

CITY OF SHELLMAN

Short Term Work Program Update

Five Year Implementation Plan

2012-2016

River Valley Regional Commission

Shellman Short Term Work Program Update

2012 - 2016

City of Shellman

Community Facilities

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Coordinate and continue to enforce storm water management regulations with Cuthbert and Randolph County	2012, 2013, 2014, 2015, 2016	Cities of Shellman and Cuthbert and Randolph County	\$150,000	Cities of Shellman and Cuthbert and Randolph County
Maintain public facilities and services, including water, medical, ambulance, schools, etc. as economic conditions allow.	2016	City of Shellman	\$500,000	City of Shellman
Construct sidewalks in, in Shellman to better connect people to places	2016	City of Shellman	\$50,000	City of Shellman, TE
Purchase ditch witch trenching machine	2016	City of Shellman	\$50,000	City of Shellman
Construct Welcome sign on U.S. 82	2015	City of Shellman	\$2,000	City of Shellman
Continue efforts to replace awnings on downtown buildings	2015	City of Shellman	\$5,000	City of Shellman
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	2015	City of Shellman	\$500	City of Shellman, DCA
Develop solar system as alternative energy source.	2016	City of Shellman	\$550,000	City of Shellman
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to area climate.	2014	City of Shellman	\$500	City of Shellman
Update SDS as part of the full plan update.	2016	City of Shellman	\$1,500	City of Shellman
Add more fire hydrants throughout the city	2015	City of Shellman	\$20,000	City of Shellman, FEMA
Add sidewalk from Southwood Apartments to Piggly Wiggly grocery store	2016	City of Shellman	\$50,000	City of Shellman, DOT TE
Plant trees in park fronting downtown	2013	City of Shellman	\$5,000	City of Shellman
Refurbish old water tanks	2014	City of Shellman	\$25,000	City of Shellman
Repair storm drains in Blue Bottom	2015	City of Shellman	\$50,000	City of Shellman, DCA CDBG

Economic Development

EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Finish purchase of US 27 property	2012, 2013, 2014, 2015, 2016	Randolph Development Authority	\$300,000	Randolph County, Cuthbert, Shellman
Continue to market the Industrial Park.	2012, 2013, 2014, 2015, 2016	Randolph County, Randolph Chamber	\$5,000	Randolph County, Cuthbert,

				Shellman
Create an economic development strategy to attract business and industry. Look at low interest loans and property tax freeze as possible incentives.	2012, 2013, 2014, 2015, 2016	Cities of Shellman and Cuthbert, Randolph County Chamber, Development Authority	\$10,000	Cities of Shellman and Cuthbert, and Randolph County, Randolph Chamber
Support small business enterprise in the city.	2012, 2013, 2014, 2015, 2016	Cities of Shellman and Randolph County Chamber	\$10,000	City of Shellman, GA Dept. of Economic Development
Promote tourism in Shellman and Randolph County. Increase Shellman marketing efforts by expanding city web services, Randolph County web services and using RVRC web services.	2013	City of Shellman	\$2,000	City of Shellman
Provide education opportunities to learn about the development process.	2014	City of Shellman, RVRC	\$500	City of Shellman, RVRC
Write a redevelopment plan to aid in redevelopment of downtown and surrounding areas. Use low interest rate loans and other revitalization techniques as development incentives.	2016	City of Shellman, RVRC	\$5,000	City of Shellman
Housing				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units. Focus efforts in Coleman.	2012, 2013, 2014, 2015, 2016	Randolph County Development Authority	\$1,000	Randolph County
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated, abandoned structures, to balance housing cost and housing quality in an effort to construct affordable quality housing.	2012, 2013, 2014, 2015, 2016	Randolph County Chamber, Development Authority	\$1,000,000	Randolph County, DCA (CDBG), CHIP
Continue to implement code enforcement program	2012, 2013, 2014, 2015, 2016	Cities of Shellman and Cuthbert, and Randolph County	\$150,000	Cuthbert, Shellman and Randolph County
Continue to increase home ownership opportunities. Link city website to DCA website Housing Initiatives and Programs.	2014	Randolph County, Randolph Chamber	\$5,000	Randolph County, Randolph Chamber
Create housing communities rather than housing developments, retro fit existing housing areas if possible.	2014	City of Shellman	\$500,000	City of Shellman, DCA (CDBG)
Continue to support code enforcement program	2012, 2013, 2014, 2015, 2016	City of Shellman, Randolph County	\$15,000	City of Shellman

