

# TOWN OF VERNONBURG

## COMPREHENSIVE PLAN

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2008



LOTT  BARBER

***Town of Vernonburg, Georgia***  
***Comprehensive Land Use Plan***  
***2008***

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*To preserve the visual, ecological and historical heritage of the Town, the Vernonburg Comprehensive Land Use Plan (VCLP) will be utilized to ensure the*



*preservation and revitalization of the river, marsh and forest ecosystems and the visual compatibility and balance between development and nature throughout the Town thereby promoting the well being of its citizens. The Town of Vernonburg is listed on the National Register of Historic Places.*

*That status is considered to be valuable to the Town of Vernonburg. All structures should be constructed, repaired and remodeled in a fashion consistent with prevailing historic and natural colors, materials, uses and patterns in the Town of Vernonburg.*

The Town of Vernonburg, which was settled in 1742, incorporated in 1866 and has a population of fewer than 200 residents. The Town is comprised of single-family residential dwellings lined along four streets, most of which face the Vernon River. The Town places great importance on the protection of their name-sake river through stormwater management practices, active monitoring of the river, land use regulation, mandatory septic tank maintenance requirements, and protection of the mature tree canopy.

## Future Development Map

The future development map is intended to provide a unified vision for future development patterns within the community.



### *Traditional Neighborhood*

There are very limited opportunities for new development within the town limits. Any new development or redevelopment should occur in keeping with the traditional development patterns and architecture of Vernonburg. Lots are typically one acre or larger in size with homes set back from the street. At 75 feet, setbacks from the river exceed county and state requirements. The “front” yard for the riverfront homes faces the water, as visitors historically arrived primarily by boat.



The use of gravel, pervious pavers, oyster shells, or other pervious surfaces is encouraged for driveways, patios, and walks. Detached garages or other accessory structures should generally

be smaller in scale than the primary dwelling residence. Fences should be made of natural materials and comprised of significant void spaces to allow for maximum airflow.

*River Protection*

Since Vernonburg places a high priority on protection of the Vernon River, a river protection area has been identified which includes the marsh and the 75' upland buffer. Property owners are encouraged to leave this area natural or plant native vegetation within this upland buffer area and utilize only organic fertilizers, if any at all.



Property owners are encouraged to consider conservation easements to protect natural areas and sensitive environments in both character areas.

*Report of Accomplishments*

2003 – 2008

This section provides a report on the implementation status of the individual activities which are listed in the State approved Short Term Work Program for the period 2003 - 2008.

Strategy	Status
Continue to strengthen and fully implement erosion and sedimentation control regulations.	Completed
Participate in countywide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed. <i>(Note: Vernonburg is located in the Ogeechee Coastal Watershed, which is not a water supply watershed.)</i>	Not applicable
Continue to participate fully in the National Flood Insurance Program.	In progress
Encourage and cooperate with the tourist industry countywide to promote a greater emphasis on environmental protection, education, and preservation of local natural resources in order to promote the area as an ecotourism center. <i>(Note: As a very small, residentially-based municipality, Vernonburg does not have the infrastructure to support tourism nor is this consistent with their community vision.)</i>	Not applicable
Implement public awareness programs to encourage protection of plant and animal habitats.	In progress
Review existing development regulations and adopt necessary amendments based upon local, State and Federal criteria to preserve and protect wetlands.	In progress
Implement water conservation programs through public awareness campaigns.	In progress
Continue to provide a sense of neighborhood pride through the elimination of nuisances.	In progress
Modify the Comprehensive Land Plan in Zoning Section to include an Illicit Discharge Ordinance.	Completed
Modify the Comprehensive Land Plan in Zoning Section to address problems created by Erosion and Sedimentation.	Completed
Modify the Comprehensive Land Plan in Zoning Section to address Post Construction Stormwater Management.	Completed

Strategy	Status
Modify the Comprehensive Land Plan in Zoning Section to include authority for the Town Council or designated authority access to private property for inspection purposes in situations involving a building permit.	In progress
Modify the Comprehensive Land Plan in Zoning Section to provide a clear penalty for violations of building permits.	Complete

*Short Term Work Program (STWP)*

*2009-20013*

The Short Term Work Program includes activities which are currently underway and will be continued in the future. It also includes activities which were scheduled for implementation as part of the initial programs but have not been accomplished. The new program includes cost estimates for implementation of the individual activities and sources of funds.

