergovernmental Coordination</i>									
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	X	X	X	X	X	X	City/County	Staff Time	General Fund
Pursue joint processes for collaborative planning and decision making	X	X	X	X	X	X	City/County	Staff Time	General Fund
Newington Community Work Program 2014-2019									
Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Cooperate and integrate best practices and policies from the Coastal Regional Commission	X	X	X	X	X	X	City/County/CRC	TBD	General Fund
<i>Transportation</i>									
Actively explore the creation of bike/walking trails and the opportunities the rail line can bring	X	X	X	X	X	X	City/CRC	TBD	General Fund
Research funding for Rails to Trails and greenway opportunities	X	X	X	X	X	X	City/CRC	TBD	General Fund
Conduct a sidewalk study		X	X	X	X	X	City/CRC	TBD	General Fund

<i>Development Patterns</i>									
Adopt a zoning ordinance for the Town of Newington		X	X	X	X	X	City	Staff Time	General Fund
Explore annexation of additional residential areas and the Bypass		x	x	x	x		City	Staff Time	General Fund
Consider adoption of community appearance ordinances—landscaping guidelines, litter and design controls, corridor management, etc.			x	x	x	x	City	Staff Time	General Fund
Update zoning ordinances for the Town of Newington		X	X	X			City	Staff Time	General Fund
Consider adopting form-based codes, including building setbacks to allow for greenspace		X	X	X			City	staff Time	General Fund
Newington Community Work Program 2014-2019									
Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist		X	X	X	X	X	City	TBD	General Fund
Consider adoption of architectural and design overlay ordinances for important gateways and corridors		X	X	X	X	X	City	TBD	General Fund
Maintain original character of Town Center by permitting only compatible infill development and redevelopment	X	X	X	X	X	X	City	Staff Time	General Fund
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	X	X	X	X	X	X	City	TBD	General Fund

Community Facilities & Services									
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements		X	X	X	X	X	CITY	Staff Time	General Fund
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services			X	X	X	X	City	Staff Time	General Fund

Resolution of Adoption

Town of Newington, GA

WHEREAS, the Town of Newington has completed the 2014-2019 Comprehensive Plan Update, and

WHEREAS, this Comprehensive Update has been further amended in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, at a public hearing on Thursday, October 30, 2014 at 4:30 p.m. at the Town of Newington Town Hall;

BE IT THEREFORE RESOLVED, that the Town of Newington does hereby adopt the 2014-2019 Comprehensive Plan update and pledges to faithfully implement this program in accordance with the Vision of the Comprehensive Plan.

SO RESOLVED in open session this 14th day of May, 2015.



Albert S. Perkins, Mayor

Town of Newington, Georgia

ATTEST:



Vonette Lane Perkins, Town Clerk

Town of Newington, Georgia

City of Oliver

Vision for the Future

The community vision reflects the vision of growth, future development and improvement of quality of life. The City of Oliver's vision was created to meet those needs.

Known as a close-knit community, Oliver has strong roots in tradition, character and heritage; and strives to maintain its rural atmosphere while preparing for future growth.

Oliver desires to become a community where residents enjoy an availability of employment opportunities; a range of housing options; a choice of shopping, dining and entertainment; transportation alternatives; ample community and recreational facilities; and all of the amenities that help maintain the City's economic viability as a thriving community.

This vision will be accomplished through investing in public infrastructure and services; creating better recreational and social options; developing strategies for improving housing and implementing additional affordable housing policies; as well as encouraging local and regional business opportunities. As a result, Oliver will be an even more desirable place to live, work and visit.

Community Goals

Community Policies

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Oliver. Policies provide overall guidance for making decision consistent with the community's vision.

Development Patterns

Oliver seeks to provide better recreational and social opportunities for its youth, strategies for improving housing and implementing more affordable housing policies, and encouraging well-planned commercial and residential growth for its current and future residents.

Policies in Support of Development Patterns:

- Oliver will promote the efficient use of land through well-planned development that contributes to the rural character of the City.
- Oliver will encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Oliver will incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Oliver will promote opportunities for passive recreation.
- Oliver will educate citizens on the benefits and purpose of zoning.

- Oliver will adopt a zoning ordinance.
- Oliver will implement our Comprehensive Plan and adhere to our Future Development Map.

Population Growth

As Oliver plans for growth, the City should focus efforts on creating more opportunities for its current population while planning for any future growth that might put stress on the community's public facilities and services.

Policies in Support of Population Growth:

- Oliver will prepare for population changes through long-range comprehensive planning.
- Oliver will proactively plan for its increasing senior population.
- Oliver will encourage and promote commercial and residential development opportunities that meet the needs of the current population.

Economic Development

Economic development is an important thread of a community's fabric. Small business development and recruitment will continue to be primary objective within Oliver's economic development efforts. The City should also focus efforts on commercial potential the completion of the nearby Savannah River Parkway could bring to the community. Stakeholders used the Comprehensive Economic Development (CEDS) Goals and Objectives as a guiding force for their own policies and expectations.

Policies in Support of Economic Development:

- Utilize the Comprehensive Economic Development Strategy as a guide for future development
- Oliver will support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Oliver will encourage economic development and redevelopment opportunities.
- Oliver will encourage the development of its Commercial Areas as vibrant center for dining, shopping and retail diversity.
- Oliver will promote an atmosphere in which entrepreneurial enterprise is nurtured in the community.
- Promote strong economic development with commercial growth, and education, healthcare and recreation programs.

Housing

Housing affordability and an availability of housing options is an important issue, especially as Oliver prepares for the growth the Savannah River Parkway could bring to the community.

Policies in Support of Housing:

- Oliver will eliminate substandard or dilapidated housing in its community.

- Oliver will stimulate infill housing development and redevelopment in existing neighborhoods.
- Oliver will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- Oliver will encourage a variety of residential types and densities for its residents.

Natural Resources

A community's natural and cultural resources are a vital part of its sense of place. Oliver needs to identify these resources within its community and take steps to preserve, protect and promote them as such.

Policies in Support of Natural and Cultural Resources:

- The protection and conservation of the community's resources will play an important role in the decision-making process.
- Oliver will protect, conserve and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Oliver should explore ways to enhance its existing facilities and services as well as plan appropriately for new development in areas where adequate infrastructure currently exists.

Policies in Support of Community Facilities and Services:

- Oliver will maximize the use of existing facilities and services.
- Oliver will explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.
- Oliver will make efficient use of existing infrastructure actively prepare for future growth.

Intergovernmental Coordination

Oliver recognizes the need for increased intergovernmental coordination to benefit its residents and business owners alike. This includes better communication and cooperation with regard to planning and land use decisions.

Policies in Support of Intergovernmental Coordination:

- Oliver will increase our community's cooperation, communication and coordination with local municipalities and jurisdictions, and citizen, nonprofit and social service organizations with regarding to planning and all types of development.
- Oliver will consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Transportation

Transportation is an important element to the Community Agenda in that transportation is impacted by all areas of the Comprehensive Plan. This is particularly important to plan for as Oliver begins to experience growth with the completion of the Savannah River Parkway.

Policies in Support of Transportation:

- Oliver will support alternative transportation options for the community.
- Oliver will encourage transportation corridors that support multiple modes of transportation and enhance aesthetics of the community.
- Oliver will encourage connectivity between road networks and pedestrian/bike paths.

Quality Community Objectives

In an effort to further the state’s overall goal of creating sustainable and livable communities, the Georgia Departments of Community Affairs’ Quality Community Objectives were utilized to address the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations.

Development Patterns

To promote quality growth, affordability and a sense of place throughout Oliver, while continuing to provide effective and efficient service delivery to all residents.

Quality Community Objectives

- Traditional Neighborhood
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity

Implementation Measure

- Implement the Joint Comprehensive Plan and adhere to the Future Development Map.
- Annex additional properties and areas.
- Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.
- Explore the installation of a sewer system to accommodate and attract future growth.

Resource Conservation

To preserve, protect and promote the City’s natural, historic and cultural resources with special consideration to the rural character inherent to Oliver.

Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Environmental Protection



Implementation Measure

- Implement the Joint Comprehensive
- Plan and adhere to the Future Development Map.
- Identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances.
- Explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails.