Develop an infill development strategy in the city as it looks to lower the cost of land and utilizes existing city infrastructure.	2015	City of Shellman, RVRC, Randolph County	\$2,000	City of Shellman
Natural and Cultural Resources				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	2014	City of Shellman, RVRC	\$5,000	City of Shellman
Continue to strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	2012, 2013, 2014, 2015, 2016	City of Shellman, RVRC	\$3,000	City of Shellman
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2014	City of Shellman, RVRC	\$2,000	City of Shellman
Work with state and national land programs to preserve environmentally important areas.	2012, 2013, 2014, 2015, 2016	City of Shellman, RVRC	\$1,000	Randolph County
Acquire the Oliver Hall property.	2016	City of Shellman	\$15,000	City of Shellman
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	2013	City of Shellman, Keep Randolph County Beautiful	\$2,500	City of Shellman, Randolph County, Cuthbert
Land Use				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county.	2014	City of Shellman	\$5,000	City of Shellman, GEFA, USDA
Update Comprehensive Plan (Full Update), plan areas for nodal development. Reserve for industrial and commercial growth on future development maps.	2016	Randolph County, Cuthbert, Shellman	0	DCA
Develop ordinances to regulate the aesthetics of development in our highly visible areas.	2013	City of Shellman, RVRC	\$500	City of Shellman

Develop a guidebook that illustrates the type of development wanted in the community.	2014	City of Shellman	\$1,000	City of Shellman
TRANSPORTATION				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Construct (3) railway sidings and bulk cargo loading platforms for the Georgia Southwestern Railway in Cities of Cuthbert, Shellman, and Community of Carnegie (unincorporated).	2013, 2014	Randolph County, Development Authority, City of Shellman	\$500,000	Randolph County, City of Shellman
Continue to repave city roads	2012, 2013, 2014, 2015, 2016	City of Shellman	\$300,000	City of Shellman, DOT
Construct Welcome sign on U.S. 82	2014	City of Shellman	\$2,000	City of Shellman
Streetscape, Pearl Street to HWY82 on Dean Street	2014	City of Shellman	\$125,000	City of Shellman, DOT TE
Develop a bicycle/pedestrian plan to compliment regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	2016	City of Shellman, RVRC	\$5,000	City of Shellman
INTERGOVERNMENTAL				
EXPLANATION	YEARS	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Create Regional Ambulance Service	2012, 2013, 2014, 2015, 2016	Randolph County, Cities of Shellman & Cuthbert	\$500,000	DOT, Randolph, Stewart, Quitman, Clay Counties
Support regional E-911 communication, cooperation and facilities	2012, 2013, 2014, 2015, 2016	Cities of Shellman and Cuthbert, and Randolph, Clay, Stewart County	\$5,000	CDBG, USDA, HUD, Local Government
Continue to support Randolph County Chamber of Commerce.	2012, 2013, 2014, 2015, 2016	Randolph County, Cuthbert, Shellman	\$5,000	Randolph County Chamber Members
Support the Randolph County Development Authority.	2012	Randolph County, Cuthbert, Shellman	\$5,000	City of Shellman
Support the Southwest Georgia Development Authority.	2012	Randolph County, Cuthbert, Shellman	\$5,000	City of Shellman
Support Hwy 27 Association	2012	Randolph County, Cuthbert, Shellman	\$2,000	City of Shellman
Continue to lobby and support the four-laning of US 82.	2012, 2013, 2014, 2015, 2016	Cities of Shellman and Cuthbert and Randolph County	\$2,000	Cities of Shellman and Cuthbert, and Randolph County, DOT

