

# Siloam Comprehensive Plan

2018 Update

Developed by the Planning & Government Services Division of the  
**Northeast Georgia Regional Commission**



## Acknowledgements

### **Siloam, Union Point, and White Plains Steering Committee**

Karen Hill, Siloam Mayor

Edith Jefferson, Siloam Councilmember

Lanier Rhodes, Union Point Mayor

Jill Rhodes, Union Point DDA

Russ Moore, White Plains Mayor

Marvin Bell, White Plains Councilmember

Sam Young, Greene Co. Economic Development Director

### **Northeast Georgia Regional Commission**

James R. Dove, Executive Director

Burke Walker, Planning & Government Services Director

John Devine, AICP, Principal Planner (project lead)

Mark Beatty, Planner

Stephen Jaques, Project Specialist

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# Chapter 1

## Introduction & Overview

### Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

### Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

## Public Involvement

### Public Input & Steering Committee

The joint Siloam/Union Point/White Plains planning process began with a public hearing and was followed by a series of community input sessions during which the public and a local steering committee were invited to discuss local trends and aspirations. The availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing) provided additional feedback opportunities. A final public hearing was held before submittal of the plan to the DCA for review.

### NEGRC's Role

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.



# Chapter 2

## Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public in attendance, as well as professional analysis of relevant data.

*\*Italicized entries indicate high priorities (with STWP project number in parentheses)*

### Population, Community, and Governance

Siloam's population of 261 is projected to remain stable through 2022, after declining by approximately 20 individuals since 2010 (ESRI BAO). Meanwhile, Greene County is projected to grow by 1.25% by 2022. Siloam does not wish to pursue growth for growth's sake, although the opportunity exists to determine whether there are underlying reasons for the lack of growth.

As of 2017, the median age of Siloam is 47, far higher than Georgia's average of 37 (ESRI BAO). Given that 33% of Siloam's population is already over 55, the need for senior services will soon grow. *Siloam should plan for senior service delivery before the need becomes acute. (9)*

Siloam's median income and educational attainment levels trail the state average, signifying a shortage of financial resources in the community and limited potential for improvement without intervention. However, Siloam's majority-minority community has a history of cooperation. Therefore, creative, small-scale solutions should be the first priority. Improvement projects organized as community-wide events could strengthen community pride, improve Siloam's image, and stoke the interest of residents and youth in Siloam.

### Planning, Land Use, and Housing

Siloam features low-density, primarily residential development (either detached single-family or mobile homes) and homeownership rates hover at 70% (ESRI BAO). Some of this housing may be at risk of blight. *Therefore, Siloam should inventory the housing stock to identify both blight and resources to fix these properties. (4)*

Siloam's low-density development pattern can easily accommodate new infill, especially along State Route 15 and State Route 77. The cluster of abandoned historic buildings at the intersection of these roads could be restored and developed to create a walkable downtown core populated by small-scale local businesses.

The community identified a parking shortage as a weakness. However, significant informal parking is available (unstriped paved lots, unused on-street parking, and grass lots), particularly at the downtown intersection. *Striping these areas and connecting them with destinations via sidewalks should solve the parking problem without paving new lots. Focusing on improving pedestrian connections (particularly at the intersection of SR 77 and SR 15) should open the door for the creation of a vibrant downtown core, which will not be possible if too much parking is built. (3, 2)*

## Transportation

The vast majority of Siloam’s residents drive to work, with 40% commuting outside of Greene County (ESRI BAO). The area’s largest employment centers are in Greensboro and near Lake Oconee. Siloam is located at an I-20 interchange, which could attract growth or pose the threat of sprawling, auto-centric development to the town. Siloam has the opportunity to expand pedestrian facilities, increase connections with Greene County’s rural transit service, and grow local businesses to provide transportation and employment options that reduce the need to commute long distances by car.