Social and Economic Development

To enhance the quality of life for City residents and visitors—improving economic opportunity, housing diversity and sense of community

Quality Community Objective

- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Educational Opportunities



Implementation Measure

- Explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails.
- Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.
- Support entrepreneurship opportunities in Oliver.
- Work with private, non-profit and other government organizations to promote greater housing diversity.

Governmental Relations

To maintain cooperative initiatives while actively pursuing additional partnership opportunities with local municipalities, as well as surrounding jurisdictions, in order to provide the highest quality of services for Oliver residents and business-owners.

Quality Community Objective

- Regional Solutions
- Regional Cooperation

Implementation Measure

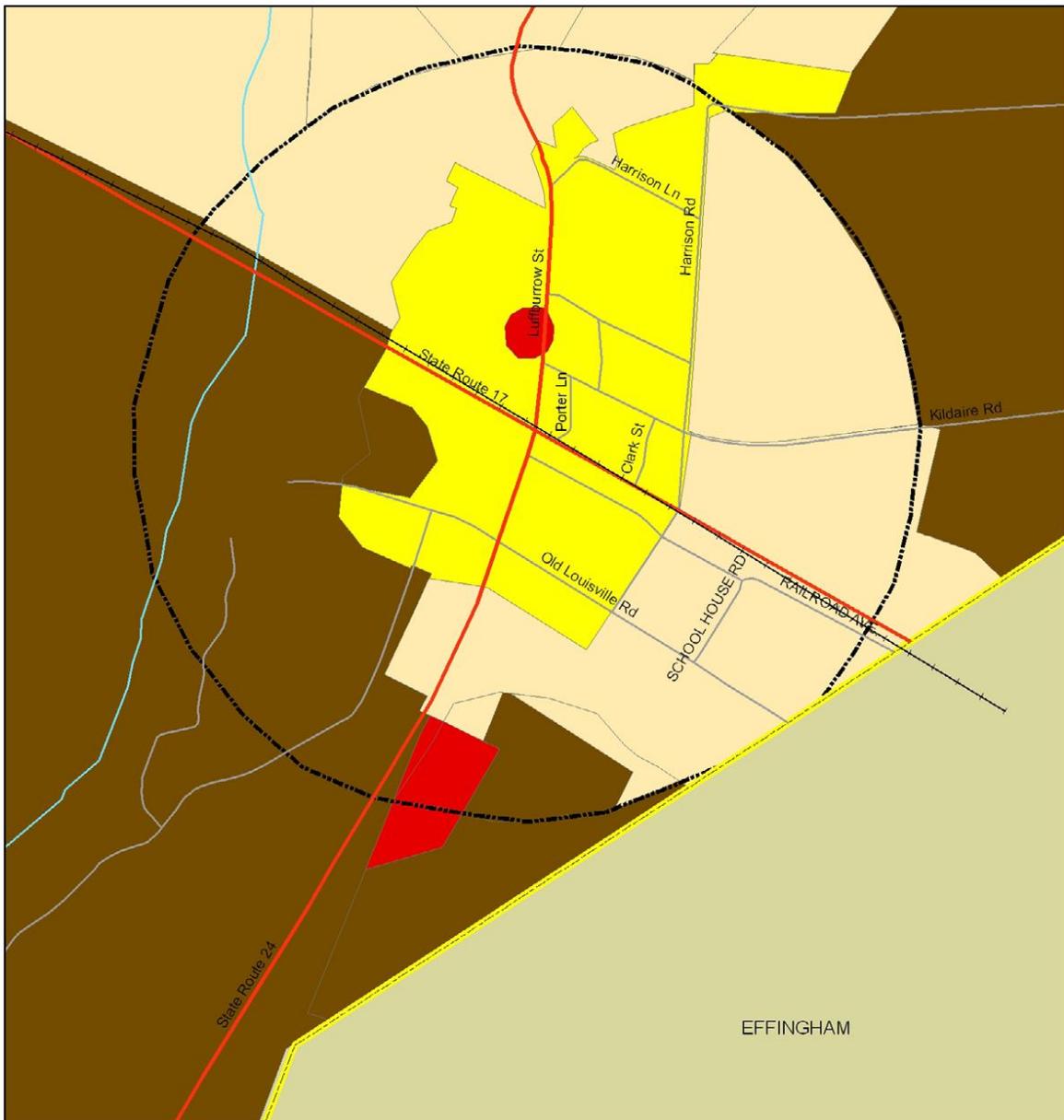
- Pursue joint processes for collaborative planning and decision making.
- Establish coordination mechanisms with local governments in order to provide for the exchange of information.

Future Development Map Defining Narrative

The following Future Development Map represents the boundaries of previously identified Character Areas and corridors throughout Oliver. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. Oliver originally identified the following Character Areas:

- Agriculture
- Commercial
- Residential
- Rural Residential

The Future Development Map (FDM) Designation Areas found in the Community Agenda are iterations of the Community Assessments' Character Areas.



This map shows details of the City's Future Development Areas. Other Future Development Areas are shown only for reference.

Legend	
Railroads	Future Development Areas
State Highways	Agriculture/Forestry
Rivers	Commercial
Roads	Rural Residential
Screven County	Traditional Neighborhood
Georgia Counties	



DRAFT

Future Development Map City of Oliver



Geographic Information Systems/Information
Technology Department November 2008

DISCLAIMER:
This map has been prepared to facilitate public access to information. Data shown is for planning purposes. Individuals are advised to independently verify information before use.

Agriculture/Forestry

Areas of undeveloped land likely to face development pressures for low density residential development—includes large area running contiguous to the western boundary of City limit, and areas to the southeast and northeast of the City. Typically, these areas have low pedestrian orientation and accessibility, large lot sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural, timber and forestry purposes.

Specific Land Uses

- Single-Family Residential
- Agriculture
- Forestry/Silviculture



Implementation Measure

- Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.

Commercial Areas

Areas of commercial development or redevelopment typically located along a street or highway – includes area north of Highway 17 on both sides of Oliver Highway (Highway 24) and an area southeast of the City.

Specific Land Uses

- Traditional Central Business District Retail
- Commercial
- Office / Public Institutional
- Mixed-use
- Open Space / Greenspace



Implementation Measure

- Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.
- Utilize incentive packages to promote the City and nearby Parkway, and to attract new businesses.
- Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents.

Rural Residential

Areas of undeveloped land likely to face development pressures for low density residential development—includes area north of Highway 17 east of Simpsonson Road and south of Highway 17 to Old Louisville Road. These areas typically have low pedestrian orientation and accessibility, large lot

sizes, open space, and a high degree of building separation. These areas are also frequently used for agricultural or forestry purposes.

Specific Land Uses

- Single- Family Residential
- Agricultural
- Rural Retail Commercial

Implementation Measure

- Work with private, non-profit and other government organizations to promote greater housing diversity.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.
- Explore the installation of a sewer system to accommodate and attract future growth.



Traditional Neighborhood

Residential areas in older parts of the community –encompasses area from Old Louisville Road east to Clark Street and north of Highway 17 to Harrison Lane, with the westernmost boundary being Oliver Highway (Highway 24) – whose characteristics include high pedestrian orientation, sidewalks, street trees, small regular lots, open space and neighborhood parks.



Specific Land Uses

- Small Lot Single- Family Residential
- Multi-Family Residential
- Home Occupations
- Open Space / Neighborhood Parks

Implementation Measure

- Work with private, non-profit and other government organizations to promote greater housing diversity.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

Needs and Opportunities

The Needs and Opportunities area placed into eight community elements. The eight elements are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination
- Transportation

- Development Patterns

Development Patterns

- Potential Annexation

There is a 150 acre subdivision proposed for land in Oliver, Screven County and Effingham County. Oliver would like to annex the land in Screven County, but assistance is needed with the process.

Population Growth

- Population Change

According to the US Census, between 1980 and 2000 the City of Oliver was the only municipality in the County to experience an increase in its population (5.9 percent). While DCA's population projections for 2030 show a slight increase (8.3 percent), the population study completed by Georgia Tech shows a much larger increase in the City's 2030 population (74.3 percent). The City is expecting growth stimulated by its proximity to the Savannah River Parkway.

- Aging Population

While the number of residents over the age of 65 is increasing, Oliver's population contains few mid to young aged citizens.

Economic Development

- Employment Opportunities

While the City's only commercial businesses are a small mechanic shop and a saw mill, a mini market is currently proposed for the city and more employment opportunities are anticipated due to completion of the nearby Savannah River Parkway.