CITY OF SHELLMAN

Short Term Work Program Update

Report of Accomplishments

2012-2016

River Valley Regional Commission

Shellman Short Term Work Program Update

2012 - 2016

City of Shellman

Community Facilities

Explanation	Status	Explanation
Important to keep lines of communication open with Randolph County and Cuthbert in order to develop stronger working relationships and to share resources. Continued work towards Rural Transit Facility	Completed	Meet with Mayor of Cuthbert and Randolph County BOC Chairman every two months.
Finish developing rural transit facility and participate in regional transportation efforts.	Completed	
Careful planning will be required to ensure adequate public facilities. Adequate community facilities are needed to provide a good foundation for existing and future populations.	Completed	All water and sewer systems have been updated.
Look at various fee sources in order to better pay for growth and take cost burden off of property owners.	Completed	Increased water rate fee. Review fees every budget year.
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing County website, newspaper, civic organizations, health agencies, and neighborhood meetings.	Completed	Created a city website to better inform citizens concerning all city activities.
Maintain/update/expand public facilities and services, including water, sewer, medical and ambulance, schools, etc. as economic conditions allow.	Completed	Water and sewer updated. Added a Medical Center.
Coordinate and continue to enforce storm water management regulations with Randolph County.	Underway	Ongoing activity. 2012-2016
Repave city roads.	Underway	Paved five streets. Completion date 2016.
Work with Health Department to identify failing septic tanks and areas of potential failure.	Completed	No septic tanks left in the city.
Investigate surface water in sewer system	Completed	Problem fixed in 2009.
Assess available public space and determine what needs renovation, expansion or closure.	Completed	
Construct a new fire station.	Completed	2010
Resurface walking trail	Completed	2010
Continue to renovate the Depot including kitchen renovations, heating, cooling, and flooring	Completed	2010
Pave Maryanna Street	Completed	2010
Purchase one police car	Not Accomplished	City decided to contract with county for police services.
Purchase ditch witch trenching machine	Postponed	Lack of funds, purchase by 2016.
Construct Welcome sign on U.S. 82	Postponed	Low priority, would like to complete in 2016.
Continue efforts to replace awnings on downtown buildings	Underway	Complete in 2016.
Purchase fire safety equipment for Volunteer Fire Department	Completed	
Require new development to connect to existing sidewalks whenever possible	Postponed	No new development/low priority. Will develop an ordinance/policy by 2013.

Develop a capital improvements program	Not Accomplished	Mayor and Council looks at capital input needs every year during the budget process. No SPLOST funds to do any major capital projects.
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	Not Accomplished	No development/Low priority. Complete in 2013.
Develop solar system as alternative energy source.	Not Accomplished	Have applied for funding on several levels and have been turned down.
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to area climate.	Not Accomplished	Low priority/No new development. Complete in 2013.
Update SDS as part of the full plan update.	Postponed	Will do when full update is due in 2015/2016.
Economic Development		
Activity	Status	Explanation
Support continued development of local education system. Increase dual enrollment opportunities.	Underway	Ongoing activity 2012-2016. Shellman, with Cuthbert and Randolph County, will continue to work with Randolph-Clay High School and Randolph Southern, Albany Tech and Andrew College to improve education and dual enrollment activities.
Work with Albany Tech on job training and adult education programs.	Underway	Ongoing activity. 2012-2016
Finish developing the Rural Regional Transit Program	Completed	Facility is completed and operational.
Support developing regional rural transit facility to help with travel to work and increase local job opportunities which will require less access to transportation.	Completed	
Maintain and expand upon public facilities (water, sewer, etc.)	Completed	
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	Not Accomplished	Shellman is a small town, does not need surveys to assess the current business climate.
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program as well as support program.	Completed	Randolph County is a work ready county.
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	Completed	The Randolph County Development Authority and Randolph County Chamber track growth on reduction of business.
Support community investment in public facilities to better attract industrial/commercial development.	Completed	
Support Hwy 27 Association	Underway	Shellman is a member. Ongoing activity. 2012-2016
Support small business enterprise in the city.	Completed	Shellman utilizes a revolving loan fund to help small businesses. Made two loans in 2009.
Promote tourism in Shellman and Randolph County. Increase Shellman marketing efforts.	Completed	In 2010, added a website to help promote the city.
Continue to participate in the Randolph County Chamber of Commerce	Underway	Ongoing activity. 2012-2016
Support a regional jail facility in Terrell County	Not Accomplished	Project was eliminated. Randolph County is building a local jail.