## Natural & Cultural Resources

Stakeholders wish to protect several historical structures in town. In particular, several abandoned commercial buildings that sit at the intersection of SR 15 and SR 77 could make prime sites for businesses if they were restored. Since Siloam lacks financial resources, an incremental approach that first identifies the modest improvements made within existing capabilities, and builds from that base, is the likeliest to succeed.

## Community Facilities & Services

Siloam lacks municipal sewerage service, but the low-density development pattern, small population, and lack of growth would likely make maintaining a conventional sewer system cost-prohibitive (even if grants paid for construction). *However, cheaper alternatives like STEP systems, gravity pumps, and small diameter gravity sewers could be explored. (7)*

Siloam also lacks natural gas service. *If the town wishes to add municipal gas service, then a similar approach to adding sewer should be taken, in*

*which careful consideration of alternatives and lifecycle costs should be considered. (8)*

Meeting attendees noted the need to improve the town’s recreation facilities for residents (especially children). *A basic recreation audit and planning exercise should be conducted. (6)*

## Intergovernmental Coordination

Installing sidewalks and improving the intersection of SR 77 and SR 15 will likely require cooperation between Siloam, GDOT, and Greene County.

*In preparation for SPLOST and T-SPLOST referenda in the near future, Siloam should identify qualifying projects for potential inclusion. (10)*

## Economic Development

Siloam’s likely best bet for economic development is to bring the community together to create small-scale improvements and opportunities to start small businesses. Identifying and mobilizing key stakeholders will be essential to creating and realizing the vision for Siloam. By improving the city for current residents, Siloam will be more likely to retain and attract residents and travelers.

The Vulcan Materials mine is a valuable local employer and driver of traffic to the area. Local leaders should work with mine supervisors to mitigate any operational effects on the community and maximize employment opportunities for residents.

# Chapter 3

## Vision

Siloam will be an attractive and welcoming community, leveraging participation from residents and local institutions to restore and create small, human-scaled businesses connected to safe, walkable neighborhoods.

## Goals & Policies

1. Reestablish and reinvigorate the downtown core by improving walkability and fostering small business development
2. Create complete streets and trails networks
3. Improve recreation destinations
4. Explore feasibility of adding sewer and gas lines
5. Create a livable city in which residents can age in place
6. Coordinate service delivery and capital improvements with state and local partners

# Chapter 4

## Land Use

These future land uses (FLU) correspond to the map that follows. While zoning regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, inconsistencies between FLU and existing land use or zoning maps may arise because FLU presents a blueprint for what is to come.

### **Agriculture**

Predominantly farms. Residential development should maintain a rural character with single-family homes on large lots.

### **Commercial**

Property where business and trade are conducted. Includes retail stores, shopping centers, and office buildings.

### **Industrial**

Property used for warehousing, distribution, trucking, and manufacturing.

### **Public/Institutional**

Used for local community facilities, general government, and institutional purposes. Examples include schools, government buildings, health facilities, places of worship, and libraries.

### **Single-Family Residential**

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses.


### **Transportation/Communication/Utilities**

Areas used for transportation-, communication-, or utility-related activities, such as power generation plants, sewage and water treatment facilities, landfills, railroad facilities, telecom towers, public transit, telephone switching stations, airports, or similar uses.

Future Land Use Map



- Agriculture
- Commercial
- Industrial
- Public / Institutional
- Single-Family Residential
- Transportation / Commercial / Utility

  
0                      0.25                      0.5  
Miles

Northeast Georgia Regional Commission | 08/02/2018



# Chapter 5

## Community Work Program

The Short-Term Work Program (2018-2022), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.