In addition, Oliver is located on a main railroad line (Norfolk Southern) and has land available for development.

Housing

- Housing Conditions

Much of the housing in Oliver is comprised of mobile homes, and there are too many vacant houses in the City as well.

Natural and Cultural Resources

- Resource Protection

There are historic buildings in Oliver and the City currently no regulations in place to protect them.

- Greenspace and Recreation

There is a lack of recreational opportunities, including greenspace, bicycle/walking trails, and playgrounds for Oliver's youth.

Community Facilities and Services

- Recreational Facilities

There are no community recreational activities for youth. Oliver does not have a park or playground.

- Public Infrastructure

All residences in Oliver are served by water, thus providing opportunity for further growth. The City does however need a sewer system to attract new residential and commercial development. Many streets in Oliver are in need of paving.

Intergovernmental Coordination

- Cooperation with the County and other Municipalities

Oliver has a good working relationship with Screven County and derives many of its essential services from the County. In addition, the Oliver and Newington Fire Departments work together and support one another.

Transportation

- Regional Transportation Opportunities

Oliver is well situated at the crossroads of State Routes 17 and 24. State Route 17 is currently undeveloped through the City but holds potential for development and further transportation opportunities.

Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Oliver to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Character Area and Future Development maps. It also aids the City as it seeks to address the identified needs and opportunities.

Report of Accomplishments

C = Completed

O = Ongoing

P = Postponed

N-A = Not Accomplished

SHORT TERM WORK PROGRAM PROJECT	STATUS				COMMENTS
	C	O	P	N-A	
Natural, Cultural and Historic Resources					
Landscaping for City Hall		0			
City beautification through landscaping		0			
Update City's Christmas Decorations		0			
Consider findings of forthcoming Historic Resources Survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances		0			
Actively explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails		0			
Community Facilities and Services					
Make building improvements to City Hall		0			
Purchase new furnishings for City Hall			NA		Lack of funding
Tear down old school building	C				
Beautify property of old school			NA		Lack of funding
Continue to provide police protection		0			
Replace street signs		0			
Pave Williams Street		0			
Pave Schoolhouse Road		0			
Update water lines		0			
Explore the installation of a sewer system to accommodate and attract future growth				NA	Lack of funding

Economic Development					
Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new businesses	0				
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs	0				
Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents	0				
Housing					
Work with private, non-profit and other government organizations to promote greater housing diversity	0				
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	0				
Intergovernmental Coordination					
Pursue joint processes for collaborative planning and decision making	0				
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	0				
Development Patterns					
Adopt a zoning ordinance for the City of Oliver	0				
	STATUS				
SHORT TERM WORK PROGRAM PROJECT	C	O	P	N-A	COMMENTS
Explore annexation of additional properties and areas	0				
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	0				
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	0				

City of Oliver Community Work Program

Natural, Cultural and Historic Resources									
Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Landscaping for City Hall	x	x	x	x	x	x	City of Oliver	TBD	GF
City beautification through landscaping	x	x	x	x	x	x	City Of Oliver		GF
Update City's Christmas Decorations	x	x	x	x	x	x	City of Oliver	TBD	GF
Consider findings of forthcoming Historic Resources Survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances	x	x	x	x	x	x	City Of Oliver	Staff	GF
Actively explore creating more recreational opportunities, including parks, playgrounds and bike/walking trails		x	x	x	x	x	City of Oliver	Staff	GF
Community Facilities and Services									
Make building improvements to City Hall	x	x	x	x	x	x	City of Oliver	Staff Time	GF
Continue to provide police protection	x	x	x	x	x	x			
Replace street signs			x	x	x	x	City of Oliver	TBD	GF
Pave Williams Street	x	x	x				City/ Ellis Contract	83,590.00	Splost7
Pave Schoolhouse Road	x	x	x	x	x	x	City	TBD	TBD
Update water lines		x	x	x	x	x	City of Oliver	TBD	WW
Economic Development									
Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new businesses	x	x	x	x	x	x	City of Oliver	TBD	GF
Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents	x	x	x	x	x	x	Sceven county Chamber of Commerce	TBD	TBD
Use the CEDS as a guide for future development	x	x	x	x	x	x	City/Chamber	TBD	TBD
Housing									
Work with private, non-profit and other government organizations to promote greater housing diversity	x	x	x	x	x	x	City of Oliver	TBD	GF
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate	x	x	x	x	x	x	City of Oliver	Staff	GF

Intergovernmental Coordination									
Pursue joint processes for collaborative planning and decision making	x	x	x	x	x	x	Cities/County	TBD	GF
Work with County and other cities on implementing the CEDS	X	X	X	X	X	X	County/Cities	Staff Time	GF
Establish coordination mechanisms with other local governments in order to provide for the exchange of information	x	x	x	x	x	x	City/County	Staff	GF
Work with County and other cities on collaborative processes	x	x	x	x	x	x	City/County	Staff Time	GF
Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning	x	x	x	x	x	x	City/County/CRC	Staff	GF
Development Patterns									
Adopt a zoning ordinance for the City of Oliver	x	x	x	x	x	x	City of Oliver	Council	GF
Explore annexation of additional properties and areas	x	x	x	x	x	x	City of Oliver	TBD	GF
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist	x	x	x	x	x	x	City of Oliver	TBD	GF
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map	x	x	x	x	x	x	City of Oliver	TBD	GF

City of Sylvania

Vision: The City of Sylvania is a community of choice for living, working, and leisure through effective leadership and retention of the highest quality of life for its citizens: a place where everyone works together to make Sylvania a great place to live.

Vision Guidance

- Smart Growth
- Community Development
- Livable Communities
- Sustainable Communities

Community Goals

Policies

This section of the Implementation Program lists policies for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Sylvania. These policies, with corresponding measures to implement, are also provided above under the Future Development Map Defining Narrative and the Community Refinement of Issues and Opportunities/Quality Community Objectives

Development Patterns

Sylvania seeks to increase options for housing and develop areas of mixed use, whereby affordability is increased, and dependence on automobiles is decreased in favor of other modes of transportation such as walking or bicycling. The below policies also establish clear objectives to utilize the latest land use planning techniques to achieve the City's visions for future development, and to educate the public and elected officials on these innovative techniques.

- Define the main corridors of the city through such means as appropriate signs, landscaping and lighting.
- Eliminate additional sprawl development occurring within main corridors of the city, and enhance areas where such development exists.
- Encourage rehabilitation and homeownership.
- Encourage infill housing in established neighborhoods, sensitive to existing architectural styles and materials, and set policy on infill development.
- Consider the Mock Street neighborhood for redevelopment with affordable housing.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Give high priority to neighborhood park development, and opportunities for tree planting.
- Promote neighborhood character through design standards, including "form-based" standards.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Promote opportunities for transportation alternatives.
- Promote sustainable neighborhoods.
- Increase small business retention by assisting local small businesses.

- Support continuing redevelopment of buildings in a manner complementary to existing architectural styles.
- Increase availability of public parking in the downtown area.
- Increase cooperation with the county to pursue federal recognition of the Brier Creek Battlefield site.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Encourage connectivity; green space parks.
- Promote redevelopment to mixed use with emphasis on small-business commercial, light industrial and public open space.
- Consider potential redevelopment to include a venue for arts activities and performances.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Give high priority to neighborhood park development, and opportunities for tree planting.

Population Growth

The significance of population growth, particularly as it affects housing, public facilities, schools, emergency services and law enforcement services, was acknowledged by the participants of the Community Agenda meetings. Below are the policies specifically related to population growth, as generated through the Community Agenda process.

- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Give high priority to neighborhood park development, and opportunities for tree planting.
- Increase availability of public parking in the downtown area.

Economic Development

The Comprehensive Plan Community Assessment refers to important new developments that will position the Sylvania for an increased rate of commercial growth in the near future. The 301 Bypass was identified to be a steady factor in the commercial growth. In addition, developments such as the annexation of nearly 800 acres along the Highway 301 Bypass, the Savannah River Parkway and the widening of Highway 21 to four lanes are necessary for continued development. Stakeholders pulled from the Regional Comprehensive Economic Development (CEDS) Goals and Objectives as a guiding point for their own policies and expectations.

The following policies were the outcome from stakeholders and the CEDS on economic development.

