

RESOLUTION

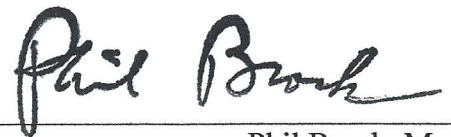
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

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

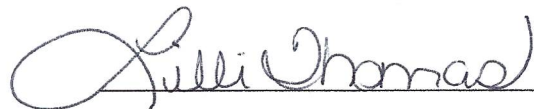
NOW THEREFORE, BE IT RESOLVED by the City of Woodville that the Comprehensive Plan Update for the City of Woodville, Georgia dated 2021, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 25th day of January, 2021.

City of Woodville



Phil Brock, Mayor



Clerk



City of Woodville Comprehensive Plan

2021 Update



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



Acknowledgements

Steering Committee

Johnnie Mae Jackson, Councilmember
Linda Roberson, Resident
Jeffrey Smith, Greene County Commissioner
Sam Young, Greene County Economic Development
Lilli Thomas, Clerk

Identified Stakeholders

Phil Brock, Mayor
Gerald Silvey, Fire Chief
David Cronic, Pastor
James Hunt, Councilmember/Business Owner
Kevin Jackson, Councilmember/Business Owner
Bert Bisson, Councilmember/Business Owner
Johnnie Mae Jackson, Councilmember/Business Owner

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Northeast Georgia Regional Commission

Burke Walker, Executive Director
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John Devine, AICP, Principal Planner (project lead)
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Stephen Jaques, Project Specialist

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, stakeholders, 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 10/1/2018.

Public Input & Steering Committee

The planning process began with an **initial public hearing** and was followed by a series of **community input sessions** during which residents, stakeholders, and the steering committee were invited to discuss local trends and aspirations, as well as participate in a Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis. Available input opportunities also included **two online questionnaires** and **smaller meetings and focus groups** at which city leadership and/or steering committee members facilitated informal input sessions. **Steering committee members** were also available to take questions and comments throughout the process (as presented at the first public hearing). The City held a **final public hearing** before transmittal of the plan to the DCA for review.

Northeast Georgia Regional Commission

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating input 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, responses to the two questionnaires, and professional analysis of relevant data. (Unless otherwise noted, all data are sourced from Esri's Business Analyst, which is based on US Census and American Community Survey figures.)

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

Population

According to Esri's tapestry segmentation data, the population of Woodville consists generally of people in the "Rustic Outposts: Rural Bypasses" (10E) category. Esri provides the following definition:

Open space, undeveloped land, and farmland characterize Rural Bypasses. These families live within small towns along country back roads and enjoy the open air in these sparsely populated neighborhoods. Their country lifestyle focuses on the outdoors, gardening, hunting, and fishing.

Woodville has a total population of 355 and projections indicate that this figure will shrink by six percent to 333 by 2025. Approximately 28% of the population is over the age of 55 and the median age is 42.6 years; both are higher than the state averages of 26.4% and 36.8 years. Households with at least one person with a disability stand at 32.7%, compared to the state average of 25%. *Woodville should develop a service delivery plan for seniors and people living with disabilities. (2)*

An estimated 21% of the population was below the poverty line in the past 12 months, while only 1.2% of households received public assistance and 13.3% received food stamps. These figures are slightly below the state average, even though Woodville's median household income of \$41,000 is far below the state average of \$57,000. When measured on a per capita basis, Woodville's average of \$21,000 in annual income remains far below the state average of \$30,000.

Planning, Land Use, and Housing

Woodville's entire housing stock comprises single-family residences and mobile homes. The median home value is \$83,333, less than half of the state average (\$192,000). Approximately 60% of housing units are owner-occupied, 26% are renter-occupied, and 14% are vacant. Nearly 78% of households have two or fewer people in them. According to the Center for Neighborhood Technology's (CNT) Housing and Transportation Index, housing costs account for 26% of the average household's income in Woodville, within the CNT's affordability threshold of up to 30%.