	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Responsible Party	Cost Estimate	Funding Source
<i>NATURAL &amp; HISTORIC RESOURCES</i>								
Continue to participate fully in the National Flood Insurance Program.	X	X	X	X	X	Vernonburg Town Council	\$500	General Treasury
Implement public awareness programs to encourage protection of plant and animal habitats.	X	X	X	X	X	Vernonburg Town Council	\$0	General Treasury
Review existing development regulations and adopt necessary amendments based upon local, State and Federal criteria to preserve and protect wetlands.	X	X	X	X	X	Vernonburg Town Council	\$250	General Treasury
Implement water conservation programs through public awareness campaigns.	X	X	X	X	X	Vernonburg Town Council	\$500	General Treasury

	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Responsible Party	Cost Estimate	Funding Source
Conduct regular water testing of the Vernon River for pollutants, turbidity, dissolved oxygen, etc.	X	X	X	X	X	Vernonburg Town Council	\$15,000	General Treasury
<i>HOUSING</i>								
Continue to provide a sense of neighborhood pride through the elimination of nuisances.	X	X	X	X	X	Vernonburg Town Council	\$100	General Treasury
<i>COMMUNITY FACILITIES</i>								
Upgrade fire protection through intergovernmental agreement(s) with other local government(s).	X	X	-	-	-	Vernonburg Town Council	\$500,000	GEFA, SPLOST
<i>LAND USE</i>								
Modify regulations to include authority for the Town Council or designated authority access to private property for inspection purposes in situations involving a building permit.	X	X	-	-	-	Vernonburg Town Council	\$500	General Treasury

**RESOLUTION REGARDING THE COMPREHENSIVE PLAN  
FOR THE TOWN OF VERNONBURG, GEORGIA**

**BE IT RESOLVED**, in regular meeting assembled, pursuant to lawful authority thereof, as follows:

**WHEREAS**, the Town of Vernonburg is responsible for the update of the Comprehensive Plan for the Town; and

**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

**WHEREAS**, the Town Council held a public hearing to receive public comments;

**THEREFORE BE IT RESOLVED** that the Town of Vernonburg Town Council endorses the Comprehensive Plan for the Town;

**BE IT FURTHER RESOLVED** that the Town Council authorizes transmission of the Town of Vernonburg 2008 Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs.

Adopted this 30<sup>th</sup> day of October, 2008.

TOWN OF VERNONBURG, GEORGIA

BY: \_\_\_\_\_

Mayor

James R. Hungepiller,  
Intendant

ATTEST:

  
\_\_\_\_\_  
Town Clerk



**RESOLUTION**

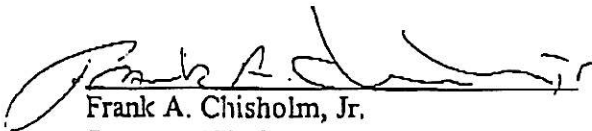
WHEREAS, a Comprehensive Plan update was drafted by the Town of Vernonburg and recorded by unanimous vote of the Town Council on 12/11/08; and

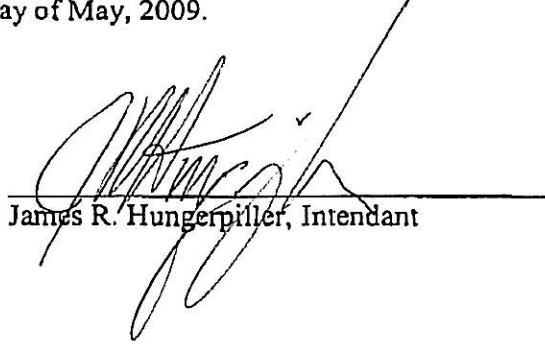
WHEREAS, said Comprehensive Plan was submitted to the Department of Community Affairs (DCA); and

WHEREAS, said Comprehensive Plan Update was read and finally approved at the town meeting on 5/17/09.

NOW, THEREFORE, the Comprehensive Plan Update dated 12/11/08 is hereby read and approved in final form on this 7<sup>th</sup> day of May, 2009.

Respectfully submitted:

  
Frank A. Chisholm, Jr.  
Secretary/Clerk

  
James R. Hungerpiller, Intendant