- Utilize the Comprehensive Economic Development Strategy as a guide for future development
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Improve mechanisms to assist local small businesses, and to attract new businesses.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Increase small business retention by assisting local small businesses.

- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote redevelopment to mixed use with emphasis on small-business commercial, light industrial and public open space.
- Actively promote job development and creation.
- **Supply an infrastructure** incentive package to stimulate job creation.
- Promote **strong economic development** with commercial growth, and education, healthcare and recreation programs.

Housing

Several neighborhoods have been identified as being in a state of **decline**, and may continue to decline if the city does not act effectively. There are neighborhoods that need **immediate attention** to reverse visible trends toward dilapidation. However, the condition of much of the housing stock in the city, while older, is in good condition.

- Encourage rehabilitation and homeownership.
- Encourage infill housing in established neighborhoods, sensitive to existing architectural styles **and materials**, and set policy on infill development.
- Promote **opportunities** for development of rental and other affordable housing.
- Consider the **Mock Street** neighborhood for redevelopment with affordable housing.
- Promote a **livable city** through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Establish neighborhood housing standards.
- Promote a **livable city** through encouraging housing options and job opportunities through mixed use development. Encourage and expand housing options **in the city**

Natural Resources

The Georgia Department of Natural Resources (DNR) developed environmental planning criteria for meeting these requirements. One of these criteria, Wetland Protection, will have to be satisfied before Sylvania can pass the relevant "Part V" environmental ordinances provided by the Department of Community Affairs (DCA). Wetland protection was a primary consideration ; along with the importance of **nature-related** educational and leisure activities in the city and surrounding area, including bird watching and other recreational uses. The importance of natural resources was recognized as having significant effects on the overall **viability** of the city, and concerted effort on the part of the city was determined to be necessary to maintain the **natural environment**.

The following policies provide guidance for initiatives to **continue protection**, conservation and enhancement of natural resources.

- Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote natural and cultural resources conservation within the city through existing agencies.

- Inform citizens about the energy audit service and other utility services, and encourage geothermal heating/cooling systems in city codes.
- Preserve and increase tree canopy throughout the city.
- Manage storm water and waste water to accommodate growth.
- Encourage connectivity; green space parks.
- Strengthen and enforce existing ordinances.

Cultural Resources

The aging agricultural complex adjacent to downtown Sylvania provides opportunities for redevelopment in keeping with historic heritage, with a focus on the rich agricultural heritage of Sylvania and Screven County. Where old warehouses have been idle, unique shopping venues, or boutique shopping, can help to enhance economic vitality.

The following policies provide for conservation and enhancement of the city's historic and cultural resources.

- Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote natural and cultural resources conservation within the city through existing agencies.
- Support continuing redevelopment of buildings in a manner complementary to existing historic quality architectural styles.
- Promote neighborhood character through design standards, including "form-based" standards.
- Increase cooperation with the county to pursue federal recognition of the Briar Creek Battlefield site.

Community Facilities and Services

The City of Sylvania supplies services to a population of approximately 2,800 people within the city limits, and to more than 1,000 additional customers residing outside the city limits. A workforce of more than 70 people is employed to serve city residents.

- Give high priority to neighborhood park development, and opportunities for tree planting.
- Promote neighborhood character through design standards, including "form-based" standards.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Increase availability of public parking in the downtown area.
- Consider potential redevelopment to include a venue for arts activities and performances.
- Foster higher priority for quality customer service affecting the development approval process.
- Strengthen and enforce existing ordinances.
- Improve mechanisms to assist local small businesses, and to attract new businesses.
- Promote strong economic development with commercial growth, and education, healthcare and recreation programs.
- Continue improvement of transportation facilities.
- Manage storm water and waste water to accommodate growth.

- Inform citizens about the energy audit service and other utility services, and encourage geothermal heating/cooling systems in city codes.

Intergovernmental Coordination

Consensus showed from among the local governments that meetings should occur frequently (at least twice per year) between Sylvania and Screven County officials, to discuss areas where services can be consolidated. Service delivery areas agreed to show the most promise and potential for consolidation included: GIS, agreements for joint cemetery maintenance, senior center funding, planning and zoning, and recycling.

The following policies, underscoring the importance of regional coordination and mutually beneficial partnerships, evolved:

- Actively promote and encourage regional coordination and strengthen existing communication.
- Promote partnerships between local governments and stakeholder groups.
- Increase cooperation with the county to pursue federal recognition of Briar Creek Battlefield.

Transportation

Alternatives for transportation will help to meet traffic and parking challenges, and downtown parking is deficient. These, along with the policies derived are listed below.

- Promote opportunities for transportation alternatives.
- Continue improvement of transportation facilities.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Encourage connectivity; green space parks.
- Increase availability of public parking in the downtown area.
- Limit trucks in the downtown to local deliveries.

Quality Community Objectives

In an effort to further the state's overall goal of creating sustainable and livable communities, the Georgia Departments of Community Affairs' Quality Community Objectives were utilized to address the four primary objectives of Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations.

Development Patterns

Vision

- Streamline the development review process
- Encourage preferred development types



- Attractive commercial and shopping areas
- Adequate downtown commercial parking

Quality Community Objective

- Traditional Neighborhood
- Infill development
- Sense of Place
- Transportation Alternatives
- Regional Identity

Implementation Measure

- Develop a senior citizen transportation system; Monitor the county's negotiations to bring an on-demand van system to the county, eliminating need for re-starting taxi service in Sylvania.
- Promote through the city's website and other information the availability of rail access as a potential benefit to economic development.
- Require new development and re-development to provide community-accessible trails and sidewalks, by subdivision regulation amendment.
- Connect neighborhood parks with sidewalk connections to neighborhoods, amphitheater, and arterial bike/walking path.
- Revamp traffic patterns downtown to allow a traffic circle, removing the stop sign at the fountain. Begin discussions ASAP with GDOT regarding this proposal.
- Promote the four-laning of U.S Highway 301 from Statesboro to the South Caroline/Georgia line.
- Add more and larger directional signs at the bypass to inform motorists where to turn to reach downtown, historic and recreational sites.
- Develop and adopt street design and architectural design standards, with consideration of "form-based" standards.
- Evaluate potential opportunities for development of underutilized city property for parking.

Resource Conservation

Vision

- Protect, conserve, enhance and promote public appreciation and sensitive use of the local natural and cultural resources.
- Increased public awareness of natural and cultural resources values.

Quality Community Objective

- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Implementation Measure

- Determine the exact location of the Briar Creek Battlefield site.

- Lead the securing of funding, in collaboration with the county, to develop and protect Briar Creek Battlefield.
- Promote and collaborate with the 13th Colony Trail effort.
- Develop a land use plan for the Old Recreation Department.
- Develop seating for an Outdoor Theater.
- Conduct a Tree Assessment.
- Start tree replacement and additional tree planting.
- Enact a Tree Ordinance.
- Enact a Green Space Ordinance.
- Promote tree canopy improvement.
- Apply for designation as a "Tree City".
- Strengthen wetlands ordinances.
- Conduct a Natural and Cultural Resource Needs Assessment of all age groups.
- Formulate a plan to develop nature trails on city-owned property located outside of the city limits.
- Redevelop existing greenspace and connect it regionally with a "rails-with-trails" path.
- Develop a walking, exercise and bike trail(s).
- Develop the 23-acre city-owned site into a nature center.
- Obtain Water First status.
- Assess the natural and cultural resource related needs and interests of the local girl's and boy's programs, including national organizations such as the YMCA.
- Upgrade the water/sewer systems.
- Upgrade the Waste Water Plant, with EPD guidance.
- Create a stormwater management plan, including a utility to allow reduction of fees through the use of pervious paving materials.
- Hold annually a publicly advertised seminar for the general public and elected officials on the values of natural and cultural resources, and on practices to conserve.
- Advertise the hunting and fishing opportunities in the Wildlife Management Area (WMA) between the two rivers.
- Adopt and implement a plan to promote resources through existing agencies.
- Pass an ordinance addressing the Criteria for Wetland Protection, O.C.G.A. Chapter 391-3-16-.03.
- Increase promotion through the DDA and the Chamber of Commerce of more community events, including a farmers' market.
- Update city code to encourage geothermal heating/cooling systems.
- Make Energy Audits available to all citizens' homes, and do more to advertise this service.