According to questionnaire responses and community input meeting discussion, residents generally perceive that development is a net positive in the community. In order to create a stronger sense of place that attracts people, new development should be concentrated at the crossroads of Woodville Road and Dogwood Road (SR-77), as well as along the future Firefly Trail. *The City should consider instituting design guidelines to create a walkable and attractive crossroads and trail corridor. (3)*

Transportation

Woodville's transportation network contains two main roads: Peachtree Ave. (E and W) and Dogwood Rd. (SR-77). Peachtree Ave. has a sidewalk along most of its length that can serve as a connection to the future Firefly Trail for a substantial share of the City's population.

According to the CNT, Woodville households spend an average of 33% of their income on transportation, far higher than the recommended 15% considered "affordable." When combined with

housing, households spend an estimated 59% of their income on these two needs; as with transportation alone, this is far higher than the recommendation of 45% or less.

An estimated 88% of workers drive alone to work and many commute long distances, with 37% traveling 30-60 minutes to their jobs and 16% commuting 60 minutes or more. Only 2.8% of workers drive less than 10 minutes to work, and an estimated 50% of the population leaves Greene County for work. *Supporting local business creation and other employment opportunities could be an effective strategy for reducing the need to travel long distances for goods, services, and employment; this should be part of a local economic development strategy. (4)*



The Firefly Trail corridor sits between SR77/Dogwood Rd. and Elm St.

Natural and Cultural Resources

Input providers regularly mentioned a desire for more recreational resources. Building the Firefly Trail would be a major step toward fulfilling this wish, and the City will seek to construct it as soon as possible – Woodville partnered with Greene County, Union Point, and Maxeys (Oglethorpe County) to submit a grant application for funding under the Georgia Outdoor Stewardship Program in 2020. (5)

Residents also desire spaces for families and young people to gather. Enhancing the crossroads and City Hall area to create public gathering places tied into the Firefly Trail could help address this desire; options could include a community green, a plaza, or other similar undertaking.

Community Facilities and Services

Leadership would like to build a public basketball court. (6)

The Federal Communications Commission considers all of Woodville to be “served” by broadband because at least one address in every census block has access to internet service. However, Georgia Broadband Initiative data indicate that approximately 27% of households have no internet access and only 53% have a broadband (high-speed) subscription. This, alongside issues with cellular service connectivity, was a concern repeated several times during the community input process, and the City recently has begun to provide free Wi-Fi at City Hall. *Since portions of Woodville remain unserved, the City should create a broadband and cellular delivery plan to improve service throughout the City. (7)*



Existing park-space north of City Hall could be expanded or improved to encourage gathering

Intergovernmental Coordination

The City contracts with Greene County for zoning administration and, as noted, Woodville applied collaboratively for Firefly Trail grant funding alongside other communities. However, Woodville could participate more with other local governments within and outside of the County. Scheduling a standing meeting between Greene County and its municipalities could ensure that communication channels and opportunities for cooperative action remain open.

Given that Woodville’s main thoroughfare is SR77 (Dogwood Rd.), the City should work with the Georgia Department of Transportation (GDOT) to ensure that the corridor is functioning as intended, especially concerning safety for all road users. This may become more important when the Firefly Trail is constructed.

Economic Development

Woodville's unemployment rate is 16.5%, over three times the state average. Additionally, 22% of the population over 18 years of age does not have a high school diploma (almost twice the state figure); at 64%, most of the population has a high school diploma, high school equivalent, or some college, although only 14% have a college diploma. The state numbers for these three categories are 12.5% with no diploma, 48% with a high school diploma/G.E.D./some college, and 40% with a college degree. *A basic economic development strategy that includes collaboration with the Greene County School System and the Greene County Development Authority will help the City identify implementation measures to improve conditions. (4)*