Create as many local development incentives as possible to attract commercial and industrial development.	Completed	Use what is available like utility discounts, expanding water/sewer lines at no cost to industry etc.
Support the Randolph County Development Authority	Underway	Mayor is an active member. Ongoing activity. 2012-2016
Support the Southwest Georgia Development Authority	Underway	Mayor is an active member. Ongoing activity. 2012-2016
Support the four-laning of U.S. 82	Underway	Ongoing activity. Project made T-SPLOST unconstrained list but was cut from final list. Would like to widen by 2016.
Encourage more businesses to locate downtown	Completed	Just received streetscape funding from GDOT to do streetscape work in downtown which should help with attracting business.
Implement a streetscape plan in the central business district	Underway	Was awarded a TE to work on streetscape in 2010. Work completed in 2012.
Diversify job base.	Completed	Added a medical facility.
Provide education opportunities to learn about the development process.	Underway	Use website to inform/educate citizens. Will work with RVRC to develop a guideline in 2014.
Consider a redevelopment plan to aid in redevelopment of downtown and surrounding areas. Use low interest rate loans and other revitalization techniques as development incentives.	Postponed	Low priority, working with RVRC on possibility of doing a redevelopment plan by 2015.
Housing		
Activity	Status	Explanation
Create housing communities rather than housing developments, retro fit existing housing areas if possible.	Underway	Working on restoring older homes in neighborhoods in the city and better connectivity with sidewalks. Completion 2016
Continue to increase home ownership opportunities	Not Accomplished	Focus switched to rehabilitating existing structures. Completion 2016.
Continue to apply for affordable housing grants in an effort to balance housing cost and housing quality.	Underway	Last grant awarded in 2009, completion 2012.
Support the West Georgia Consortium Corporation.	Completed	Organization has gone out of business
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures	Completed	Grant awarded in 2009. Construction will be completed in 2012.
Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Randolph County and the municipalities. Enforce compatibility standards.	Completed	Old abandoned mobile homes have been removed.
Pursue a citywide housing rehabilitation program	Underway	Use CDBG's and Randolph County code enforcement to implement. Completion 2016.
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	Completed	Zoning ordinances allows garage, apts. Etc.
Develop housing programs that focus on households with special needs.	Underway	Doing so with CDBG program. Completion date 2016.

Ordinances need to allow for loft living, downtown living and neo-traditional development.	Completed	Zoning ordinance allows for loft living.
Write a redevelopment plan.	Postponed	Low priority, discussing possibility with RVRC. Completion 2015.
Continue to support code enforcement program	Underway	Shellman uses Randolph County code officer. Ongoing activity. 2012-2016
Look at ways to diversify housing mix from predominately single-family site-built to a mixture of single-family attached and multi-family.	Underway	City has list of vacant sites, some of which may be used for townhomes, etc. Complete with 2016 Comprehensive Plan
Natural and Cultural Resources		
Activity	Status	Explanation
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> 1. Create an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc. 	Underway	Low priority, limited development over the last 20 years, will use Shellman website and the Randolph Chamber to educate about ordinances and/or Natural Resources. Will work with RVRC to develop a Guide book/Brochures by 2015.
Identify contaminated properties (brownfields and greyfields) if identified promote redevelopment.	Completed	
Identify water pollution problems and solutions.	Completed	All problems identified and resolved.
Protect historic resources.	Completed	Finished railroad depot rehabilitation.
Adopt, strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	Completed	Use existing state regulations and county enforcement to keep development away from important resources.
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	Completed/Underway	Use existing state regulations to protect development. Will work with RVRC to review site design guidelines in 2016.
Continue to enforce soil erosion and stormwater best management practices.	Completed	All problems identified and resolved.
Do a bike/pedestrian plan to complement the regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	Underway	Completion date 2016.
Acquire the Oliver Hall property.	Not Accomplished	No Funding.
Continue efforts to implement Historic Preservation recommendations.	Completed	Historic Preservation Ordinance is part of Zoning Ordinance. Use Historic Preservation Recommendations to prioritize preservation efforts.