Social and Economic Development

Vision

To have a livable community for all age groups where quality growth development practices are embraced, promoted and measured

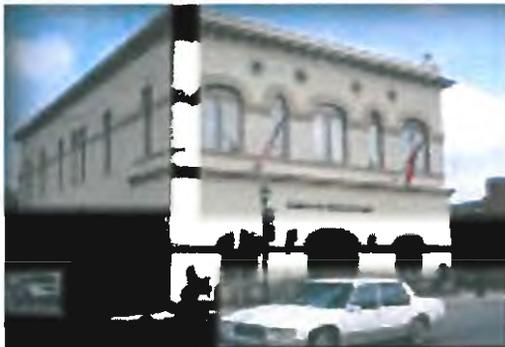
Quality Community Objective

- Growth Preparedness
- Appropriate Businesses

- Employment Options
- Housing Opportunities
- Educational Opportunities

Implementation Measure

- Promote regional economic development through the use of the Comprehensive Economic Development Strategy.
- Contract to prepare a commercial and business retail needs analysis, to determine incentives for development of areas preferred for commercial use, like the bypass site.
- Continue to promote sale of energy and water resources.
- Explore additional opportunities to increase waste reduction through recycling.
- Create a multi-modal transportation system.
- Limit traffic in the Town Center to commercial service.
- Continue to work with IDA to recruit desirable industry.
- Promote commercial infill development.
- Develop commercial construction guidelines.
- Develop industrial construction guidelines.
- Promote the city, including production of a promotional document listing leisure activities and points of interest available in Sylvania, and the reasons Sylvania is a wise choice for living.
- Advertise in magazines the appeal of the city to retirees and other prospective residents.
- Support the DDA.



- Continue the Downtown Revolving Loan Fund.
- Develop policy for using UDAG revolving funds.
- Develop an Affordable Housing Program.
- Organize a housing needs assessment team to evaluate housing city-wide, and use resulting information to develop a Housing Plan, with collaboration between the City Planner and the assessment team.
- Implement the Housing Plan; request housing grants; and provide an incentive package for needed housing, through the City Planner.
- Review zoning and change as needed, with reference to the Housing Plan.
- Develop sign design standards for distinctive signage identifying neighborhoods.
- Develop architectural standards to guide development in infill neighborhoods.
- Provide infill incentives, such as water and sewer tap fee waivers; refer owners to DCA programs for infill development, etc.
- Partner with Habitat for Humanity to utilize housing standards and plans that will fit on smaller lots.
- Amend Zoning Ordinance to allow apartments in the Town Center.
- Assess conditions and needs of existing housing stock to help direct new housing policy.
- Require new development and re-development to provide community-accessible trails and sidewalks, by subdivision regulation amendment.
- Connect neighborhood parks with sidewalk connections to neighborhoods, amphitheater, and arterial bike/walking path.

- Apply for Signature Community status.
- Conduct an assessment of social service needs for citizens of all ages.
- Expand current educational programs with universities and colleges to provide training.
- Provide incentive packages to doctors and nurses, along with other medical resources.
- Legalize liquor by the drink.
- Encourage commercial development through: intensified code enforcement; more examination and revisiting of sites; provision of incentives for facade enhancement; and re-use of UDAG funding.
- Emphasize the availability of rail access to promote commercial development via the city's website and/or other information for the public.
- Engage more directly in work force development; provide a readily available work force for new employers.
- Work with the schools to build work force skills and work ethic, and seek designation as a "Work force ready community".
- Work with boys' and girls' programs to enhance recreation for the community, including national organizations such as the YMCA.
- Explore development of city properties for recreational uses.
- Draft a leisure services plan to meet future needs and analyze playground use.
- Promote and expand services to senior center citizens, with added senior housing near/behind the senior center.
- Emphasize through development review and other means provision of more transportation for seniors, including access to walking trails and exercise stations.
- Collaborate with Screven County on matters of social and economic development.
- Update codes to strengthen environmental and nuisance laws and process. The responsibility for code enforcement will be added to the Planning Director's job, with City Marshall enforcement.
- Supply an infrastructure incentive package to stimulate job creation.
- Plan the expansion of the city's utilities and services to service growth projections.
- Set policies to limit the speed of traffic in the town center area.
- When commercial area is expanded add/include additional parking.
- Consider old city hall for parking.
- Develop a "meter maid" to monitor parking.
- Develop a policy for employee parking.
- Provide over-the-counter information to citizens about the energy audit service and other utility services.
- Use a systematic approach to enhancing the quality of customer service, including mandatory training.

Governmental Relations

Vision

The City, County, and neighboring cities actively coordinate regionally, sharing plans and information

Quality Community Objectives

- Regional Solutions

- Regional Cooperation

Implementation Measure

- Collaborate with the County, IDA, neighboring cities, DDA, Chamber of Commerce and the School Board to convene a Community Retreat once every two years.
- Encourage partnerships and encourage joint action with the use of the Comprehensive Economic Development Strategy
- Collaborate with the county to convene meetings between the city and county elected officials and staff twice per year.
- Lead the securing of funding, in collaboration with the county, to develop and protect Briar Creek Battlefield.

Future Development Map & Defining Narrative

The following Future Development Map (FDM) represents the boundaries of previously identified Character Areas and corridors within Sylvania. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. The City of Sylvania originally identified the following Character Areas:

- Major Highway Corridor
- In-Town Corridor
- Industrial/Agricultural
- Public Space
- Suburban Developing
- Town Center
- Traditional Neighborhood, Declining
- Traditional Neighborhood, Redevelopment
- Traditional Neighborhood, Stable

The FDM Designation Areas found in the Community Agenda are iterations of these Character Areas. The FDM Designation Areas have been updated based on public review and comments from a series of public workshops and now form the basis of the Future Development Map.

The Defining Narrative, in tabular format below, includes a specific vision and description for each FDM Designation Area, as well as recommended policies and implementation measures achieve the vision for each area. The written descriptions for each FDM Designation Area, along with accompanying photographs, briefly identify the types, forms, styles and patterns of development to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) to be satisfied in each area, the appropriate land uses to be encouraged in each area, and corresponding policies and implementation measures designed to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement, guide implementation of the development policies related to land use, population growth, economic development, housing, natural and cultural resources, and community facilitates and services, intergovernmental coordination and transportation.

The City of SYLVANIA



Legend

- Railroads
- Roads
- ⊞ City Limits
- Future Development Areas**
 - Corridor/Gateway Areas
 - Industrial/Agricultural Areas
 - Neighborhood Infill Areas
- Public Areas
- Suburban Developing Areas
- Town Center Areas



DRAFT

City of Sylvania
Comprehensive Plan
Future
Development Areas
MAP FD-1



Coastal Georgia Regional Development Center
1000 Peachtree Street, Suite 1000
Atlanta, Georgia 30309
404.525.1234
www.crgdc.com

Corridor/Gateway Areas

Major Highway Corridor: North and South Main Street. This area is largely undeveloped. According to the Community Assessment, this area is to be developed in a manner reflective of the historic nature of Sylvania, and in keeping with the character of the city. This area will provide opportunity for larger commercial and light industrial ventures, as current business is preserved.

In-Town Corridor: This area is to develop in a manner that reflects the surrounding tradition and suburban neighborhoods. The city will encourage redevelopment and new development in this area of small and medium sized commercial ventures. Existing structures provide opportunity for revitalization.

Specific Land Uses

- Retail Commercial
- Hotel/Restaurant Services
- Professional Offices
- Low-density Residential

Implementation Measure

- Enhance the city's existing entrance signs with better landscaping and lighting, and involve citizens in maintaining such enhancements.
- Develop a business retention strategy that addresses the needs of local businesses and increases local career opportunities in the city.
- Consider establishment of a city economic development department.
- Contract to prepare a commercial/business retail needs analysis, to determine incentives for development of areas preferred for commercial use like the bypass site.
- Consider revising the zoning code to encourage preferred land uses and forms.
- Develop and adopt street design and architectural design standards, with consideration of "form-based" standards.



Neighborhood Infill Areas

North and east, and south of the Town Center - This area contains most of the older, traditional neighborhoods. These neighborhoods have generally not been well kept through the years and are in need of renovation and in some cases redevelopment. These areas include some of the most historically valuable areas in the city. The City encourages infill development, sensitive to existing architectural styles and materials, in these neighborhoods.

Along Mock Street - This area is a single area of housing that should be considered for redevelopment of affordable housing.