**Short-Term Work Program, 2018-2022**

(\*carryover from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Create basic strategy to identify locations and funding opportunities for restoring historic commercial buildings for small-scale businesses	2018-2019	Mayor & Council	None	NA
2	Audit existing development patterns and city practices to promote compact, walkable development	2018-2019	Clerk; Mayor & Council	\$1,500	GDOT, General Fund
3	Adopt downtown revitalization plan including historic preservation, pedestrian circulation, streetscapes, and parking	2020-2022	Mayor & Council	\$5,000	DCA, GDOT, General Fund
4	Create catalog of blighted structures and prioritize specific buildings for rehabilitation and code enforcement	2019	Clerk; Mayor & Council	Minimal	General Fund
5	Adopt complete streets and trails plan	2020-2021	Mayor & Council	\$500	GDOT, General Fund
6	Conduct basic recreation audit and planning exercise	2018-2019	Clerk; Mayor & Council	\$1,500	DCA, General Fund
7	Conduct feasibility study on sewer lines	2019	Clerk; Mayor & Council	\$1,000	DCA, General Fund
8	Conduct feasibility study on natural gas lines	2022	Clerk; Mayor & Council	\$1,000	DCA, General Fund
9	Create strategy for senior service delivery	2018-2019	Mayor & Council	\$500	DCA, General Fund
10	Develop projects list for potential SPLOST and TSPLOST funding	2018	Mayor & Council	None	NA
11	Compile digital inventory of vacant sites and buildings for redevelopment*	2018-2020	Clerk; Mayor & Council	Minimal	DCA, General Fund

**Report of Plan Accomplishments on Previous Plan**

#	Activity	Status	Notes
1	Compile digital inventory of vacant sites and buildings for redevelopment	Underway	2020 Completion
2	Facilitate gateway and streetscape improvements	Complete	
3	Seek economic development opportunities and participate in strategy development	Ongoing	Will not be carried over to work program
4	Compile comprehensive digital inventory of natural and cultural resources	Underway	2020 Completion
5	Develop historic ordinance for appropriate areas	Abandoned	No longer a priority
6	Develop sign ordinance and design guidelines	Abandoned	No longer a priority
7	Utilize available services to enhance town communications	Ongoing	Will not be carried over to work program
8	Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	Ongoing	Will not be carried over to work program
9	Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Will not be carried over to work program
10	Evaluate the Future Land Use Map every two years to ensure it reflects current development patterns	Ongoing	Will not be carried over to work program

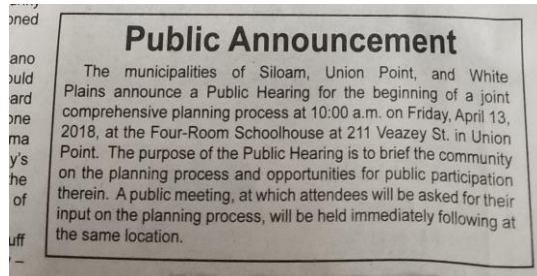
# Appendix

## Appendix: Participation Records

Public Hearings: 4/13/18 & 8/8/18


NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Siloam, Union Point, and White Plains: Comprehensive Plan Update Public Hearing #1: April 13, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Lanier Rhoads	Mayor	610 Bryan	Mayor1rhoads@6mail.com
Marvin Bell	Mayor	P.O. Box 79	Kahill30@windstream.net
Laura W. Larrard	Council person	Siloam, GA 30665 P.O. Box 26, Siloam, GA	lwjarrard@gmail.com
Jill Rhodes	DDA	610 Bryan Ave, Union Point	jillrhodes@gmail.com
Sam Young	Greene Co. Economic Development Director	1234 Silver Drive, Greensboro, GA 30612	Syoung@greenecountyga.gov
John Jordan	Deputy Finance Officer	107 Scott St. Union Point	
Brittany Finch	Clerk/Treasurer, UP	P.O. Box 133 Union Point	bfinch@unionpointga.org
Mark Engel	Reporter	Cable News	ENGEL@MSG2.com
Robert Cash	Chief of Police	107 Scott Street	rcash@unionpointga.org


NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Siloam, Union Point, Woodville Comprehensive Plan Update Public Hearing #2: Wednesday, August 8, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Lanier Rhoads	Mayor	Union Point, GA	Mayor1rhoads@6mail.com
Marvin Bell	Council man	Greensboro, GA 1301 Lacey Rd	m bell wp fire @ 6mail
Laura W. Larrard	Council person	P.O. Box 187, Siloam, GA 30665	lwjarrard@gmail.com
Karen Bell	Mayor	P.O. Box 26, Siloam, GA 30665	Kahill30@windstream.net
Jill Rhodes	D	Union Point 30669	jillrhodes@gmail.com



Published 3/29/18 in the Herald Journal

Input Meetings: 4/13/18 & 6/13/18

		Siloam, Union Point, and White Plains: Comprehensive Plan Update Input Meeting #1: April 13, 2018 – 10:15 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
<i>Larry Rhee</i>	<i>Mayor</i>	<i>617 Bryan</i>	<i>larryrhee@cityofsil.com</i>
<i>Karen S. Hill</i>	<i>Mayor</i>	<i>P.O. Box 79 Siloam, GA</i>	<i>Kahill30@windstream.net</i>
<i>Linda W. Jattard</i>	<i>Council person</i>	<i>P.O. Box 26 Siloam GA</i>	<i>lwjattard@gmail.com</i>
<i>Jill Miller</i>	<i>DDA</i>	<i>616 Bryan</i>	<i>jillmiller@sil.com</i>
<i>Steve Young</i>	<i>Economic Dev. Director</i>	<i>1034 Silver Dr. Gboro</i>	<i>syang@greenecountyga.gov</i>
<i>Tracie Jordan</i>	<i>Deputy Finance Officer</i>	<i>107 Scott St. Union Point</i>	
<i>Brittany Birch</i>	<i>Clerk + Treasurer-UP</i>	<i>P.O. Box 233 Union Point</i>	<i>bbirch@unionpointga.org</i>
<i>Mark Engel</i>	<i>Reporter</i>	<i>Lake Oconee News</i>	<i>ENGEL@MSGR.COM</i>
<i>Robert Cost</i>	<i>Chief of Police</i>	<i>10250+ Street</i>	<i>rcost@unionpointga.org</i>

		Siloam, Union Point, White Plains: Comprehensive Plan Update Input Meeting #2: June 13, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
<i>Larry Rhee</i>	<i>Mayor</i>	<i>City of Union Point</i>	<i>mayor@cityofsil.com</i>
<i>Jill Miller</i>	<i>DDA</i>	<i>Union Point</i>	"
<i>Karen Hill</i>	<i>Mayor</i>	<i>Town of Siloam</i>	<i>Kahill30@windstream.net</i>
<i>Edith D. Jefferson</i>	<i>Council</i>	<i>Town of Siloam</i>	<i>edjefferson@gmail.com</i>
<i>Linda W. Jattard</i>	<i>Council</i>	<i>Town of Siloam</i>	<i>lwjattard@gmail.com</i>
<i>Marvin Bell</i>	<i>Council</i>	<i>City of White Plains</i>	<i>m.bell@wpfire.com</i>

# *Town of Siloam*

## RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

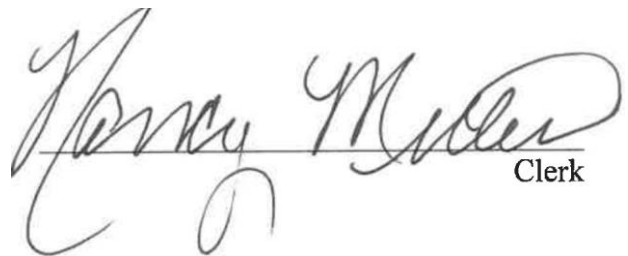
WHEREAS, the Comprehensive Plan Update for the Town of Siloam Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Town of Siloam that the Comprehensive Plan Update for the Town of Siloam, Georgia dated 2017, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 12th day of November 2018.

Town of Siloam

  
Karen S Hill, Mayor

  
Clerk

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*Email: [townofsiloam@windstream.net](mailto:townofsiloam@windstream.net)*