Develop a Greenspace Plan and actively work to preserve greenspace by direct purchase or set-asides. Adopt and enforce a tree preservation ordinance.	Not Accomplished	Low priority, no development threat.
Develop a Conservation Subdivision Ordinance.	Not Accomplished	No development, low priority. Council concerned about tax consequences.
Adopt a tree replanting ordinance for new development.	Not Accomplished	No development
Develop a land conservation program or work with national and state land conservation programs to preserve environmentally important areas.	Not Accomplished	Will work with other organizations if a need arises.
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	Postponed	Low priority. Will work with "Keep Randolph County Beautiful" to do so. 2016
Continue redevelopment of Shellman Depot.	Completed	2010
Land Use		
Activity	Status	Explanation
Study effective land use planning for City of Shellman, including brownfield and greyfield redevelopment. Connect developers to federal and state incentives for cleaning up identified sites.	Completed	2010
Pursue more effective water and conservation and aquaculture techniques, resource conservation and protection in the county.	Completed	
Update Comprehensive Plan, partial update.	Completed	2009
Update Comprehensive Plan, Full Update	Postponed	2015, 2016
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	Underway	Utilizing CDBG funds to rehabilitate properties. 2012-2016
Apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	Underway	Currently implementing a CDBG, 2012.
Diversify land uses mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	Completed	Existing ordinance allows for Mixed Use Development
Work with developers, landowners, and conservation groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions. Traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desirable development pattern.	Underway	Traditional neighborhood development is encouraged, worried about tax consequences of conservation subdivision ordinances. Will revisit planning efforts in 2015, 2016 with Full Comprehensive Plan effort.
Develop a guidebook that illustrates the type of development we want in our community.	Postponed	Low priority will work with a Chamber of Commerce and RVRC to develop a guidebook, 2014.
Plan areas for nodal development.	Completed	Will review again in Full Update.
Development ordinances to regulate the aesthetics of development in our highly visible areas.	Postponed	Will review, with city, overlay district regulation possibility on US 82
Create an ordinance that allows neo-traditional	Completed	Will review overlay district regulations on US 82

development.		
Look at adopting land use measures that will protect natural resources in Shellman (steep slopes, flood plains, etc.)	Completed	Will review overlay district regulations on US 82
Create an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Complete/Underway	Chamber has one for vacant buildings. Will work with RVRC on vacant lots. Completion 2014.
Continue to enforce zoning ordinance and subdivision regulations.	Underway	Contract with Randolph County to enforce code. Ongoing activity. 2012-2016
Reserve land for industrial and commercial growth in future land use plan.	Completed	Will revise with Full Plan Update.

ADOPTION RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 counties and cities prepare a Comprehensive Plan; and

WHEREAS, the City of Shellman prepared the required Comprehensive Plan Update Report of Accomplishment and 5-year Update of its Short Term Work Program; and

WHEREAS, by this resolution, the City of Shellman certifies that the plan update was reviewed by the River Valley Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and

NOW, THEREFORE BE IT RESOLVED, that the City of Shellman does hereby adopt the Short Term Work Program Comprehensive Plan Update.

Resolved this 22nd day of November, 2011.



*Paul P. Langford, Mayor
City of Shellman*

Attest:


Margaret Gurthie, City Clerk