Adjacent to the major streets of the city - This area contains many of the suburban neighborhoods. Some of these neighborhoods contain a number of lots available for infill development.

Thompson Street – multi-family redevelopment is preferred.

Specific Land Uses

- Small-lot single-family residential
- Multi-family residential

- Neighborhood parks with ample tree canopy
- Architecturally appropriate residential-supplementing commercial
- Streetscape with continuous pedestrian access

Implementation Measure

- Establish separate historic districts for Hobby Hill, South Main and Singleton Avenue, and develop building standards and landscape overlays unique to each district.



- Designate the Mock Street neighborhood as high priority for complete redevelopment, with special consideration for affordable housing.
 - Develop sign design standards for distinctive signage identifying neighborhoods.
 - Promote infill development in established neighborhoods, sensitive to existing architectural styles and materials.
 - Conduct a housing needs assessment and use the results to draft a housing plan.
- Develop an ordinance that requires set-asides of open space in new developments, and that encourages and provides incentive for donations of land for open space.
- Create incentives for creation of community/neighborhood gardens by giving owners of vacant lots the opportunity to transfer property maintenance responsibility to the city or a neighborhood in return for allowing such public garden use.
- Seek designation as “Tree City USA”.
- Require new development and re-development to provide community- accessible trails and sidewalks, by subdivision regulation amendment.
- Develop and adopt street design and architectural design standards, with consideration of “form-based” standards.

Town Center Area

Intersection of GA 21 and Ogeechee Street- This downtown is the historical and current center of commercial activity in Sylvania. It is also geographically central to the city.

Specific Land Uses

- Street-level commercial with historic downtown intensity and character
- Parking to supporting retail business
- Residential use located above commercial use, including condominiums and apartments

Implementation Measure

- Consider establishment of a city economic development department.
- Contract to prepare a commercial and business retail needs analysis, to determine incentives for development of areas preferred for commercial use like the bypass site.
- Develop a business retention strategy that addresses the needs of local businesses, and increases local career opportunities in the City.
- Renovate the old City Hall to accommodate administrative office expansions.

- Create a city museum at the Ennis Street jail, or old county-owned jail, for battlefield interpretation and other local history.



initiated through GDOT collaboration.

- Study potential for increased parking in support of downtown commerce.

- Add more and larger directional signs at the bypass to inform motorists where to turn to reach downtown, historic and recreational sites.

- Develop and adopt a sign ordinance.

- Develop and adopt street design and architectural design standards, with consideration of “form-based” standards.

- Revamp traffic patterns downtown to allow a traffic circle, moving the stop sign at the fountain,

Public Areas

This area is occupied by the County Courthouse and Administration building, and the Fire Station. It also includes the Cail Community Center and recreational greenspace with ball fields.

The location is west of the Town Center on Mims Road including parts of Millen Road and Community Drive

Specific Land Uses

- Government Institutional
- Public Institutional
- Parks, public open space, pedestrian trails



Implementation Measure

- Develop a joint marketing plan with the county to create a unified historic resource interpretive and recreational trail, and a drive tour route, from city points of interest to county points of interest.
- Redevelop existing greenspace and connect it regionally with a “rails-with-trails” path.

Industrial/ Agricultural Areas

This area is transitional with current land uses including Railroad Access, agribusiness, and underused warehouses. An active railroad spur connecting Sylvania to Savannah serves this area.

Northwest of the Town Center surrounding Maple Street, Ennis Street, West W. T. Sharpe Drive, and Westchester Place.

Specific Land Uses

- Small scale commercial and light industrial
- Parks, public open space, pedestrian trails
- Rail and agricultural heritage interpretation

Implementation Measure



- Adopt an ordinance requiring that owners of abandoned buildings and vacant property register with the city to declare their future plans for the property.
- Master plan redevelopment to mixed use, including small-business commercial, light industrial and public open space; complimentary to the character of old traditional uses; complimentary to the surrounding traditional neighborhoods and the nearby town center; and highlighting agricultural heritage of the city.

Suburban Developing Areas

This comparatively large area surrounds the established neighborhoods or neighborhood infill areas of Sylvania; is largely undeveloped; is mostly within the city's water/sewer district; and is adjacent to the Corridor/Gateway Areas. Also within this designation to the north, south and west are areas outside of the city limits under consideration for future annexation.

Specific Land Uses

- Commercial and Light Industrial
- Parks, public open space, pedestrian trails
- Mixed use
- Neo-traditional residential

Implementation Measure

- Master plan new development of mixed use, including commercial and light industrial along the bypass, and public open space; compatible with and supportive of adjacent land uses; and complimentary to the surrounding traditional neighborhoods and the nearby town center.
- Look for ways to create more affordable housing in the city, including rental property.
- Develop a system of bike/hike trails with interconnected sidewalks throughout the city; amend the subdivision regulations to require developers to dedicate a prescribed portion of new developments for the new trail and sidewalk network.
- Develop an ordinance that requires set-asides of open space in new developments, and that encourages and provides incentive for donations of land for open space.
- Create incentives for creation of community/neighborhood gardens by giving owners of vacant lots the opportunity to transfer property maintenance responsibility to the city or a neighborhood in return for allowing such public garden use.
- Consider revising the zoning code to encourage preferred land uses and forms.
- Develop and adopt street design and architectural design standards, with consideration of "form-based" standards..



Needs & Opportunities

The Needs and Opportunities area placed into eight community elements. The eight elements are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination
- Transportation
- Development Patterns



Development Patterns

- Unattractive commercial shopping areas exist.
- More alternatives for transportation will help to meet traffic and parking challenges.
- **Not enough land downtown is designated for parking.**
- **Upgrade to water and sewer systems**
- Acquire a rail-served site and prepare it for development

Resource Conservation

- Work with the county is needed to pursue federal recognition of the Briar Creek Battlefield site.
- Citizens are unaware of natural and cultural resources and their significance. Natural and cultural resources are not being improved, enhanced, and/or promoted. Local natural resource protection is inadequate. Local protection of historic and cultural resources is inadequate.
- Develop a joint marketing plan with the county to create a unified historic trail from city offerings to county offerings.
- Waste water and storm water systems are challenged by community growth.

Social and Economic Development

- Changing population
- Vision for economic development does not exist.
- City-owned resources are not marketed for economic benefit.
- Adequate housing variety and transportation alternatives are underdeveloped.
- There is not enough parking available in busy activity centers.
- On-street parking is inadequate, even in downtown and retail districts where it can be safely provided. Our community does not offer a variety of parking solutions.
- Transportation corridors are congested and high intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation.
- Developers complain about the local development approval process.
- Complete additional GRAD certification for industrial park and construct infrastructure (rail, gas, etc) that will help attract industry

Government Relations

- Regional coordination, cooperation, and planning with adjacent communities for areas near mutual boundaries, should be improved. Planning information should be better shared with neighboring communities.
- Partnerships between local government and community stakeholder groups are not promoted enough.

Implementation Program

The Comprehensive Plan is a 'living' document, periodically updated respective of the changing community. A critical part of the Plan's evolution is the implementation program, serving as the overall strategy for Sylvania to achieve its vision for the future. In addition, the implementation program encourages compliance with both the Character Area and Future Development maps, and guides the city as it seeks to address the identified issues and opportunities.

A proposed schedule, responsible parties and potential funding sources are all outlined within this program.