According to the American Community Survey, Services (50%), Manufacturing (19%), and Public Administration (8%) are the primary employment sectors. Approximately 49% of Woodville residents work in white collar jobs, while 34% of the population works in blue collar sectors (by this metric, services jobs account for 17%). *Given the employment options and population demographics of Woodville, the City could benefit from tapping into regional workforce training such as what is provided by the NEGRC. (8)*



The Dogwood/Peachtree crossroads could provide economic development potential, especially once Woodville's section of the Firefly Trail is constructed

Chapter 3

Vision

Woodville is and will continue to be a small town that values neighborly community interaction and participation, limited growth accompanied by targeted public investment, and a quiet lifestyle with a slow pace. The planned Firefly Trail will bring visitors to our community and is expected to create renewed interest in residential and commercial activity; this comprehensive plan will help us prepare for its anticipated benefits and impacts.



Goals & Policies

1. Create a “Trail Town” atmosphere that adapts the community to capitalize on the planned Firefly Trail, including supporting new local business development, ensuring that zoning and development standards create an attractive and welcoming environment for trail users, and establishing dedicated trail upkeep standards
2. Form partnerships with other Greene County and Oglethorpe County local governments to share information and increase efficiency
3. Evaluate suitability of City services and infrastructure (current and potential/future), including water, sewerage, streets, recreation, etc.
4. Improve service for internet and tele-communications
5. Cultivate local leaders from within the community by focusing on public outreach and involvement in City affairs
6. Explore opportunities to connect unemployed and underemployed residents to jobs in Greensboro, the Lake Oconee area, and beyond

Chapter 4

Land Use

These future land uses (FLU) correspond to the map that follows. While zoning regulations vary from community to community, 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.

The City of Woodville utilizes the services of the Greene County Planning & Zoning Department to administer its adopted zoning ordinance.

Agriculture

Rural farms and forestland with predominantly production-based uses; single-family residences may be present, but typically only where agriculture is the predominant use.

Commercial

Business and trade areas. Includes retail stores, privately owned recreation-based activities, dining establishments, and office buildings.