CITY OF SYLVANIA

REPORT OF ACCOMPLISHMENTS 2008-2014

C = Completed

P = Postponed

N-A = Not Accomplished

O = Ongoing

PROJECT ITEM	Status	STATUS			COMMENTS
		C	O	P	
Development Patterns:					
Participate in 2010 Census	x				
Review Zoning Ordinance & Amend as Necessary			x		
Economic Development:					
Study potential establishment of City Economic Dev. Dept.	x				Determined to stay with county
Complete Buxton Study (Commercial and business retail needs analysis to determine development incentives for areas preferred for commercial use including the bypass site)				x	Funding - (Handled by Chamber/IDA)
Work with IDA to Recruit Industry			x		

Promote Commercial Infill Development		x			Working on creating enterprise zone
Develop Commercial Construction Guidelines	x				
Develop Industrial Construction Guidelines	x				
Project Item	C	O	P	N-A	COMMENTS
Promote the City		x			Still support at reduced funding levels
Support the DDA		x			Still support at reduced funding levels
Continue Downtown Revolving Loan Fund		x			
Housing:					
Develop an Affordable Housing Program			x		Funding and Staff Reductions
Obtain Grant Funds for Home Rehab			x		Funding and Staff Reductions
Install Neighborhood Signs				x	Funding
Promote Infill Development			x		Completed infill assessment & plan - CRC
Amend Ordinance Allowing Apartments in Town Center				x	Will do if need arises - funding
Conduct Housing Needs Assessment	x				Completed infill assessment & plan - CRC
Promote Sustainable Neighborhoods				x	Funding
Improve Neighborhood Connectivity			x		Completed Pedestrian Network Guide - CRC
Create a Sense of Place				x	Funding
Apply for Signature Community Status				x	Funding
Natural & Cultural Resources:					
Be a Leader in Developing Briar Creek Battle Site	x				
Promote the 13th Colony Trail Development			x		Lack of Funding
Develop a Land Use Plan for Old Recreation Dept.			x		Lack of Funding
Develop Seating for Outdoor Theater			x		Lack of Funding
Conduct a Tree Assessment	x				
Start Tree Replacement & Additional Tree Planting (Tree Planting Program) affecting City Property			x		Lack of Funding
Enact a Tree Ordinance	x				
Enact a Green Space ordinance	x				Included with Subdivision &

					Commercial Development
Promote Tree Canopy Improvement on Private Property, with support of the Georgia Forestry Commission and					
PROJECT ITEM	C	O	P	N-A	COMMENTS
Keep Screven Beautiful	x				Included with Subdivision & Commercial Development
Apply for Designation as a "Tree City USA"				x	Due to reduced staff and funding
Strengthen Wetlands Ordinances	x				Updated latest requirements
Conduct an Outdoor Recreation and Nature Education Needs Assessment of All Age Groups				x	Due to reduced staff and funding
Develop a Walking, Exercise & Bike Trail(s)			x		Due to reduced staff and funding
Develop 23 Acre Site into Nature Center				x	Not Feasible
Obtain Water First Status				x	Lack of Funding
Girls & Boys Club Study (Assess the natural and cultural resource related needs and interests of the local girl's and boy's programs, including national organizations such as the YMCA.)				x	Attempted and did not get community support
Make Energy Audits available to all Citizens' Homes and do More to Advertise this Service.			x		Funding - provide if requested
Provide Education Outreach to 4th, 5th & 6th Graders on Energy conservation and Litter Control	x				Schools promote through Keep Screven Beautiful
Study the Feasibility for city-purchase of hybrid vehicles				x	Funding
Community Facilities & Services:					
Continue Drop-off Centers (2) for co-mingled recyclable waste materials, and separation of recyclables by inmate labor at the Transfer Station			x		
Street Resurfacing Program - 4.7 Miles		x			
City/County Cemeteries			x		Lack of Funding

Resurfacing					
Continue I/I Program		x			
Continue Fire Hydrant Replacement		x			
PROJECT ITEM	C	O	P	N-A	COMMENTS
Water/Sewer Systems Upgrades		x			
Upgrade Waste Water Plant				x	Not required
Waste Water Plant Repairs & Maintenance		x			
City Electric System Upgrade		x			
Natural Gas System Upgrade		x			
Develop Storm Water Management Plan			x		Lack of Funding
Remodel Public Safety Building			x		Lack of Funding
Fire Training Facility Study	x				Fire training tower built
City Annexation	x				
Remodel Old City Hall				x	Lack of Funding
Intergovernmental Coordination:					
Host a Community Retreat	x				
City/County Elected Officials & Staff - meet Twice a year	x				
Encourage Partnerships and Joint Action		x			
Transportation:					
Promote the four-laning of U.S. Highway 301 from Statesboro to the South Carolina/Georgia line		x			
Use DOT Safety Grant to Improve Street Safety	x				
Develop Sidewalk/Bike Path Plans	x				
Sidewalk and Bike Path Improvements			x		Lack of Funding
Begin discussions with DGOT regarding development of a traffic circle downtown in the vicinity of the community fountain.	x				
Monitor the county's negotiations to bring an on-demand van system to Screven County, in preparation for development of a senior citizen transportation system	x				CRC
Promote through the city's					

website and other information					
on the availability of rail access as a potential benefit					
to economic development	x				Handled through IDA Website
Add more and larger directional signs at the bypass to inform motorists where to turn to reach downtown, historic and recreational sites.	x				
Evaluate potential opportunities for development of underutilized city property for parking.	x				

**CITY OF SYLVANIA
Community Work Program
2015-2019**

PROJECT ITEM	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Development Patterns:								
Review Zoning Ordinance & Amend as Necessary	X	X	X	X	X	CITY	Staff Time	CITY
Economic Development:								
Work with IDA to Recruit Industry by completing an incentive package	X	X	X	X	X	CITY/IDA	Staff Time	City/IDA
Promote Commercial Infill Development			X	X	X	CITY	Staff Time	CITY
Promote the City	X	X	X	X	X	CITY	\$ 20,000	CITY
Support the DDA	X	X	X	X	X	CITY	\$ 150,000	CITY
Continue Downtown Revolving Loan Fund	X	X	X	X	X	DDA	\$ 5,000	DDA
Housing:								
Develop an Affordable Housing Program				X	X	CITY	TBD	TBD
Obtain Grant Funds for Home Rehab				X	X	CITY	\$ 400,000	GRANTS

Promote Infill Development by implementing incentives				X	X	CITY	Staff Time	TBD
PROJECT ITEM	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Improve Neighborhood Connectivity through sidewalks				X	X	CITY	TBD	TBD
Natural & Cultural Resources:								
Promote the Battle of Brier Creek & 13th Colony Trail through promotional materials	X	X	X	X	X	CITY	\$ 2,000	CITY
Develop a Land Use Plan for Old Recreation Dept.				X	X	CITY	TBD	TBD
Develop Seating for Outdoor Theater				X	X	CITY	\$ 20,000	CITY
Start Tree Replacement & Additional Tree Planting	X	X	X	X	X	CITY	\$TBD	General Fund
(Tree Planting Program) affecting City Property				X	X	CITY	\$ 500	CITY
Develop a Walking, Exercise & Bike Trail(s)				X	X	CITY	\$ 25,000	CITY/GRANT
Make Energy Audits available to all Citizens' Homes and	X	X	X	X	X	CITY	TBD	CITY
do More to Advertise this Service		X	X	X	X	CITY	\$ 500	CITY
Support Green Infrastructure	X	X	X	X	X	CITY	TBD	CITY

Community Facilities & Services:

Continue Drop-off Centers (2) for co-mingled recyclable waste materials, and separation of recyclables by inmate labor at the Transfer Station	X	X	X	X	X	CITY/CO	STAFF TIME	CITY/CO
PROJECT ITEM	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Street Resurfacing Program - 4.7 Miles	X	X	X	X	X	CITY	\$ 300,000	CITY/DOT
City/County Cemeteries Resurfacing				X	X	CITY/CO	\$ 75,000	CITY/CO
Continue I/I Program to determine sewer and water line deficiencies	X	X	X	X	X	CITY	\$ 75,000	CITY
Continue Fire Hydrant Replacement	X	X	X	X	X	CITY	\$ 10,000	CITY
Water/Sewer Systems Upgrades through the replacement of the cemetery lift station and sewer lines on Cail, Thompson and Randall Streets	X	X	X	X	X	CITY	\$ 1,000,000	CITY/GRANT
Waste Water Plant Improvements to include replacement of clarifiers and aerators	X	X	X	X	X	CITY	\$ 2,000,000	CITY/GEFA
City Electric System Upgrade to include replacement of transformers, poles and replacing of copper	X	X	X	X	X	CITY	\$ 800,000	CITY
Natural Gas System Upgrade to include replacement of gas meters and line upgrades	X	X	X	X	X	CITY	\$ 100,000	CITY

ADOPTION RESOLUTION

WHEREAS, the Screven County Board of Commissioners has prepared an update to the Comprehensive Plan, and

WHEREAS, the Comprehensive Plan Update was prepared in accordance with the Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on October 14, 2014, at the Screven County Commissioners meeting room.

BE IT THEREFORE RESOLVED, that the Screven County Board of Commissioners does hereby adopt the Comprehensive Plan update covering the five-year period 2014-2019, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 14th day of APRIL, 2015

BY



Will Boyd, Chairman

ATTEST



**PUBLIC HEARING
HILTONIA TOWN HALL
HILTONIA, GEORGIA**

May 5, 2015
7:00 p.m.