Civic

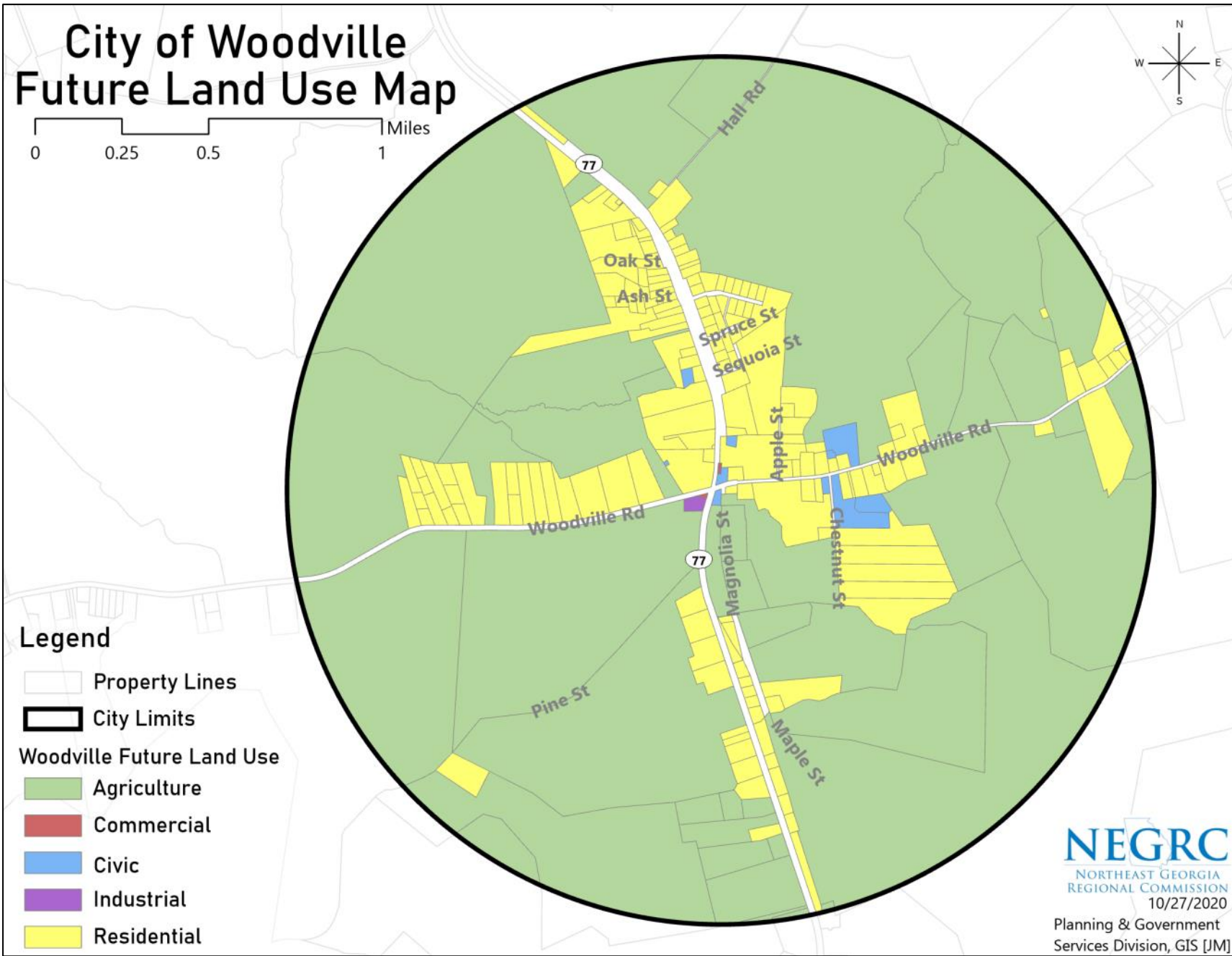
Local community facilities, general government, and institutional purposes. Includes schools, parks, government buildings, health facilities, and libraries.

Industrial

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

Residential

Conventional single-family or two-family residential applications with basic amenities and small-scale civic uses.



Chapter 5

Community Work Program

The Short-Term Work Program (2021-2025), 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 program (2016-2020), follows.



Short-Term Work Program, 2021-2025

(* entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
*1	Renovate & restore City Hall building	2021-2025	Mayor & Council, staff	Unknown	Grants, Loans, Local match
2	Develop a service delivery plan for seniors and people living with disabilities, including focus on housing and transportation	2024-2025	Mayor & Council, staff	\$1,000-\$3,000	City, DCA
3	Adopt design guidelines for Dogwood Rd./Peachtree Ave. crossroads and Firefly Trail corridor	2021-2022	Mayor & Council, staff	\$1,000-\$3,000	City, DCA, GDOT
4	Create basic economic development strategy	2022-2023	Mayor & Council, staff, Greene County School System, Greene County Development Authority	\$1,000-\$3,000	City, DCA
5	Complete Woodville segment of Firefly Trail	2021-2025	Mayor & Council, staff	\$1,000,000-\$1,500,000	Grants, Loans, Local match
6	Build a public basketball court (potentially on current church property)	2022-2024	Mayor & Council, staff	Unknown	Grants, Loans, Local match
7	Devise broadband and cellular service improvement strategy	2021	Mayor & Council, staff	\$1,000-\$3,000	City, DCA, grants
8	Define basic workforce development strategy with WorkSource Northeast Georgia (NEGRC)	2021-2022	Mayor & Council, staff, NEGRC Workforce Division	Minimal	City, DCA, etc.
9	Assess water system improvements needs and, if feasible, begin implementing projects	2023-2024	Mayor & Council, staff	Minimal (<i>needs assessment</i>) Unknown (<i>implementation</i>)	Grants, Loans, Local match

Report of Plan Accomplishments, 2016-2020

#	Activity	Status	Notes
1	Compile digital inventory of vacant sites and buildings for redevelopment	Completed	
2	Utilize existing resources to address dangerous vacant homes and buildings	Completed	
3	Renovate & restore City Hall building	Underway	2025 completion (depending on grant/loan)
4	Repair or replace roof and parking lot of old fire department	Completed	
5	Develop plan and strategy to fund the construction of a community center/recreation complex	Postponed	Long-term completion; other projects were prioritized (not for carryover into next STWP)
6	Maintain flag and landscape projects	Completed	
7	Send City representative to Firefly Trail meeting	Ongoing	(not for carryover into next STWP)
8	Evaluate the Future Land Use Map every two years to ensure it reflects current development visions	Ongoing	(not for carryover into next STWP)
9	Evaluate land use policies to ensure adherence to community's vision	Ongoing	(not for carryover into next STWP)
10	Utilize available resources to enhance City's communications and cellular service	Ongoing	(not for carryover into next STWP)
11	Assess condition and replace/upgrade municipal water tower	Completed	
12	Update and maintain current water distribution system	Ongoing	(not for carryover into next STWP)
13	Utilize GDOT LMIG fund to maintain existing city streets	Ongoing	(not for carryover into next STWP)
14	Seek economic development opportunities and participate in strategy development	Completed	

Appendix

Appendix: Participation Records

Public Hearings: 9/28/2020 & 12/7/2020

Public Hearing Announcement

The City of Woodville announces a Public Hearing for the beginning of its comprehensive planning process at City Hall on September 28, 2020, at 7:00 pm. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein.

This meeting is open to the public but social distancing rules will apply.

Notice of Public Hearing

The City of Woodville announces a Public Hearing for the draft comprehensive plan at 6:30 on December 7 at Woodville City Hall. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.

CITY OF WOODVILLE - MEETING SIGN-IN SHEET					
Project: Comprehensive Plan		Meeting Date: September 28, 2020			
Facilitator: Mayor Phil Brock		Place/Room: City Hall			
Name	Title	Company	Phone	Fax	E-Mail
Linda Roberson			706-486-1818		Schnoodlee@gmail.com
Sam Young	Economic Dev. Director	Greene Co Bd of Comm	706-817-6698		Syoung@greenecountyga.gov

Input Meetings: 10/28/2020 & 11/10/2020

GoToMeeting Hub
by LogMeIn

OCT 28 **Woodville Comprehensive Plan Input Meeting**
🕒 2:42 PM - 48 min | ID: 598099661

GoToMeeting Hub
by LogMeIn

NOV 10 **Woodville Comprehensive Plan Input Meeting**
🕒 3:17 PM - 40 min | ID: 818399853

Facilitated Discussion Form

City of Woodville Comprehensive Plan
Community Meeting Facilitation Questions

Meeting/Group Name: _____

Date/Location: _____

Attendees: _____

Question 1: How should the community change over the next 5 / 10 / 20 years?

Question 2: What can the local government do to improve your quality of life?

Question 3: What is the MOST important factor to the community's future success?

Online Questionnaire Excerpts

Woodville Comprehensive Plan Public Questionnaire

What is your age?

How long have you lived in the community? (Results will NOT be weighted based on your response.)

Over 20 years

11-20 years

6-10 years

1-5 years

Less than one year

NA - I do not reside within the community

How long have you lived in the community? (Results will NOT be weighted based on your response.)

Comprehensive Plan Update Questionnaire

To provide your responses, please click within questionnaire (desktop) or tap the link below (mobile/tablet)

City of Woodville 2021 Comprehensive Plan Update Questionnaire

Please complete the questionnaire below. The purpose of the questionnaire is to gather information and guide the Northeast Georgia Regional Commission and the City of Woodville through the update of the comprehensive plan. Your answers will be anonymous and will be used to identify needs within the community.

To what extent should the community allow for new development?

_____ 1000 ↕

Please use this Map for the next question.

City of Woodville Future Land Use Map