Re: Hiltonia's Comprehensive Plan

Present: Matthew Forehand, Jeremy Forehand, Evelyn Hubbard, Vivian Forehand, June Forehand, Gerry Forehand, Ethel Cooper, Floyd Williams, Shannon Moore, Mike Ferguson, and Ivey Williamson

The Public Hearing was called to order by Mayor Gerry Forehand.

Hiltonia's Comprehensive Plan was presented before those present. Clerk Shannon Moore gave an overview of the contents of the plan and June Forehand pointed out the Report of Accomplishments. There being no additions, corrections or amendments the Plan is ready for adoption.

The hearing was adjourned.


Shannon Moore, clerk


Mayor Gerry Forehand

TOWN OF HILTONIA MAYOR AND COUNCIL MEETING

May 11, 2015

7:00 p.m.

Gerry Forehand, Mayor
Jeremy Forehand, Mayor Pro-tem
Matthew Petrea, Chief of Police
Evelyn Hubbard, Attorney
Shannon Moore, Clerk

June Bragg, Councilwoman
Ethel Cooper, Councilwoman
Vivian Forehand, Councilwoman
Penny Morris, Councilwoman
Eddie Walker, Councilman (A)

Visitors: Sarah Petrea, Michael Ferguson

Mayor Gerry Forehand called the council meeting to order and asked Councilwoman Vivian Forehand to open with prayer.

Council was asked if they had received and read copies of the April 13, 2015 minutes, then asked if there were any additions or corrections. There being none, Mayor Pro-tem Jeremy Forehand motioned to approve the minutes as written, Councilwoman Vivian Forehand seconded. The motion was carried by Council's unanimous show of hands.

T.W. Roberts store front and south side wall have been repaired and painted. Approximately \$2100.00 has been spent on the restoration thus far. A motion was made to repair and paint the north side wall of the store by Councilwoman Penny Morris and seconded by Councilwoman Ethel Cooper. The motion was carried by a show of hands. Funding for the restoration can be taken from the SPLOST 2012 account.

There will be a public hearing for the LMIG Forehand Lane road paving project on May 21, 2015 at 3:00 PM. Engineer Wesley Parker will be opening bids for the project at this time.

All council members received financial reports and police activity sheets. The town clerk reviewed the financial reports with council members. The clerk presented council members with the FY2015-2016 budget ready for adoption. The proposed FY2015-2016 budget presented at the public hearing on May 5, 2015 was adjusted according to recommendations. Mayor Pro-tem Jeremy Forehand motioned to adopt the FY2015-2016 budget. Councilwoman Vivian Forehand seconded the motion and council approved by a show of hands.

Chief Petrea addressed council with an update on the Speed Trap Law. This law did pass and will take effect on July 1, 2015. Traffic tickets written for speeding in excess of 18 mph over the posted speed limit was changed to speeding in excess of 21 mph over the posted speed limit. The percentage base of revenue from these speeding tickets was changed from 40% of fine revenue was changed to 35% of fine revenue. Another code section was added to include "Too fast for conditions".

The tag reader was on a 40 day trial basis, with May 12, 2015 being the end of the trial period. Chief Petrea is not completely sold on the potential revenue of the tag reader. He will speak with a representative and make a decision on whether to purchase or send the tag reader back.

Mayor Pro-tem Jeremy Forehand asked about lowering the speed to 35 mph through Hiltonia. Years ago GA Dept. of Transportation was contacted to evaluate the possibility of lowering the speed limit through Hiltonia. Evelyn Hubbard acknowledged the evaluation was never performed and that for whatever reason the issue was not pushed.

The police department would like to use Allen Sims to process traffic stops. Allen Sims is a website which would give access to drivers and vehicle information. Eticket is another feature offered by Allen Sims. A monthly fee of \$30.00 would include unlimited access to GCIC/NIC information and unlimited Etickets. The police department would need to purchase a computer and printer for the patrol car to access the website and print the tickets for violators. Etickets are uniform traffic citations processed electronically. The officers will have to be GCIC/NIC certified in order to run background information on a violator. All cost related to using Allen Sims and Etickets can be funded through the recently adopted Technology Fund. Internet service will be provided through an existing contract with Verizon.

Hiltonia PD have found it very difficult at times to rely on the Screven County Sheriff's Dept. to run the necessary background information, so they would like to establish communication from Screven 911 for such assistance. Screven 911 will provide case numbers, records logs and be ready to assistance immediately. All Screven 911 is asking for in return is a case of paper as needed. The Screven County Board of Commissioners will need to approve the assistance for Screven 911 to Hiltonia PD.

Statues within the contract with Sentinel probation are changing in July of 2015. Evelyn Hubbard stated that since Mayor Gerry Forehand had signed the current contract and it was approved by council the town would not need to take further action. However a new contract will need to be approved by the town council as the new requirements are to be enforced.

The utilities manager job has not been filled yet. Mayor Forehand stated he would make a decision this week.

Heirs to the Mark Hill Estate have offered to deed over seven parcels of land they hold within the city limits of Hiltonia. These parcels have back taxes due. The clerk will go before the Screven County Board of Commissioners to ask if the delinquent taxes could be waived since the properties are being donated to the Town of Hiltonia. A motion was made by Mayor Pro-tem Jeremy Forehand to allow \$1500.00 payable in taxes if the commissioners did not agree to waive the past due taxes on the Mark Hill Estate properties. Councilwoman Penny Morris seconded the motion and council agreed.

A Public Hearing was held on May 5, 2015 for the Hiltonia portion of the Comprehensive Plan. There being no discussion on the Plan a Resolution for the Comprehensive Plan was approved by a motion made by Councilwoman Vivian Forehand and seconded by

Councilwoman Ethel Cooper. The Resolution will be sent to the Coastal Regional Commission as Hiltonia's complete Comprehensive Plan.

The Screven County Library will be hosting story time again this year for the children in the community. Belinda Saxon will come every other week during the summer and read to the children and provide them with an activity. The library also donated a variety of books to give away to the children.

Clerk Shannon Moore asked council to place a Graduation ad in the Sylvania Telephone honoring the Screven County High School Class of 2015. Council agreed to a 4" ad at \$50.00.

With all business complete, Evelyn Hubbard was asked to dismiss the meeting in prayer.



Shannon Moore, Clerk



Gerry Forehand, Mayor

Resolution of Adoption

Town of Newington, GA

WHEREAS, the Town of Newington has completed the 2014-2019 Comprehensive Plan Update, and

WHEREAS, this Comprehensive Update has been further amended in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, at a public hearing on Thursday, October 30, 2014 at 4:30 p.m. at the Town of Newington Town Hall;

BE IT THEREFORE RESOLVED, that the Town of Newington does hereby adopt the 2014-2019 Comprehensive Plan update and pledges to faithfully implement this program in accordance with the Vision of the Comprehensive Plan.

SO RESOLVED in open session this 14th day of May, 2015.



Albert S. Perkins, Mayor

Town of Newington, Georgia

ATTEST:



Vonette Lane Perkins, Town Clerk

Town of Newington, Georgia

Resolution of Adoption

City of Oliver, GA

WHEREAS, the City of Oliver has completed the 2014-2019 Comprehensive Plan Update, and

WHEREAS, this Comprehensive Update has been further amended in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, at a public hearing on June 8th 2015 at 6:00 p.m. at the City of Oliver City Hall;

BE IT THEREFORE RESOLVED, that the City of Oliver, does hereby adopt the 2014-2019 Comprehensive Plan update and pledges to faithfully implement this program in accordance with the Vision of the Comprehensive Plan.

SO RESOLVED in open session this 8th day of June 2015.

City of Sylvania

Adoption RESOLUTION

WHEREAS, the City of Sylvania has prepared an annual update to the Comprehensive Plan Update; and

WHEREAS, the Comprehensive Plan Update was prepared in accordance with the Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on October 15, 2014, at Sylvania City Hall Chambers;

BE IT THEREFORE RESOLVED, that the City of Sylvania Council does hereby adopt the Comprehensive Plan update covering the five-year period 2014 - 2019, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 6th day of January 2015.

BY: Margaret J. Evans

ATTEST: Shirley P. Snow
City Clerk

